

Department of Planning, Housing and Infrastructure

Reference: SSD-61618229-PA-29

Kevin McCarthy
Director, Infrastructure Facility Services
The University of Newcastle
29/07/2026

Sent via the Major Projects Portal only

Subject: UON City Campus Student Accommodation - Independent Audit #1

Dear Mr McCarthy

I refer to your Independent Environmental Audit (IEA) report and Response to Audit Recommendations (RAR) for the period 6 June 2025 to 22 May 2026, submitted as required by Schedule 2, Condition A24 of SSD-61618229 as modified (the consent) to the NSW Department of Planning, Housing and Infrastructure (the Department) on 21 July 2026.

The Department considers the IEA report to generally satisfy the reporting requirements of the consent and the Department's *Independent Audit Post Approval Requirements* (2026).

Please note:

- The Department's acceptance of this IEA report is not an endorsement of the compliance status of the project.
- In accordance with Schedule 2, Condition B8 (a), please publish the IEA report and RAR on the project website.

Should you wish to discuss the matter further, please contact me on 02 6575 3416 or email compliance@planning.nsw.gov.au

Yours sincerely



Joel Fleming
A/ Compliance Team Leader - Hunter
Compliance

As nominee of the Planning Secretary



Post Approval

Proponent Details

Personal Details

Title	Mr
First Name	Kevin
Last name	McCarthy
Email	IFS-MajorProjectsPlanning@newcastle.edu.au
Phone	0249216500
Role/Position	Director, Infrastructure Facility Services
Address	20 CIVIC LANE NEWCASTLE 2300 AUS

Company Details

Applying as a company/business?

Yes

Company Name	THE UNIVERSITY OF NEWCASTLE
ABN	15736576735
Branch Name	

Primary contact

Title	Mr
First Name	Bailey
Last Name	Trigg
Email	bailey.trigg@app.com.au
Phone	0435447069
Role/Position	

Post Approval Details

Project:

UON City Campus Student Accommodation - SSD-61618229-PA-29

Name of Document

PA-29 - SSD-61618229-A24_Audit 1

Related matter

Monitoring Report

Type of Document Lodgement

New Document

Description of the document and reason for submission / Overview of changes made to existing documents

Submission of our first Independent Environmental Audit along with the proponents response.

Applicable Conditions

Schedule	Condition
2	A24

Consultation through the Major Projects portal

Consultation required as part of the preparation of the document?

No

Attachment of Post Approval application

File Name	Category
PA-29 - SSD-61618229-A24_Audit 1.pdf	Post Approval Document



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proudly part of Bureau Veritas

21 July 2026

Planning Secretary
NSW Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street PARRAMATTA
NSW 2150

Attention: Louise Densmore
Project: City Campus Student Accommodation
Re: SSD-61618229 Condition Independent Environmental Audit #1

Dear Louise,

Reference is made to SSD-61618229 Condition A24 in relation to the Independent Audits for the development:

INDEPENDENT AUDITS

A24. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements in force at the time the audit commences, as approved by the Secretary and published on the Department's website.

As per our Audit Schedule, submitted under PA24 on the 2nd of April 2026 and subsequently approved by the Department on the 8th of April 2026, we hereby submit Independent Environmental Audit #1 for the Departments records as per **Attachment B**.

On behalf of the University of Newcastle, please also find the proponents response to the Audit in **Attachment A**.

Should you require further clarification, please feel free to contact Mathew Watson of The APP Group (mathew.watson@app.com.au). We look forward to hearing your response on this matter.

Yours sincerely,

Bailey Trigg
Project Manager
Bureau Veritas Buildings and Infrastructure
0435 447 069
Bailey.Trigg@bureauveritas.com

Attachment A – Proponents Response to Audit

Table 1 - Response to Non-Compliances

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
Nil					

Table 2 - Response to Observations and Opportunities for Improvement

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
Nil					



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Attachment B – Independent Environmental Audit #1

University of Newcastle Student Accommodation

Independent Environmental Audit

Prepared for University of Newcastle City Campus

July 2026

University of Newcastle Student Accommodation

Independent Environmental Audit

University of Newcastle City Campus

E260403 RP1

July 2026

Version	Date	Prepared by	Reviewed by	Comments
1	20 July 2026	Zainab Ahmed	David Bone Tracey Doczy	Draft for client review
2	21 July 2026	Zainab Ahmed	David Bone	Final

Approved by



David Bone
Associate Director, Technical Lead - Environmental Management & Delivery
July 2026

Level 3 175 Scott Street
Newcastle NSW 2300
ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by University of Newcastle City Campus and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. This report is to only be used for the purpose for which it has been provided. Except as permitted by the Copyright Act 1968 (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to University of Newcastle City Campus (and subject to the terms of EMM's agreement with University of Newcastle City Campus).

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ABN: 28 141 736 558

Independent Audit Declaration

Independent Audit Report Declaration

Project name	The University of Newcastle City Campus Student Accommodation
Consent number	SSD-61618229
Description of project	Stage 1B of the University's City Campus, including a nine-storey building for the purpose of campus student accommodation and ground floor retail
Proponent	University of Newcastle
Title of audit	Independent Environmental Audit #1
Date	21/07/2026
I declare that have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge: i. the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2026)</i>; ii. the findings of the audit are reported truthfully, accurately and completely; iii. I have exercised due diligence and professional judgement in conducting the audit; iv. I have acted professionally, objectively and in an unbiased manner; v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. Note: a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an Audit Report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an Audit Report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).	
Name of auditor	David Bone
Signature	
Qualification	• Associate Diploma of Applied Science 1986 • CENVP #137 Lead Auditor
Company	EMM Consulting Pty Limited
Company address	3/175 Scott Street Newcastle 2300

Executive Summary

This independent environmental audit was conducted in accordance with the Condition A24 of Schedule 2 of the development consent State Significant Development (SSD) – 61618229, granted on 6 June 2025.

The objective of the audit was to assess compliance with the SSD approval in relation to pre-construction and construction activities being undertaken at the project site. The audit period covered 6 June 2025 to 22 May 2026. This represents the first audit for the project under this approval.

One modification was approved during the audit period. The modification related to minor design changes to the façade, external stairs, balustrade design, colonnade columns, plant and back of house reconfiguration. At the time of the audit, the facility was under construction.

The audit findings indicate that the project is compliant with the conditions of SSD 61618229 for the audit period. No non-compliances were identified.

The management programs in place were found to be adequate in scope and were being effectively implemented for the stage of development audited.

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1 Introduction

1.1 Background

EMM Consulting (EMM) was engaged by the University of Newcastle to undertake an independent audit of pre-construction and construction compliance with the conditions of approval under the State Significant Development (SSD) approval SSD-61618229.

The period covered by the audit included the commencement of construction and associated pre-construction activities. The project was approved on 6 June 2025 and commenced construction on 10th July 2025. A modification to the SSD consent was approved on 27 February 2026 relating to minor design changes to the façade, external stairs, balustrade design, colonnade columns, plant and back of house reconfiguration.

The auditor Mr David Bone of EMM Consulting (EMM) was approved on 8 April 2026. This audit is the first for the project and commenced with an advice of an upcoming audit and request for scope advice sent to DPHI on 2 April 2026.

Subsequent requests for information (RFI) were issued to the Applicant on 01 June 2026 with information received on 18 June 2026. Following a review of the data provided this Audit Report has been prepared.

The project is a student accommodation building for the University of Newcastle.

1.2 Audit team

The audit was conducted by EMM Consulting, with lead auditor David Bone. David has signed the independent audit declaration as attached and were assisted by the administrative staff in preparing this Audit Report.

1.3 Audit objectives

The key objective of the independent environmental audit (IEA) is to determine the project's compliance with SSD-61618229 conditions applicable to the stage of the project being undertaken during the audit period. The independent audit requirements are detailed in the following subsections.

The IEA assessed compliance with the requirements of the project's supporting documentation relating to pre-construction and construction activities.

Finally, the IEA evaluates the overall effectiveness of environmental management at the project through the site-based component of the audit.

1.4 Audit scope

The scope of the IEA is to assess and verify the project's compliance with SSD-61618229 as well as any strategies, plans, or programs required under the consent, for the pre-construction and construction of the facility.

The documents audited are listed in Table 1.1.

Table 1.1 Management plans and monitoring programs required by SSD – 61618229

Condition	Requirement
A1-A4, A6- A22, A24	Administrative Conditions
B18	Maximum Height (Mod 1 changes only)
C1 – C3, C24	Site Notices and approved plans

Condition	Requirement
C4 -C5	BCA approvals
C6 – C10	Hours of construction
C11, C38	Management plan implementation
C12-C18	Noise and Vibration
C19	Erosion and Sediment Control
C20	Seepage and Stormwater disposal
C21-C23, C28-C29	Works zones, unloading and loading
C25-C26	Waste management and stockpiling
C27	Dust control measures
C30-C34	Asbestos and hazardous waste management
C35-C36	Aboriginal Heritage
C37	Groundwater Management
C39-C45	Heritage Management
AN1 – AN8	Advisory notes

The audit also includes an assessment of post-approval and compliance documentation prepared to satisfy the conditions of consent including the implementation of the Construction Environmental Management Plans (CEMPs) and associated sub-plans.

The audit reviewed the environmental performance of the project through an assessment of:

- actual impacts compared to predicted impacts documented in the environmental impact assessment
- the physical extent of the project relative to the approved boundary
- incidents, non-compliances and complaints that occurred or were made during the audit period
- the performance of the project with regard to agency policies and any environmental focus areas identified through consultation carried out during the development of the audit scope
- feedback received by the project team from the Department, other agencies, and stakeholders, including the community, on the environmental performance of the project during the audit period.

No consultation was required as part of this audit.

During the audit period no NSW Environmental Protection Authority (EPA) penalty notices or enforceable undertakings were recorded on the publicly available register in relation to the site.

1.5 Audit period

The IEA assessed the environmental performance and compliance status of the student accommodation from 6 June 2025 to 22 May 2026.

2 Audit methodology

The IEA was undertaken in accordance with the requirements set out in section 3 of the *Independent Audit Post Approval Requirements* (IAPAR, NSW Department of Planning, Housing and Infrastructure, 2026) and follows AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems, and audit principals, where relevant.

The audit scope was developed by the lead auditor, Mr. David Bone and included a review of the project approval, implementation of management plans and all documentation relevant to the pre-construction and construction of the project.

2.1 Independent Audit Scope development

The independent and endorsed audit team have developed the scope of this IEA in accordance with the NSW Independent Audit - Post approval requirements, the conditions of approval as approved by the NSW Minister for Planning and Environment have been listed in Appendix D and are used as the basis for this audit.

DPHI was contacted on 28 May 2026, and a reply was received on the same day requesting the following:

- Community engagement triggered by any irregular development activities (i.e. out of hours works undertaken with approval by the Department).
- Any out of hours works completed in accordance with the consent (i.e. in consultation with / approval received by the Department).
- Implementation of erosion and sediment controls to prevent silt/sediment leaving the site via surface water or vehicle movements.
- All development activities are completed within the approved development footprint.

2.2 Compliance evaluation

The evaluation of compliance for the project was undertaken through several methods, including a desktop review of publicly available documentation, site interviews and a site visit. The site visit was undertaken to ensure that compliance with approved plans was implemented on the ground, and evidence is available to demonstrate ongoing compliance. Site interviews were used to assess that site personnel understand their role in relation to the compliance requirements for the project.

Additional information requested at the audit closeout meeting was supplied demonstrating compliance with approval requirements.

2.3 Site interviews

Information requests were sent after the site audit was scheduled to ensure as much information as possible could be reviewed to gain a greater understanding of the key pre-construction and construction elements of the Project before arriving on site. The information was transferred to EMM by Bureau Veritas following the audit.

Interviews were held on site as part of the audit and included the following staff:

- Bureau Veritas (BV) – Mathew Watson
- BV – Georgia Notaras
- BV – Baliey Trigg
- Hansen Yuncken (HY)– Matt Tuttle

Discussion points raised were:

- project overview
- update on construction activities to date
- regulatory advice and responses
- monitoring data
- complaints
- incidents during the audit period.

2.4 Site inspections

On 22 May 2026 a site inspection of the project was undertaken. The audit team was escorted at all times by the University of Newcastle (Bureau Veritas previously APP) representatives. Those involved in the audit process (opening meeting, site interviews, site inspection and closing meeting) are listed in Section 2.3.

Appendix B includes photographs captured during the site inspection.

2.5 Consultation

No external consultation was required or undertaken as part of the audit.

2.6 Compliance status descriptors

The audit has been undertaken in consideration of the following compliance status descriptors, in accordance with section 3 of the IAPAR (NSW DPHI 2026):

- **Compliant** – the auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
- **Non-compliant** – the auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
- **Not triggered** – a requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

In addition to the compliance status descriptors, the auditor may make such observations and notes, including identifying any opportunities for improvement, as appropriate, in relation to any compliance requirement or any other aspect of the project.

3 Audit findings

3.1 Approvals and documents audited

The following documents were reviewed to assess compliance against relevant project approval conditions and the pre-construction and construction performance and effectiveness of environmental management measures implemented during the audit period:

- SSD 61618229 – Conditions of Approval
- BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025
- BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025
- BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026
- Post Approval Forms
- Communications and Engagement Management Plan
- Aboriginal Cultural Heritage Management Plan
- Maritime Archaeological Unexpected Find Procedure
- Flood Emergency Response Plan, June 2025
- Car parking Plans
- Staging report
- Complaints register
- Construction Environmental Management Plan
- Construction Noise and Vibration Management Plan
- Waste Management Plan
- Soil and Water Management Plan
- Preliminary Operational Environmental Management Plan
- Crime Prevention Through Environmental Design
- DPHI Major project portal
- Dilapidation Reports
- Site inductions
- Monitoring records for waste, noise and air
- Road Occupancy Licences.

3.2 Compliance performance

Of 197 conditions a total of 119 were triggered and required assessment during the audit. These comprised of:

- SSD 61618229 Conditions of Approval
- Approved Construction Environmental Management Plan (CEMP) and sub plans
- All 119 triggered conditions were assessed as compliant
- No non-compliances or recommendations were raised.

3.3 Summary of agency notices, orders, penalty notices or prosecutions

During the audit period, no correspondence was identified or provided to the auditor in relation to notices, orders, penalties or prosecutions.

3.4 Previous audit findings and recommendations

This is the first independent environmental audit for the site.

3.5 Management plans and compliance documents

The CEMP and sub plans have generally been developed in accordance with the conditions of consent and approved by DPHI where required in consultation with agencies and stakeholders. Compliance documentation has been established and shows correct implementation in accordance with the CEMP and sub plan requirements.

Environmental management documents are required for the project generally under CoA B37 to B65 and C12 to C34. The documents required for the project have been prepared and approved as required.

The implementation of the procedures was reviewed in detail during the site inspection, details on the documents reviewed in relation to these documents is contained in Appendix D. The site inspection noted the following in relation to compliance with these plans:

- Signage clearly displayed at the entry to the site.
- Community notifications were provided to residents before taking any out of hour works with approval from Department.
- Out of Hours works notifications were reviewed.
- All out of hours works completed in accordance with the consent with approvals received from the Department.
- All development activities were completed within the approved development footprint.
- All excavations works had been completed by the time of site inspection. No stockpiles were identified
- Pedestrian and cyclist pathways were in place and clearly signposted.
- Traffic routes and parking restrictions were clearly identified in the site induction as well as at site gates and in offices and crib rooms.
- The site induction contains key requirements of the approved plans and CoA.

- Noise monitoring equipment is in place as per the approved plans and was operational at the time of the audit.
- Waste tracking was reviewed in reports and materials tracking registers provided showing compliance with the requirements of the CoA and approved plans.
- Waste separation was observed as occurring on site and all wastes were appropriately stored.
- Erosion and sediment control plans for the project were reviewed, and no basins were noted at the time of the site inspection. Dirty water treatment and testing and release (where results indicated suitable levels) records were reviewed and found to be compliant with management measures.

3.6 Environmental performance

The project was considered to be in general compliance with all conditions that have been triggered at this stage of the project. The site was well organised; site personnel were aware of the environmental requirements under the approval

3.7 Consultation outcomes

No consultation was required or undertaken for this audit.

3.8 Complaints

Seven complaints were recorded in the complaints register during the audit period. The table below provides nature of complaints and their current status.

Table 3.1 Complaints recorded during audit period

Date	Reported by	Complaint	Description/Activity	Outcome	Status
12/09/2025	M Watson –BV forward issue reported to Joel Fleming – DPHI	NSW Planning received a complaint from a community member regarding alleged works completed in the vicinity of the UoN City Campus Student Accommodation development on Wednesday 10 th September between 11:30pm and 3:00am.	Mobilisation of piling rig to site. Required after hours.	Details of compliance with condition provided. Location of project sign and contact details added to Worth place following DPHI email and portal updates undertaken by BV.	Closed

Date	Reported by	Complaint	Description/Activity	Outcome	Status
15/09/2025	Hansen Yuncken -S Tilden - received phone call to front desk	Community member from nearby residential block rang and raised awareness of letterbox drop for noisy works but enquired about level of vibration and if any additional actions to reduce vibration experienced	Earthworks/piling platform placement and compaction to south west corner at former substation site.	Response provided to complainant regarding vibration and HY actions to comply including vibration monitoring	Closed
17/09/2025	HY - Text message received	Reports of building shaking with loud cracking coming from within the apartment	Piling platform placement activities onsite. Works onsite aligned with the South east corner of the site.	Response provided to complainant regarding vibration and HY actions to comply including vibration monitoring	Closed
6/11/2025	NCC	Council has received a request PH2025/01804 to investigate alleged noise coming from in or around the premises after the hours approved in DA2023/00787	The complaint alleges a pedestrian crossing was installed which finished at 10pm, beyond the approved hours.	Response provided to the Council advising the works undertaken were unrelated to this project. Unable to further comment on the specifics with dates not provided.	Closed
23/11/2025	Member of public to HY	Complaint advised noise from equipment running onsite has been loud with it keeping people awake in the building with equipment running continuously outside of work hours	Dewatering equipment onsite is in operation during dewatering activities. Pumps include generator and dewatering pumps	Text message responses provided promptly to complainants. A technician was sent to site and identified that a pump experienced a failure overnight. This pump failure appears to be the cause of the noise complaint. The pump failure was addressed. The complainants advised following the rectification of the pump the noise generated was no longer an issue.	Closed

Date	Reported by	Complaint	Description/Activity	Outcome	Status
26/11/2025	Member of public to NCC. Forwarded to HY via UON	Complaint advised noise from equipment running onsite has been loud with it keeping people awake in the building with equipment running continuously outside of work hours	Dewatering equipment onsite is in operation during dewatering activities. Pumps include generator and dewatering pumps	Written response issued to council for return to complainant	Closed
15/03/2026	Email from Public to HY Newcastle email	Complainant advised light on the top of the crane at night time and sleep disturbance	Tower crane aviation lights in operation at night causing visual impact to complainant	Aviation beacons utilised are proprietary and utilised for management of WHS Risks. Advice of fitting used provided and reason for utilisation on crane	Closed
09/04/2026	NCC	Complaint advised of noise from vehicle horns at the site impacting the neighbour/complainant	The horn is used as a safety warning to alert workers when a crane lift is being slewed over or when a load is being moved into their work area. This warning provides personnel with sufficient time to move clear so the load can be landed safely and is an important control measure under our site safety management system.	Response provided to NCC informing them of the horn in operation. Advice that this is limited to approved working hours only.	Closed

No complains were received between April to May indicating that the measures implemented have been effective.

3.9 Incidents

No notifiable incidents have been recorded for the facility during the audit period.

3.10 Actual versus predicted environmental impact

The project is being managed in accordance with environmental management plans that have been developed to mitigate environmental impacts. At this stage, the project is considered compliant with predicted impacts.

3.11 Site interviews

All site personnel were aware of their environmental requirements for their roles on site. Personnel interviewed during the audit are detailed in Section 2.3.

3.12 Site inspections

The site was under construction at the time of the inspection. Construction facilities had been recently constructed with additional works required. The building was under construction. All-weather site access roads and road upgrades had been completed and were well maintained at the time of the inspection.

Entry and exit points were established and signage was in the process of being installed to ensure the correct flow of traffic. No minimal permanent above ground structures had been erected at the time of the site inspection.

No visual tracking of dirt onto public roads was observed and sediment fencing had been installed where required.

Waste management and environmental compliance measures were being implemented on the site as required. All wastes were appropriately stored in bins or segregated stockpile areas awaiting pick up.

3.13 Previous annual review or compliance report recommendations

This was the first audit for the project. No previous annual reviews, or compliance reporting recommendations have been made.

3.14 Key strength

The online management system used ensured that the site records were readily available upon request. The project team was well organised and were aware of their environmental requirements for their role. The project team has a very good understanding of the requirements and ensured that the site was well prepared and managed.

4 Compliance summary

4.1 Non-compliances

No non-compliances were identified during the audit period.

4.2 Recommendations

No recommendations were identified for the audit period.

5 Conclusion

The audit of the project was undertaken on 22 May 2026. The audit identified that the project has demonstrated a high level of compliance with the conditions of approval and management plans approved under the conditions.

The site was well maintained and organised with the facility management team demonstrating a thorough understanding of the consent and a high level of understanding of the requirements of the approved plans which they implement effectively.

As a result of this effective management, no non-compliances or recommendations were identified during the audit.

Environmental monitoring in undertaken in accordance with the CoA and approved plans is undertaken as required by the current plans.

Good communication between the project teams continues with the facility and the University of Newcastle campus management, ensuring that the needs of the campus are met and the conditions of pre-construction and construction are also satisfied.

Appendix A

NSW Department of Planning Housing and Infrastructures
Secretary's Auditor Endorsement

Department of Planning, Housing and Infrastructure

Reference: SSD-61618229-PA-24

Kevin McCarthy
Director, Infrastructure Facility Services
The University of Newcastle
08/04/2026

Sent via the Major Projects Portal only

Subject: UON City Campus Student Accommodation - Independent Audit - Auditor Endorsement

Dear Mr McCarthy

I refer to your request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the UON City Campus Student Accommodation, submitted as required by Schedule 2, Condition A24 of SSD-61618229 as modified (the consent) to NSW Department of Planning, Housing and Infrastructure (the Department) on 2 April 2026.

The Department has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition A24 of the consent and the Department's *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team:

- David Bone (Lead Auditor)
- Maddie Whitton (Assistant Auditor)
- Zainab Ahmed (Assistant Auditor)

Please note:

- This correspondence must be appended to the Independent Audit Report.
- The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of consent and the Department's *Independent Audit Post Approval Requirements* (2026). Failure to meet these requirements will require revision and resubmission.
- The above audit team is approved for the duration of construction and the initial operational audit of the development. However, the Department reserves the right to request an alternate auditor or audit team at any time.
- Any change to the auditor or auditor roles must be approved by the Planning Secretary prior to the audit commencing.

Department of Planning, Housing and Infrastructure

- The Lead Auditor must attend the site inspection component of the audit.
- In accordance with the Department's *Independent Audit Post Approval Requirements* (2026), the initial construction independent audit is due within 4 to 12 weeks of the commencement of construction, with subsequent audits undertaken at intervals no greater than 26 weeks, or as directed by the Planning Secretary. As the requirement for independent audits was introduced by a modification after the commencement of construction, the initial audit period is to commence from the date of commencement of construction and conclude within 12 weeks of the date of the determination of the modification. Subsequent audit periods are to apply at 6-monthly intervals thereafter, each concluding at the date of the relevant site inspection.

Should you wish to discuss the matter further, please contact Joel Fleming, (Senior Compliance Officer) on 02 6575 3416 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "H Watters".

Heidi Watters
Team Leader - Hunter
Compliance

As nominee of the Planning Secretary

Appendix B

Photographs



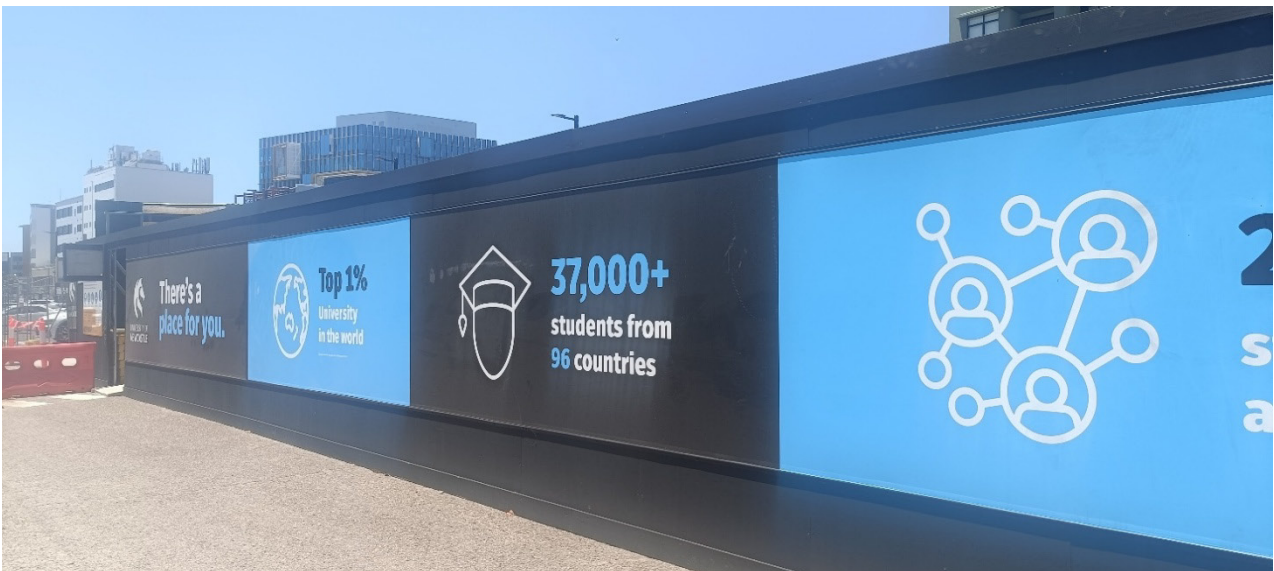
Photograph B.1 Skip bin (south-facing)



Photograph B.2 **Building works**



Photograph B.3 Entry to construction zone (gate open)



Photograph B.4 Hoarding and project signage



Photograph B.5 **Site plan**



Photograph B.6 **Tree protection**

Appendix C

Independent Audit Compliance Table

SSD61618229 University of Newcastle City Campus

ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFIs/Recommendations	Audit Compliance Status
1.	PART	A	ADMINISTRATIVE CONDITIONS					
	A		Obligation to Minimise Harm to the Environment					
	A	A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Triggered	Site inspection undertaken of works underway. No non-compliances noted with regard to site activovotoes and no potentai for harm to the environment to occur was noted.	No environmental incidents recorded during the audit period and no environmental harm resulting from the operation of the facility.Management of the site was considered to be in accordance with the plans and requirements of the various approvals and legislation pertinent to the project.		Compliant
	A		Terms of Consent					
	A	A2 (a)	The development may only be carried out: in compliance with the conditions of this consent;	Triggered	SSD-61618229 Conditions of Approval (MOD 1)	MOD 1 approved on 27 February 2026 for design refinements to the façade, roof and internal & external configurations.		Compliant
	A	A2 (b)	in accordance with all written directions of the Planning Secretary;	Triggered	SSD-61618229 Conditions of Approval (MOD 1)	No written direictiions were received during the audit period.		Compliant
	A	A2 (c)	in accordance with the EIS, the Applicant's Response to Submissions, and the Applicant's Response to Requests for Further Information as ameded by the (i) section 4.55(1A) Modification Application Report for SSD-61618229-MOD-1 prepared by Colliers Urban Planning; and	Triggered	SSD-61618229 Conditions of Approval (MOD 1)	The activities carried out during the audit period were in accordance with the EIS, Rts and Applicant's response.		Compliant
	A	A2 (d)	in accordance with the approved plans in the table below, as modified by the conditions of this consent:	Triggered	SSD-61618229 Conditions of Approval (MOD 1)	All activites were undertaken in accordnace with approved plans.		Compliant
	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) the implementation of any actions or measures contaied in any such document referred to in condition A3(a) above; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Triggered	SSD-61618229-PA-7 received on 07 July 2025 Applicant Response provided on 10 July 2025	One request for information was received from the Planning Secretary during the audit period. The request related to the Construction Environmental Management Plan (CEMP) and confirmation that the document had been submitted to the Certifier. Documentation provided confirmed that the requested information was supplied in accordance with the requirements of the condition. No other directions of this nature occurred during the audit period.		Compliant
	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Triggered	Noted	No clarification sought or provided by DPHI.		Compliant
	A		Limits of Consent					
	A	A5	This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	Not Triggered	Consent date 6 June 2025	The Development Consent was granted on 06 June 2025 as per Schedule 1 of SSD 61618229. Date of commencement of works was 7 July 2025.		Compliant
	A		Prescribed conditions					
	A	A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Triggered	Noted	See detailed conditions for complaince assesssment		Compliant
	A		Planning Secretary as Moderator					
	A	A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Triggered	Noted	No disputes were noted during audit period		Compliant
	A		Legal Notices					
	A	A8	Any advice or notice to the consent authority must be served on the Planning Secretary	Not Triggered	Noted	No advice or notices were served.		Compliant
	A		Revision of Strategies, Plans and Programs					
	A	A9	Within three months of: (a) the submission of an incident report under condition A13; (b) the approval of any modification of the conditions of this consent; or (c) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Triggered	SSD-61618229-PA-27	The requirement to review the CEMP and associated management plans was triggered by the approval of Modification 1. Evidence reviewed confirmed that notification of the completed review was submitted to DPHI on 8 April 2026. The review was triggered by: a. the approval of Modification 1 (SSD-61618229 MOD 1) on 27 February 2026.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFIs/Recommendations	Audit Compliance Status
	A	A10	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Triggered	SSD-61618229-PA-27	Following approval of Modification 1 (SSD-61618229 MOD 1), required review of the approved management plans was undertaken. The review concluded that no amendments were required to the following documents: Construction Environmental Management Plan (Condition B37); Construction Pedestrian and Traffic Management Sub-plan (Condition B38); Construction Noise and Vibration Management Sub-plan (Condition B39); Construction Waste Management Sub-plan (Condition B40); Construction Soil and Water Management Sub-plan (Condition B41); Geotechnical Design, Certification and Monitoring Plan (Condition B43); Unexpected Finds Protocol for Contamination and Associated Communications Procedure (Condition B51); Unexpected Finds Protocols for Aboriginal and Non-Aboriginal Heritage and Associated Communications Procedures (Conditions B52 and B56); and Temporary Protection Plan (Condition B58).		Compliant
	A		Evidence of Consultation					
	A	A11	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifier for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Triggered	Noted	Consultation undertaken as required.		Compliant
	A		Structural Adequacy					
	A	A12	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with: (a) the relevant requirements of the NCC; (b) any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District. <i>Note 1: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development</i>	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026 Northrop Consulting Engineers, Structural Design Certificate – Construction Certificate 2 (CC2), dated 20 November 2025. Northrop Consulting Engineers, Structural Design Certificate – Construction Certificate 3 (CC3), dated 15 April 2026. Façade Structural Design Certificate, issued for MOD 1, referencing NDY Fire Engineering Report rp251009s0004 Rev 2.2 and Façade F3P1 Weatherproofing Performance Solution Report (FA-CCSA-REP-002-A)	Structural and façade design certificates prepared by professional engineers registered under the National Engineering Register (NER) certified that the structural and façade designs were prepared in accordance with the structural requirements of NCC 2022, the relevant Australian Standards.		Compliant
	A		Incident Notification, Reporting and Response					
	A	A13	The Department must be notified via the Major projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Triggered	SSD-61618229-PA-27	Incident reports were submitted in accordance with Condition A13. During the audit period, the following incidents were reported: a. near miss involving a potential fall from heights on 24 February 2026; and b. worker hand injury sustained while operating a power saw on 13 March 2026. The incident documentation was reviewed and confirmed to have been submitted in accordance with the requirements of the condition.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFIs/Recommendations	Audit Compliance Status				
	A		Non-Compliance Notification									
	A	A14	Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the noncompliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects).	Triggered	None to date	No non-compliance had been identified during the audit period.		Compliant				
	A	A15	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Triggered	None to date	No non-compliance had been identified during the audit period.		Compliant				
	A	A16	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Triggered	None to date	No non-compliance had been identified during the audit period.		Compliant				
	A		Monitoring and Environmental Audits									
	A	A17	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. Note 1: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Triggered	Best Practice Industries Pty Ltd, Final Asbestos Clearance Certificate, dated 2 September 2025 and dated 29 August 2025. Hansen Yuncken Pty Ltd, Waste Management Report September 2025 -June 2026 Acoustic Logic Pty Ltd, Construction Vibration Monitoring Report Acoustic Logic Pty Ltd, Construction Vibration Monitoring Report 1-6 from September 2025 to February 2026	Observations raised in relation to environmental issues. All actions raised closed out on system and stored electronically. Monitoring records reviewed from monitoring summaries showed compliance with requirements in management plans.		Compliant				
	A		Applicability of Guidelines									
	A	A18	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Triggered	Noted	Current guidelines in use at the time of the audit.		Compliant				
	A	A19	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Triggered	Noted	Guidelines, polices and legislation monitored by corporate systems. No directions issued from Planning Secretary of this nature.		Compliant				
	A		Staging									
	A	A20	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Triggered	Staging report, Rev D (August 2025) on website Approval Letter SSD-61618229-PA-5 15 August 2025 Staging report, Rev G (March 2026) on website Approval Letter SSD-61618229-PA-23 21 April 2026	Staging Report Project University of Newcastle City Campus Student Accommodation (Revision G, dated 25 March 2026, prepared by Hansen Yuncken) was approved by DPHI on 21 April 2026. This revision Rev G contains updates to include details of construction certificate and site plan updates. The construction certification stages are now: Construction Certificate 1 – Groundworks, In-ground services & Substructure Construction Certificate 2 – Superstructure Construction Certificate 3 – Remaining Superstructure, Façade & Services and Finishes / Fitout Construction Certificate 4 – Balance of Works		Compliant				
	A		External Materials									
	A	A21	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier, provided that: (a) the alternative colour/material is of a similar tone/shade and finish to the approved, external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved, external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Not Triggered	Under construction	Not triggered for this audit period as building is still under construction		Not Triggered				
	A		Compliance									
	A	A22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Triggered	Site induction viewed	Induction process in place		Compliant				
	A		Housing and Productivity Contributions									
	A	A23	Prior to the commencement of works, the Housing and Productivity Contribution (HPC) set out in the table below is required to be made: <table border="1"><thead><tr><th>Housing and Productivity Contribution</th><th>Amount</th></tr></thead><tbody><tr><td>Total housing and productivity contribution</td><td>\$3,900.00</td></tr></tbody></table> The commencement amount is subject to moderation in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 at the time of payment. A request for assessment of the adjusted amount and instructions on how to make a payment can be made by contacting hpc.enquiry@planning.nsw.gov.au.	Housing and Productivity Contribution	Amount	Total housing and productivity contribution	\$3,900.00	Triggered	Housing and Productivity Contribution Assessment Receipt	Receipt of Housing and Productivity Contribution was paid on 10 July 2025.		Compliant
Housing and Productivity Contribution	Amount											
Total housing and productivity contribution	\$3,900.00											

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFs/Recommendations	Audit Compliance Status
	A	A24	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements in force at the time the audit commences, as approved by the Secretary and published on the Department's website.	Triggered	SSD-61618229-PA-24 - Auditor Approval	Auditor approval was gained on 8 April 2026. The audit site inspection and meetings were undertaken on 22 May 2026. The report is due on 22 July 2026. This audit has been undertaken in accordance with the IAPAR 2026 guidelines		Compliant
2.	PART B	B	PRIOR TO COMMENCEMENT OF WORKS DESIGN AMENDMENTS Amendments					
	B	B1	Prior to commencement of the Civic Lane works under this consent, the Applicant must submit for approval by the Planning Secretary: (a) an amended Public Domain Works Plan as referenced in condition A2 to reflect the Public Domain Works Plan – CN Mark-Up prepared by Council dated 15/04/2025; (b) revised plans demonstrating that the doors of the Main Comms Room and Main Switchroom have been redesigned so as to not open outwards across the proposed shared path.	Not Triggered	Not triggered during audit period	Not triggered for this audit period as no works were undertaken on Civic Lane.		Not Triggered
	B		NOFICIATIONS AND COMMENCEMENT OF WORKS Notification of Commencement					
	B	B2	The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Triggered	Submission provided on 2 July 2025 for a 10 July 2025 start of Construction Certificate 1. SSD-61618229-PA-7 on 7 July 2025 Submission provided on 22 August 2025 for a 25 August 2025 works consistence with Construction Certificate 1 under Staging Report. SSD-61618229-PA-12 on 11 September 2025 Submission provided on 26 November 2025 for a 28 November 2025 works consistence with Construction Certificate 2 under Staging Report. SSD-61618229-PA-16	Notification provided greater than 48 hours prior to commencement of works as per this requirement		Compliant
	B	B3	If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Triggered	Submission provided on 2 July 2025 for a 10 July 2025 start of Construction Certificate 1. SSD-61618229-PA-7 on 7 July 2025 Submission provided on 22 August 2025 for a 25 August 2025 works consistence with Construction Certificate 1 under Staging Report. SSD-61618229-PA-12 on 11 September 2025 Submission provided on 26 November 2025 for a 28 November 2025 works consistence with Construction Certificate 2 under Staging Report. SSD-61618229-PA-16	Evidence of submission to DPHI provided		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFs/Recommendations	Audit Compliance Status
	B		Utility Services					
	B	B4	Prior to the commencement of work, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.	Triggered	HY-GCOR-000356 / HY-GCOR-000010, dated 4 June 2025. Hansen Yuncken, Existing Services Plan Revision D, dated 13 June 2025. nbn Co, Existing NBN Fibre – 40 Wright Lane, Newcastle NSW 2300, dated 19 May 2025. Hunter Water, Section 50 Compliance Certificate (Application No. 2020-540), dated 23 June 2023. Hunter Water, Accompanying Letter – Building Services / Development Application, dated 23 June 2023.	Consultation and investigation of existing utility services was undertaken prior to construction. Relevant utility authority requirements were identified and documented.		Compliant
	B	B5	Prior to the commencement of work, other than above ground demolition and site clearing works, written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Triggered	Electrical Projects Australia Pty Ltd, dated 31 July 2025.	Documentation confirmed that consultation with utility authorities was not required for the proposed electrical and communications services, as the works comprise extensions from existing University infrastructure.		Compliant
	B		Dial Before You Dig					
	B	B6	Prior to the commencement of any excavation on or near the site, the Applicant must submit to the Certifier written confirmation from NSW Dial Before You Dig Service that the proposed excavation will not conflict with any underground utility services.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	Written confirmation from NSW Dial Before You Dig Service included in CC2, CC3 that the proposed excavation will not conflict with any underground utility services was received on 15 July 2025.		Compliant
	B		INFORMATION AND COMPLIANCE					
			Certified Plans					
	B	B7	Plans certified in accordance with section 6.16 of the EP&A Act are to be submitted to the Certifier and the Department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	CC2 and CC3 cover all building elements. Certifier has reviewed the evidence and provided approval for both CCs.		Compliant
	B		Access to information					
	B	B8	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Triggered	All information was provided on https://www.newcastle.edu.au/engage/development-projects	All required documents are on the website Complaints register is on the website Monitoring data is available on the website Contact details are available on the website Works summaries and notifications are on the website There have been no audits or other matters required by the Planning Secretary to date. As construction has commenced and monitoring has commenced on the site and approved management plans identify that regular reporting (not identified in some plans) will be undertaken.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFIs/Recommendations	Audit Compliance Status
	B		Community Communication Strategy					
	B	B9	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Triggered	Community Communication Strategy, Rev A-B, dated May 2025 Submitted to DPHI for information om 10 June 2025 response received by DPHI - SSD-61618229-PA-6 on 13 August 2025	A Community Communication Strategy was prepared prior to the commencement of construction in accordance with the requirements of the condition.		Compliant
	B	B10	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. The Community Communications Strategy must be submitted to the Planning Secretary no later than one month before the commencement of any work and must be implemented for a minimum of 12 months following the completion of construction.	Triggered	Community Communication Strategy, Rev A-B, dated May 2025 Submitted to DPHI for information om 10 June 2025 response received by DPHI - SSD-61618229-PA-6 on 13 August 2025	The Community Communication Strategy was submitted to DPHI for information in accordance with the requirements of the condition, and acknowledgement was received on 13 August 2025		Compliant
	B		Complaints and Enquiries Procedure					
	B	B11	Prior to the commencement of construction works the following must be made available for community enquiries and complaints for the duration of construction: (a) a 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered; (b) a postal address to which written complaints and enquiries may be sent; and (c) an email address to which electronic complaints and enquiries may be transmitted.	Triggered	All information was provided on https://www.newcastle.edu.au/en-gage/development-projects	Complaint summaries are available on the web site. 9 complaints have been recorded during the audit period. Community complaints received during the audit period were recorded in the project complaints register, investigated, and responded to in accordance with the project complaints management process. Appropriate corrective actions were implemented where required, including investigation of reported issues, rectification of equipment faults, provision of compliance information to regulators, and communication of outcomes to complainants.		Compliant
	B		Public Liability Insurance					
	B	B12	Prior to the commencement of any works on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$20 million. A copy of the Insurance cover is to be provided to Council.	Not Triggered	No works were undertaken on Council land.	Not triggered for this audit period		Not Triggered
	B		Crown Building Work					
	B	B13	Crown building work cannot be commenced unless the relevant Crown Building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws in force as at: (a) the date of the invitation for tenders to carry out Crown building work; or (b) in the absence of tenders, the date on which the Crown building work commences.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	Certifier has reviewed the evidence and provided approval for both CCs		Compliant
	B		PRE-CONSTRUCTION REQUIREMENTS					
			Ecologically Sustainable Development (ESD)					
	B	B14	Prior to the commencement of construction, the Applicant must register for a Green Star Buildings v1 rating with the Green Building Council Australia and submit evidence of registration to the Certifier.		BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025	CC1 included Green Star Buildings v1 rating documentation which was provided to the Certifer and approved.		Compliant

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFIs/Recommendations	Audit Compliance Status
			External Walls and Cladding					
	B	B15	The external walls and cladding must comply with the relevant requirements of the NCC.	Triggered	BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026 Northrop Consulting Engineers, Structural Design Certificate – CC2, dated 20 November 2025. Northrop Consulting Engineers, Structural Design Certificate – CC3, dated 15 April 2026. Façade Structural Design Certificate referencing NDY Fire Engineering Report rp251009s0004 Rev 2.2 and Façade F3P1 Weatherproofing Performance Solution Report (FA-CCSA-REP-002-A).	Structural certification confirmed the adequacy of the precast concrete shear walls forming the external walls. The façade design certificate further confirmed that the external façade systems were designed in accordance with the structural, weatherproofing and fire engineering requirements of NCC 2022		Compliant
	B	B16	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.	Triggered	BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	Structural and façade design certification confirmed that the design was prepared in accordance with the relevant provisions of NCC 2022, including the applicable structural and fire engineering requirements		Compliant
			National Construction Code Compliance					
	B	B17	The proposed works must comply with the applicable performance requirements of the NCC to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by: (a) complying with the deemed to satisfy provisions; or (b) formulating an alternative solution which: (i) complies with the performance requirements; or (ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b).	Triggered	BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026 Façade Structural Design Certificate referencing Façade F3P1 Weatherproofing Performance Solution Report (FA-CCSA-REP-002-A) and NDY Fire Engineering Report rp251009s0004 Rev 2.2.	The façade design was certified by a professional engineer registered under the National Engineering Register (NER) as complying with the relevant structural, weatherproofing and fire engineering requirements of NCC 2022.		Compliant
			Maximum Height					
	B	B18	The maximum height of the approved building must not exceed RL 37.53m AHD, including plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifier prior to the commencement of above ground works.	Not Triggered		Not triggered for this audit period and the building was still under construction		Not Triggered
			Compliance with Acoustic Assessment					
	B	B19	Prior to the commencement of above ground works, the Applicant must submit a Report to the Certifier from an acoustic Engineer demonstrating that the design of the development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the Noise and Vibration Assessment, prepared by ACOR Consultants and dated 17 June 2024.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	Acoustic Certification was provided for Conditions B19, B28, B35 & 60 by Acoustic Group on 19/09/2025.		Compliant
	B		Compliance with Wind Impact Assessment					
	B	B20	Prior to the commencement of above ground works, the Applicant must submit a Report to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained within the document titled Pedestrian Wind Environment Assessment, prepared by Windtech Consultants dated 15 July 2024	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	The project architect certified that the design of the development incorporates the wind mitigation measures recommended in the Pedestrian Wind Environment Assessment (15 July 2024) and the University of Newcastle City Campus Student Accommodation – Wind Environment Memo (3 November 2025)		Compliant
			Stormwater Quality Assessment					
	B	B21	The development must comply with the Integrated Water Management Report (Flooding and Stormwater) prepared by TTW PTY LTD dated 8 August 2024. Prior to commencement of substructure works, a design certification report prepared by a suitably qualified practitioner engineer demonstrating compliance with approved MUSIC link targets and parameters must be submitted to the Certifier. The report must include a response to all stormwater quality improvement devices structural integrity, treatment train and their treatment properties demonstrating compliance with the approved MUSIC link reports.	Triggered	Stormwater Quality Assessment, Rev 1, Northrop dated July 2025	Certifier has reviewed the evidence and provided approval for both CCs		Compliant

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			Flood Planning Levels					
	B	B22	The development must be constructed to comply with the recommended flood planning levels indicated in the Flood Impact Risk Assessment, Revision 04, prepared by Torrent Consulting dated 03 March 2025.	Triggered	Flood Impact and Risk Assessment Report Torrent Consulting Pty Ltd 04/03/2025	Certifier has reviewed the evidence and provided approval for both CCs		Compliant
			Outdoor Lighting					
	B	B23	All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the commencement of public domain works.	Not Triggered		Not triggered for this audit period		Not Triggered
			Structural Details					
	B	B24	Prior to the commencement of substructure works, the Applicant must submit to the Certifier, the relevant structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the NCC; and (b) the development consent.		BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026 Northrop Consulting Engineers, Structural Design Certificate – CC2, dated 20 November 2025. Northrop Consulting Engineers, Structural Design Certificate – CC3, dated 15 April 2026. Façade Structural Design Certificate referencing NDY Fire Engineering Report rp251009s0004 Rev 2.2 and Façade F3P1 Weatherproofing Performance Solution Report (FA-CCSA-REP-002-A).	Prior to the commencement of substructure works, structural drawings were prepared and signed by a suitably qualified practising Structural Engineer were submitted to the Certifier. The associated structural design certificates confirmed that the structural drawings comply with the relevant provisions of NCC 2022..		Compliant
	B	B25	Prior to the commencement of all works not subject to condition B27, the Applicant must submit to the Certifier, the relevant structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the NCC; and (b) the development consent.		BCA Crown, Construction Certificate 2 (CRO-25086), dated 20 November 2025. BCA Crown, Construction Certificate 3 (CRO-26039), dated 15 April 2026. Northrop Consulting Engineers, Structural Design Certificate – CC2, dated 20 November 2025. Northrop Consulting Engineers, Structural Design Certificate – CC3, dated 15 April 2026. Façade Structural Design Certificate referencing NDY Fire Engineering Report rp251009s0004 Rev 2.2 and Façade F3P1 Weatherproofing Performance Solution Report (FA-CCSA-REP-002-A).	All relevant structural drawings were submitted to the Certifier.		Compliant
			Reflectivity					
	B	B26	The building materials must have a maximum normal specular reflectivity of visible light of 20 per cent. If the proposed building materials do not comply with the above reflectivity requirement, then an alternate materials / mitigation measures must be proposed so that the facades of the building would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	Not Triggered		Not triggered for this audit period		Not Triggered
	B	B27	A statement prepared by a suitably qualified expert, demonstrating compliance with the requirements of condition B26 must be submitted to the satisfaction of the Certifier prior to the commencement of the cladding of the external facades.	Not Triggered		Not triggered for this audit period		Not Triggered
			Mechanical Plant Noise Mitigation					
	B	B28	Details of noise mitigation measures for all mechanical plant are to be detailed on the relevant Construction drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Industrial Noise Policy is required to be submitted to the Certifier prior to the commencement of above ground works.	Triggered	Correspondence Regarding SSD Condition Compliance - B28 (Mechanical Plant Noise Mitigation) Edwards & Vickerman Consulting Engineers Pty Ltd 08/04/2026	Correspondence Regarding SSD Condition Compliance with this condition was assessed by Certifier as part of CC3.		Compliant

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			Mechanical Ventilation					
	B	B29	All mechanical ventilation systems shall be installed in accordance with the NCC and shall comply with Australian Standards AS1668.2 and AS3666 - Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the Certifier prior to the commencement of above ground works.	Triggered	BCA Crown, Construction Certificate 2 (CRO-25086), dated 20 November 2025. BCA Crown, Construction Certificate 3 (CRO-26039), dated 15 April 2026. Certificate of Design – Mechanical Ventilation EVC Engineering 22/10/2025	CC2 and CC3 cover all building elements. The Certificate of design by EVC engineering was desinged in accordnace of NCC and Australian Sranards.		Compliant
	B	B30	The mechanical exhaust system for the ground floor retail tenancy is to be designed to be capable of accommodating exhaust requirements in accordance with relevant Australia Standards, in order to allow for the event that the tenancy is approved for future use as a food premises or other use which requires mechanical exhaust.	Triggered	BCA Crown, Construction Certificate 2 (CRO-25086), dated 20 November 2025. BCA Crown, Construction Certificate 3 (CRO-26039), dated 15 April 2026. Certificate of Design – Mechanical Ventilation EVC Engineering 22/10/2025	Certifier has reviewed the evidence and provided approval for both CCs		Compliant
			Sanitary Facilities for Disabled Persons					
	B	B31	The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the NCC.	Not Triggered		Not triggered for this audit period as building is under construction		Not Triggered
			Access for People with Disabilities					
	B	B32	Access and facilities for people with disabilities must be designed in accordance with the NCC. Prior to the commencement of above ground works, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans. Applicant must submit to the satisfaction of the Certifier	Not Triggered		Not triggered for this audit period as building is under construction		Not Triggered
			Crime Prevention through Environmental Design (CPTED)					
	B	B33	To minimise the opportunity for crime, the recommendations of the CPTED Report prepared by Ethos Urban dated 22 November 2024 and the revised Preliminary Operational Management Plan prepared by the University of Newcastle, dated 14 March 2025 are to be revised by a suitability qualified expert to incorporate CPTED treatments that specifically respond to the suburb's mid-to high rated crime hotspot offence categories, including stealing from motor vehicles and dwelling, and assaults (non-domestic). Details demonstrating compliance with the requirements are to be submitted to the Certifier prior to the commencement of above ground works.	Triggered	A CPTED prepared by Ethos Urban dated August 2025	Approved under the construciton certificates		Compliant
			Tactile Ground Surface Indicators and Handrails					
	B	B34	All tactile ground surface indicators, handrails and other elements required to provide access into the building/property must be located entirely within the private property boundary.	Not Triggered		Not triggered for this audit period as building is under construction		Not Triggered
			Compliance with Acoustic Report Port Related - Port Authority					
	B	B35	Prior to the commencement of above ground works, verification shall be provided to the consent authority that the development has been designed and will be constructed to achieve the Design Noise Levels noted in the EIS and Acoustic Assessment, with regards to including port-related noise.	Triggered	Acoustic Certification was provided for Conditions B19, B28, B35 & 60 by Acoustic Group on 19/09/2025	All required documentation approved and submitted		Compliant
			Adaptable Units					
	B	B36	Prior to the commencement of above ground works, the Applicant must submit to the Certifier a Report demonstrating that any adaptable units specified in the approved plans or supporting documentation comply with the applicable Australian Standards.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	Emails provided from Certifier confirming the concept of adaptable units does not fit the student accommodation model.		Compliant

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			MANAGEMENT PLANS					
			Construction Environmental Management Plan					
	B	B37	Prior to the commencement of any works, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifier. The CEMP must address, but not be limited to, the following matters where relevant: (a) Details of: (i) hours of work (ii) 24 hour contact details of the site manager (iii) community consultation and complaint handling procedure (iv) traffic management (v) noise and vibration management, prepared by a suitably qualified person (vi) management of dust and odour to protect the amenity of the neighbourhood (vii) stormwater control and discharge, including measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site (viii) prevention and contamination management, including any unexpected contamination finds protocol (ix) waste management (x) external lighting in compliance with applicable Australian Standards (xi) site security, including fencing or hoarding (xii) flora and fauna management. (b) Construction Pedestrian and Traffic Management Sub-Plan in accordance with condition B38; (c) Construction Noise and Vibration Management Sub-Plan in accordance with condition B39; (d) Construction Waste Management Sub-Plan in accordance with condition B40; (e) Construction Soil and Water Management Sub-Plan in accordance with condition B41; (f) an unexpected finds protocol for contamination and associated communications procedure in accordance with condition B51; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure in accordance with conditions B52 and B56 and (h) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.	Triggered	Environmental Management Plan, Rev A-3, 5 November 2025 SSD-61618229-PA-15	The EMP is an over archiving plan that has been implemented throughout construction of the student accommdation. Plans approved by DPHI up to Rev A-3 for main works EMP Rev A-3 is the current document in use and being implemented for the stage of works occurring at the time of the audit. The following sections of the EMP Rev A-3 were found to meet the requirements of this condition; (i) Section 4.6.2 hours of work (ii) Section 1.2 24 hour contact details of the site manager (iii) Section 4.15 community consultation and complaint handling procedure (iv) Section 4.7 traffic management (v) Section 4.6 noise and vibration management, prepared by a suitably qualified person (vi) Section 4.8 management of dust and odour to protect the amenity of the neighbourhood (vii) Section 4.9 stormwater control and discharge, including measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site (viii) Section 4.12 prevention and contamination management, including any unexpected contamination finds protocol (ix) Section 4.13 waste management (x) Section 4.14 external lighting in compliance with applicable Australian Standards (xi) Section 3.5 site security, including fencing or hoarding (xii) Section 4.10 flora and fauna management. (b) Section 7.7 Construction Pedestrian and Traffic Management Sub-Plan in accordance with condition B38; (c) Section 7.8 Construction Noise and Vibration Management Sub-Plan in accordance with condition B39; (d) Section 7.9 Construction Waste Management Sub-Plan in accordance with condition B40; (e) Section 7.10 Construction Soil and Water Management Sub-Plan in accordance with condition B41; (f) Section 7.1 Section 4.12 an unexpected finds protocol for contamination and associated communications procedure in accordance with condition B51; (g) Section 7.1 and Section 7.2 Section 7.3 Section 7.4 Section 7.5 an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure in accordance with conditions B52 and B56 and (h) Section 4.13, Section 7.9 waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.		Compliant
			Construction Pedestrian and Traffic Management Sub-Plan					
	B	B38	Prior to the commencement of any works, the Applicant must submit to the Certifier a final Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP) for the development with measures to reduce environmental impacts and harm during construction of the development arising from construction traffic, including, at a minimum, the following information: (a) location of any proposed work zone(s); (b) construction vehicle access arrangements and haulage routes; (c) predicted number and timing of construction vehicle movements and vehicle types; (d) identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles; (e) be prepared in consultation with Council; and (f) Settlement Lane must not be used by heavy construction vehicles because of weight load restrictions.	Triggered	A Construction Pedestrian and Traffic Management Plan was prepared by Hansen Yuncken, Rev A-B dated August 2025 that is in accordance with the condition	Documents provided under CEMP. DPHI correspondence notes that the appended CPTMP (Rev A-B) is required to be implemented. This plan is in use and being implemented at the time of the audit. No works were being undertaken on public roads. Signage is installed for all roads. The following sections of the CPTMP were found to meet the requirements of this condition; (a) Section 2.9 location of any proposed work zone(s); (b) Section 2.11 and Section 2.12 construction vehicle access arrangements and haulage routes; (c) predicted number and timing of construction vehicle movements and vehicle types; (d) Section 2.16 identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles; (e) Section 2.6 be prepared in consultation with Council; and (f) Section 2.6 Settlement Lane must not be used by heavy construction vehicles because of weight load restrictions.		Compliant

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	B	B39	Construction Noise and Vibration Management Sub-Plan Prior to the commencement of any works, the Applicant must submit to the Certifier a Construction Noise and Vibration Management Sub Plan (CNVMP) for the development, prepared by a suitably qualified person, with measures to minimise environmental impacts and harm during construction of the development arising from construction noise and vibration, including, at a minimum, the following: (a) identification of noise sources and sensitive receivers; (b) quantification of the rating background noise level (RBL) for sensitive receivers; (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (ICNG) (as may be updated or replaced from time to time) (d) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at Sensitive Receiver premises against the objectives identified in the ICNG (e) noise mitigation measures that can be implemented to reduce construction noise and vibration impacts, including: (i) installation of acoustic barriers/enclosures; and (ii) alternative excavation methods; (f) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (g) measures to identify non-conformances with the requirements of the CNVMP, and procedures to implement corrective and preventative action and to respond to complaints; (h) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; and (i) include a complaints management system that would be implemented for the duration of the development.	Triggered	A Construction Noise and Vibration Management Plan was prepared by Acoustic Logic dated July 2025 Environmental Management Plan, Rev A-4, 21 May 2026	Excavation is completed. Form work for the core of the building is complete and scaffolding removal following facade installation largely complete. Real time noise monitoring equipment in place and used as per the requirements of this plan. Complaints related to noise have been received during the audit period and are contained on the project website. Monitoring is conducted as required by this plan and results are available on the website and show compliance with requirements. Documents approved under CEMP. DPHI correspondence notes that the appended CNMP Rev (Acoustic Logic 2025) is required to be implemented. This plan is in use and being implemented at the time of the audit. The following sections of the CNVMSP were found to meet the requirements of this condition; (a) Section 8 identification of noise sources and sensitive receivers. (b) Section 9 quantification of the rating background noise level (RBL) for sensitive receivers; (c) Section 7.1 describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (ICNG) (as may be updated or replaced from time to time) (d) Section 9 and Appendix A prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at Sensitive Receiver premises against the objectives identified in the ICNG (e) Section 10 noise mitigation measures that can be implemented to reduce construction noise and vibration impacts, including: (i) Section 10.1 installation of acoustic barriers/enclosures; and (ii) Section 10 1 4 alternative excavation methods; (f) Section 11 describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (g) Section 12.2 measures to identify non-conformances with the requirements of the CNVMP, and procedures to implement corrective and preventative action and to respond to complaints; (h) Section 12.1 procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; and (i) Section 12 include a complaints management system that would be implemented for the duration of the development.		Compliant

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	B	B40	Construction Waste Management Sub-Plan Prior to the commencement of any works, the Applicant must submit to the Certifier a Construction Waste Management Sub Plan (CWMP) for the development. The CWMP must include, as a minimum, the following information: (a) requirement that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste"; (b) demonstrate that an appropriate area will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works; (c) procedures for minimising the movement of waste material around the site and double handling; (d) requirement that waste (including litter, debris or other matter) is not caused or permitted to enter any waterways; (e) requirement that any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (f) requirement that the wheels of any vehicle, trailer or mobilised plant leaving the site are cleaned of debris prior to leaving the premises; and (g) details in relation to the transport of waste material within the site and from the site, including (at a minimum): (i) a traffic plan showing transport routes within the site; (ii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and (iii) the name and address of each licensed facility that will receive waste from the site.	Triggered	Environmental Management Plan, Rev A-4, 21 May 2026	Waste was being managed on site - all bin areas where being used appropriately, and site was clear of rubbish . Material separation at the source is undertaken and the site was in good order at the time of the audit. The following sections of the CWMP were found to meet the requirements of this condition; (a) Section 3.1 requirement that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste"; (b) Section 4.1.5 demonstrate that an appropriate area will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works; (c) Section 4.1 procedures for minimising the movement of waste material around the site and double handling; (d) Section 5 requirement that waste (including litter, debris or other matter) is not caused or permitted to enter any waterways; (e) Section 4.1 requirement that any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (f) Section 4.1 requirement that the wheels of any vehicle, trailer or mobilised plant leaving the site are cleaned of debris prior to leaving the premises; and (g) Section 5 details in relation to the transport of waste material within the site and from the site, including (at a minimum): (i) a traffic plan showing transport routes within the site; (ii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and (iii) the name and address of each licensed facility that will receive waste from the site.		Compliant
	B	B41	Construction Soil and Water Management Plan Sub-Plan Prior to the commencement of any works, the Applicant must submit to the Certifier a Construction Soil and Water Management Sub-Plan (CSWMP) for the development. The CSWMP must be prepared by a suitably qualified expert, in Consultation with Council and include, at a minimum, the following information: (a) describe all erosion and sediment controls to be implemented during construction (b) details of measures to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. (c) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site); (d) detail all off-site flows from the site during construction; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Triggered	A Construction Soil and Water Management was prepared by Northrop dated July 2025 that was in accordance with the condition. NCC Acceptance Email 11 August 2025 C_CCSA_DRW_10201 (1) EROSION AND SEDIMENT CONTROL PLAN C_CCSA_DRW_10211 (1) EROSION AND SEDIMENT CONTROL DETAILS Environmental Compliance Registers Sept-25 to Apr-26 records of post rainfall inspections Issues export report	All water is being managed on site in accordnace to management plan. No issues noted with management of the site related to this aspect. Controls in place around exposed drains and kerbs as required by the management plan.		Compliant
	B	B42	Flood Management Prior to the commencement of any earthwork or construction, the Applicant must prepare and implement for the duration of the works: (a) flood warning and notification procedures for construction workers on the site; and (b) evacuation and refuge protocols.	Triggered	A pre-construction Flood Emergency Response Plan (June 2025) has been prepared for the project that is in accordance with this condition.	All earthworks have been completed for the project. All works were undertaken with approved documentation		Compliant

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	B	B43	Geotechnical Design, Certification and Monitoring Plan Prior to the commencement of any works, the applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development. This engineer is to prepare the following documentation: (a) Certification that the civil and structural details of all subsurface structures are designed to: (i) provide appropriate support and retention to neighbouring property; (ii) ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure; and (iii) ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table. (b) A Geotechnical Monitoring Plan (GMP) to be implemented during construction that: (i) is based on a geotechnical investigation of the site and subsurface conditions, including groundwater; (ii) details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard; (iii) details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and (iv) details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.	Triggered	A Geotechnical Monitoring Plan (GMP) has been prepared by Tetra Tech Coffey, 18 July 2025 BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025	All required documentation approved and submitted		Compliant
	B	B44	The certification and the GMP is to be submitted to the Certifier prior to the commencement of any works other than any above ground demolition and site clearing works. Copies of the certification and GMP must be provided to the Planning Secretary.	Triggered	A Geotechnical Monitoring Plan (GMP) has been prepared by Tetra Tech Coffey, 18 July 2025 BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025	All required documentation approved and submitted		Compliant
			PRE-CONSTRUCTION DOCUMENTATION AND MEASURES					
	B	B45	Pre-Construction Dilapidation Report The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. The report shall be submitted to the Certifier prior to any works commencing. A copy of the report must be forwarded to the Council and each of the affected property owners. The Pre-Construction Dilapidation Report shall also include a photographic recording of the public domain site frontages and must be submitted to Council. The recording must include clear images of the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street. The form of the recording is to be as follows: (a) a PDF format report containing all images at a scale that clearly demonstrates the existing site conditions; (b) each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage; (c) each image is to be numbered and cross referenced to a site location plan; (d) a summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record; and (e) include written confirmation, issued with the authority of both the Applicant and the photographer that Council is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.	Triggered	A Pre-Construction Dilapidation Report was prepared by Northrop dated July 2025.	The report was submitted to council for review on 01 August 2025. No response has been recorded		Compliant
	B	B46	Survey Certificate Prior to the commencement of above ground works, the Applicant must cause the building to be set out by a Registered Surveyor to verify the correct position of all structures in relation to site boundaries and the approved alignment levels, and cause the Registered Surveyor to submit a plan to the Certifier, certifying that structural works are in accordance with this consent.		A-CCSA-FLR-029900 REV P02 DATED 23.07.25 - A-CCSA-FLR-500000 CONCRETE SET OUT PLAN - GROUND FLOOR - OVERALL REV.C08 DATED. 31.10.25 - A-CCSA-FLR-500000 CONCRETE SET OUT PLAN - GROUND FLOOR - OVERALL REV.C09 DATED. 09.12.25 Letter, deWitt Consulting 13 Febraury 2026	The site boundaries and height datum have been established by a registered surveyor.		Compliant
	B	B47	The Applicant must cause a Registered Surveyor to measure and mark: (a) prior to commencement of works - the positions of all footings/ foundations; and (b) at other stages of construction - any marks that are required by the Certifier, and provide information on the positions to the Certifier.		A-CCSA-FLR-029900 REV P02 DATED 23.07.25 - A-CCSA-FLR-500000 CONCRETE SET OUT PLAN - GROUND FLOOR - OVERALL REV.C08 DATED. 31.10.25 - A-CCSA-FLR-500000 CONCRETE SET OUT PLAN - GROUND FLOOR - OVERALL REV.C09 DATED. 09.12.25 Letter, deWitt Consulting 13 Febraury 2026	All set out works have been calculated using plans that were current at the time of survey and overall positions of the works have been set out in relation to the established boundary and site datum		Compliant

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			Hoarding					
	B	B48	A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road and such application is to include: (a) architectural, construction and structural details of the design as well as proposed artwork; and (b) structural certification prepared and signed by an appropriately qualified practising structural engineer. Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site, only as they relate to the specific works under section 138 of the Roads Acts 1993 required by condition B48.	Not Triggered		Not triggered for this audit period as no hoardings were erected on public road		Not Triggered
			Barricade Permit					
	B	B49	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit must be obtained prior to the commencement of works, only as they relate to the specific works under section 138 of the Roads Act 1993 required by condition B48. Details of the barricade construction, area of enclosure and period of work must be submitted to the satisfaction of the relevant road authority.	Not Triggered		Not triggered for this audit period		Not Triggered
			Road Occupancy Licence					
	B	B50	A Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the Roads Act 1993 for any activity that may impact on the operation of the road network. The ROL allows the Applicant to use a specified road space at approved times, provided certain conditions are met. The Applicant must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities.	Triggered	RL252500391 RL2525774 RL202500589 RL2025/00514 OSOM Permit	Five ROLs were obtained relating to and an Oversize and/or Overmass (OSOM) Mass or Dimension Exemption Permit were obtained during the audit period.		Compliant
	B		Contamination Unexpected Finds					
	B	B51	Prior to the commencement of works, an Unexpected Contamination Finds Protocol (UFP) prepared by a suitably qualified and experienced expert shall be prepared. The protocol should include detailed procedures for identifying and dealing with unexpected contamination, asbestos and other unexpected finds. The Applicant should ensure that the procedure includes details of who will be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved. The UFP must be submitted to the satisfaction of Certifier. The UFP must be implemented for the duration of construction works. Details demonstrating compliance with the above requirements must be submitted to the Certifier. A copy of all the documentation outlined in the above requirements must be submitted to the Planning Secretary.	Triggered	Contaminated Land Management Plan and Unidentified Finds Protocol, rev 2, dated 31/07/25, approved by DPHI on 18/08/2025	None identified during audit period.		Compliant
	B		Historical Archaeology - Heritage NSW					
	B	B52	A procedure for the management of unexpected relics and human remains must be developed in consultation with Heritage NSW. This procedure must: (a) be prepared in accordance with Heritage NSW guidelines and codes of practice (b) include a hold point requiring the development of a revised historical archaeological assessment in the event an unexpected relic is identified. (i) The Archaeological Assessment must be prepared in accordance with the guideline Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009) to inform and guide archaeological mitigation measures. (ii) If harm cannot be avoided in whole or part, an Archaeological Research Design and Excavation Methodology (ARDEM) with a nominated Excavation Director should also be prepared to guide any proposed excavations or salvage program. (iii) The Archaeological Assessment must be provided to the Secretary of the Department of Planning, Housing and Infrastructure for approval in consultation with Heritage NSW. (c) must be implemented for the duration of the project.	Triggered	Historical Archaeological Assessment, V4, dated June 2024, umwelt, Aboriginal Cultural Heritage Management Plan (ACHMP), dated August 2025, prepared by Umwelt approved by DPHI on 29/08/2025. SSD-61618229-PA-1	None identified during audit period.		Compliant
	B	B53	All reasonable steps must be taken to avoid harm, modification of or impact to relics except as authorised by this approval.	Triggered	Noted	All steps were undertaken to avoid harm, modification or impact to relics.		Compliant
	B	B54	Keep a record of, and ensure all on-site workers receive suitable heritage inductions prior to carrying out any development activities on site.	Triggered	Site Inductions	Records were identified		Compliant
			Maritime Unexpected Finds - Heritage NSW					
	B	B55	A maritime specific Unexpected Finds Protocol (MUFP) is to be prepared by a suitably qualified and experienced maritime archaeologist as defined in the Australasian Institute for Maritime Archaeology Code of Ethics. The MUFP items must specifically include: (a) briefings of onsite works staff in recognition of maritime heritage items. (b) consideration of short and long term management, conservation, restoration, storage and interpretation of any significant maritime heritage items and how these aspects will be funded. (c) the possibility for redesign if significant maritime heritage items are discovered during works.	Triggered	A maritime specific Unexpected Finds Protocol dated August 2025 was prepared by MTS Heritage Pty Ltd for the project.	No unexpected finds encountered during the audit period		Compliant

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	B		Aboriginal Cultural Heritage Management Plan (ACHAR)					
	B	B56	Prior to the commencement of works, the Applicant must prepare an ACHMP for the development. This plan must: (a) be prepared by a suitably qualified and experienced person; (b) be prepared in consultation with the RAPS and reviewed by Heritage NSW (c) include a methodology for a test excavation and salvage excavation program with Aboriginal Stakeholder participation of sites to be impacted with consideration to understanding site characteristics, and local and regional archaeological context (d) include a description of the measures (and associated methodologies) that would be implemented for: (i) salvaging and relocating the Aboriginal heritage items located within the approved development footprint; (ii) include updated baseline mapping of the heritage items within and adjoining to the development disturbance area; (iii) include updated mapping of all areas that have been and will be subject to test excavations, and salvage excavations; (iv) include conservation options for the mitigation and avoidance to impacts AHIMS registered sites situated within and outside the project footprint; (v) include a procedure for assessing significance of Aboriginal Objects identified during the test excavations, and salvage excavation and ensure that the management and mitigation measures are considered for all sites, and with special consideration for those of high significance (vi) the long-term management of any Aboriginal heritage items or material collected during the test excavations or salvage works; (vii) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; (viii) ongoing consultation with RAPs during the implementation of the ACHMP; (ix) preparing Aboriginal Site Impact Recording Form/s (ASIRFs) for all Aboriginal heritage sites following construction activities with ASIRFs to be submitted to the Aboriginal Heritage Information Management System (AHIMS) registrar. (e) include a contingency plan and reporting procedure including: (i) an Unexpected Heritage Finds and Human Remains Procedure prepared in relation to Aboriginal Cultural heritage, with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW, be implemented for the duration of the project and to include the requirement to register any newly identified Aboriginal objects or sites in the AHIMS database. (f) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.	Triggered	Aboriginal Cultural Heritage Management Plan (ACHMP), dated August 2025, prepared by Umwelt SSD-61618229-PA-13 BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	An Aboriginal Cultural Heritage Management Plan (ACHMP), dated August 2025 and prepared by Umwelt, was provided as evidence. The ACHMP is referenced under SSD-61618229-PA-13 and was prepared before the issue of Construction Certificates 1, 2 and 3. The following sections of the CWMP were found to meet the requirements of this condition; a) Section 2.3 and 3.3 be prepared by a suitably qualified and experienced person; (b) Section 2.3, Appendix 2, SSD-61618229-pa-13 be prepared in consultation with the RAPS and reviewed by Heritage NSW (c) include a methodology for a test excavation and salvage excavation program with Aboriginal Stakeholder participation of sites to be impacted with consideration to understanding site characteristics, and local and regional archaeological context (d) Section 4.1, 5.22 include a description of the measures (and associated methodologies) that would be implemented for: (i) Section 5.2, 5.5,5.6salvaging and relocating the Aboriginal heritage items located within the approved development footprint; (ii)Section 4.1 and 4.2 include updated baseline mapping of the heritage items within and adjoining to the development disturbance area; (iii) Section 5.2.3 include updated mapping of all areas that have been and will be subject to test excavations, and salvage excavations; (iv) Section 4.0, 5.1-5.4 include conservation options for the mitigation and avoidance to impacts AHIMS registered sites situated within and outside the project footprint; (v) Section 5.23 and 5.4 include a procedure for assessing significance of Aboriginal Objects identified during the test excavations, and salvage excavation and ensure that themanagement and mitigation measures are considered for all sites, and with special consideration for those of high significance (vi) Sections 5.5.1 and 5.5.2 the long-term management of any Aboriginal heritage items or material collected during the test excavations or salvage works; (vii) SectiSections 5.4.1 and 5.4.2ons 6.3 and 6.3.1 ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; (viii) Section 3.4 and Table 3.4 ongoing consultation with RAPs during the implementation of the ACHMP; (ix) Section 5.6, preparing Aboriginal Site Impact Recording Form/s (ASIRFs) for all Aboriginal heritage sites following construction activities with ASIRFs to be submitted to the Aboriginal Heritage Information Management System (AHIMS) registrar. (e) include a contingency plan and reporting procedure including: (i) Sections 5.4.1 and 5.4.2 an Unexpected Heritage Finds and Human Remains Procedure prepared in relation to Aboriginal Cultural heritage, with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW, be implemented for the duration of the project and to include the requirement to register any newly identified Aboriginal objects or sites in the AHIMS database.(f) Section 6 include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.		Compliant

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	B	B57	Upon the completion of Aboriginal cultural heritage test and salvage excavations, an Aboriginal Cultural Heritage Excavation Report (s), prepared by a suitable qualified expert. The Aboriginal Cultural Heritage Excavation Report(s) must: (a) be prepared in accordance with the Guide to Investigation, assessing and reporting on Aboriginal cultural heritage in NSW, 2011 and the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales , 2010; and (b) document the results of the archaeological test excavations and any subsequent salvage excavations (with artefact analysis and identification of a final repository for finds) (c) The RAPs must be given a minimum of 28 days to consider the report and provide comments before the report is finalised. The final report must be provided to the Planning Secretary, Heritage NSW, Councils, and the relevant Local Aboriginal Land Council, and the RAPs within 24 months of the completion of the Aboriginal archaeological collections and excavations (both test and salvage).	Triggered	Aboriginal Cultural Heritage Management Plan (ACHMP), dated August 2025, prepared by Umwelt approved by DPHI on 29/08/2025. SSD-61618229-PA-13 BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026	All required documentation approved and submitted		Compliant
	B	B58	Temporary Protection Plan Prior to commencement of works, a temporary protection plan prepared by a suitably qualified and experienced consultant shall be submitted to the Certifier. The plan is to identify the potential risks and outlines measures to reduce the potential for damage to significant built, landscape and archaeological elements during site preparation and the works.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 Temporary Protection Plan (Heirtage), prepared by Umwelt V1, dated 17/07/2025	Temporary Protection Plan prepared by Umwelt dated 17/07/2025 was submitted to Certifer under CC1.		Compliant
	B	B59	Heritage Consultant A suitably qualified and experienced heritage consultant is to be commissioned by the Applicant to provide detailed heritage advice to the project for its duration, including providing guidance to the construction documentation, the implementation of the conditions of consent and through the construction process. Written documentation to support the commission of the heritage consultant is to be submitted to the Certifier prior to the commencement of works.	Triggered	RFQ2025-043- Letter of Award	A letter of award dated 8 July 2025 was provided that showed evidence of a suitably qualified and experienced heritage consultant was commissioned by the Applicant to provide detailed heritage advice to the project.		Compliant
	B	B60	Protection of Street Trees Prior to commencement of works, the street trees on the Worth Place frontage of the site are to be retained and physically protected in accordance with the Council's Urban Forest Technical Manual Note: The tree protection fencing is to remain in place and be maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.	Triggered	Site inspection	During site inspection street trees on Worth Place frontage were retained and protected.		Compliant
	B	B61	Car Parking Prior to the commencement of above ground works, the Applicant must submit to the Certifier a Car Parking plan. The plan must demonstrate the provision in the adjacent Wright Lane carpark of the following: (a) a minimum of 6 disabled parking spaces; (b) a minimum of 2 car parking bays dedicated for use as Loading Zone bays; (c) a minimum of 4 car parking spaces to be dedicated for use as Short-term Parking bays; and (d) a minimum of 2 car parking spaces dedicated for use as Ride Share spaces The design of the on-site car parking and vehicular access is to comply with the relevant provisions of the latest version of AS/NZS 2890 -Parking facilities.	Triggered	BCA Crown, Construction Certificate 2 (CRO-25086), dated 20 November 2025. Civil Plan (Wright Land Carparking) Rev 1, Northrop Consulting Engineers, dated 28/10/2025	A car parking plan has been prepared as part of civil plan for the site and has been approved by Certifier under CC2 in compliance with the condition (Northrop 2025).		Compliant
	B	B62	Roads Act Approval Prior to the commencement of works within the road reserve, a separate application is to be lodged, and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the Roads Act 1993, or other satisfactory arrangements confirmed in writing from Council.	Not Triggered		No works have commenced at the road reserve.		Not Triggered
	B	B63	Public Domain Works Prior to the commencement of Civic Lane public domain works, full details are to be provided to, and consent obtained, or other satisfactory arrangements confirmed in writing, from Council pursuant to Section 138 of the Roads Act 1993 for the following works to be designed and constructed by the Applicant within Civic Lane public road reserve and Worth Place, adjacent to the site, at no cost to Council and in accordance with Council's guidelines and design specifications: (a) a permanent shared path along the Civic Lane frontage of the student accommodation site and other associated works on Worth Place, up to the transition point located east of the proposed student accommodation building. The design details must include those works associated with that portion of the shared path located within the site. (b) a temporary shared path and other associated works from the eastern boundary (transition point) of the student accommodation site to the eastern end of the Newcastle City Campus in the Museum Precinct. (c) phase 1 works of the Civic Lane Concept Proposal as indicated by Council's notations on the Northrop drawing (CC2-C04.01 Rev 3) identified as 'Public Domain Works Plan-CN Mark-up Concept-dated 15 April 2025'. These works include, but are not limited to, a shared path ramp and footpath continuation at the intersection of Civic Lane and Worth Place, street lighting, kerb extension and streetscape improvements. (d) all the above works in Civic Lane and Worth Place must be designed and constructed generally in accordance with the requirements of 'Public Domain Works Plan-CN Mark-up Concept-dated 15 April 2025'. (e) all associated traffic and parking works. (f) the proposed driveway to the Loading Dock must be designed generally as identified on 'Public Domain Works-CN Mark-up Concept-15 April 2025 to enable both Medium Rigid vehicles and Small Rigid vehicles to drive forward in and reverse out. Plans of the vehicular turning movements of the above vehicles must be provided with the detailed design of Civic Lane. Engineering design plans and specifications for the works to be undertaken within the public road reserve are to be prepared by a practising professional engineer and associated relevant consultants with experience and competence in the related field, and in compliance with all relevant Australian and NSW standards, guidelines, and technical directions.	Not Triggered		Not triggered for this audit period		Not Triggered

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			Flood Emergency Response Plan - Construction					
	B	B64	Prior to the commencement of above ground works, the Applicant is to submit to the Certifier a Flood Emergency Response Plan for the construction phase of the development. It is to be prepared by a professional engineer, who is experienced in flood management. The plan is to include an education and awareness component for the workforce, detailed evacuation procedures to interface with the Bureau of Meteorology's flood warning system and the local State Emergency Services plan and provisions for any third parties likely to be involved. The flood emergency response plan is to describe the following components: (a) the flood emergency responses for the construction phase of the development; (b) likely flood behaviour (c) flood warning systems (d) an education awareness program (e) evacuation and evasion procedures (f) evacuation routes and flood refuges and flood warning system (g) flood preparedness and awareness procedures for employees and contractors Considerations are to include the full range of flood risks, the proposed use of the site, site access constraints and local area evacuation routes to high ground. The plan is to be aimed at self-directed evacuation or evasion to minimise the draw on limited State Emergency Services resources.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026 Pre-construction flood management plan, 24 June 2025, Torrent Consulting	All required documentation approved and submitted		Compliant
			Flood Refuge					
	B	B65	Prior to the commencement of above ground works, the Applicant is to submit to the Certifier a plan prepared by a suitably qualified and experienced Civil Engineer showing an onsite flood refuge. The plan must: (a) demonstrate the level of the refuge is above the level of the Probable Maximum Flood Event; and (b) the design and/or suitability of the refuge is to be structurally certified by the engineer, ensuring that the building is able to withstand the hydraulic loading due to flooding from the Probable Maximum Flood.	Triggered	BCA Crown - CRO-25070 - Construction Certificate 1 - 19 August 2025 BCA Crown - CRO-25086 - Construction Certificate 2 - 20 November 2025 BCA Crown - CRO-26039 - Construction Certificate 3 - 15 April 2026 Flood management report and procedure acknowledgement, 31 July 2025, Hansen Yuncken	All required documentation approved and submitted		Compliant
	PART	C	DURING CONSTRUCTION					
	C		Site Notice					
	C	C1	A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements: (a) the notice is to be able to be read by the general public; (b) the notice is to be rigid, durable and weatherproof and is to be displayed throughout the works period; (c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Site is not permitted.	Triggered	Photo of signage erected at access points shows compliance	Notices in place as required		Compliant
	C		Approved Plans to be On-Site					
	C	C2	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available to any officer of the Department, Council or the PCA.	Triggered	Copies of management plans were sighted at the site	Plans implemented and controls in place as per approved plans		Compliant
	C		Contact Telephone Number					
	C	C3	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	Triggered	Photo of signage erected at access points shows compliance	24 hour contact number was sited on signage around the site.		Compliant
	C		Checking Floor Levels					
	C	C4	During building work, certification is to be prepared by a Registered Surveyor and submitted to the Certifier at the following stages of construction: (a) on completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels. (b) on completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels. (c) when the roof has been completed, confirming that the building does not exceed the approved levels.	Triggered	CC2_CRO-25086 BMG 20/11/25	Crown Certificate 2 – Superstructure works including installation of precast panels only to the exclusion of Lv. 8 roof and above. Satisfies C4 a) and b).		Compliant
	C		Setting Out of Structures					
	C	C5	The building shall be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the Certifier, certifying that structural works are in accordance with the approved development application.	Triggered	CC2_CRO-25086 BMG 20/11/25	Crown Certificate 2 – Superstructure works including installation of precast panels only to the exclusion of Lv. 8 roof and above. Satisfies C4 a) and b).		Compliant
	C		Hours of Construction					
	C	C6	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive; and (b) between 8:00 am and 1:00 pm, Saturdays.	Triggered	Signage in place Site Induction records CNVMP and included on project website.	Hours presented on the signage at the entrance to the construction site .		Compliant

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	C	C7	No work may be carried out on Sundays or public holidays.	Triggered	Induction, CNVMP	Hours of works included in induction, CNVMP		Compliant
	C	C8	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm. (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing, by the Planning Secretary or their nominee, if appropriate justification is provided for the works.	Triggered	SSD-61618229-PA-18 SSD-61618229-PA-19 SSD-61618229-PA-20 Email from DPHI on 11/06/2026	Applications for Work Outside Approved Hours for Tower Crane installation from 6pm to 8pm was submitted on 16/12/2025. Approval from DPHI recieved 17/12/2025 Applications for Work Outside Approved Hours for large concrete pour from 6pm to 8:30pm was submitted on 26/02/2026. Approval from DPHI recieved 27/02/2026 Application Work Outside Approved Hours for large concrete pour from 6pm to 8:30pm were submitted on Friday 13/02/26. Approval from DPHI was received on 13/02/2026 Application Work Outside Approved Hours for large concrete pour were submitted on 17/04/2026 to be undertaken from 6pm to 8:30pm. Ackownldogement recieved 14/04/2026. Application Work Outside Approved Hours for large concrete pour were submitted on 21/05/2026 to be undertaken from 6pm to 8:30pm. Acknowledgement recieved 21/05/2026. DPHI confirmed via email that acknowledgement closed request from April and May out as they did not require approval.		Compliant
	C	C9	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Triggered	SSD-61618229-PA-18 SSD-61618229-PA-19 SSD-61618229-PA-20 Email from DPHI on 11/06/2026	All out of hours work applications submitted included community notice and provided to residents.		Compliant
	C	C10	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9.00 am to 12.00 pm, Monday to Friday; (b) 2.00 pm to 5.00 pm Monday to Friday; and (c) 9.00 am to 12.00 pm, Saturday.	Not Triggered		No works of this nature occurred during the audit period		Not Triggered
	C		Implementation of Management Plans					
	C	C11	The Applicant shall ensure that the requirements of the CEMP, CPTMP, CNVMP, CWMP, AQMP, GMP, UFP and MUFP required by Parts B and C of this consent are implemented during construction.	Triggered	Approved plans as required	Implementation of the plans was reviewed as part of the audit and plans were found to be in place, well understood by the site team and monitoring in place as required. Further details are contained under each condition.		Compliant
	C		Construction Noise and Vibration Management					
	C	C12	The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CEMP and CNVMP.	Triggered	Construction Noise and Vibration Management Plan, Rev 0, 29 May 2025, prepared by Acoustic Logic Noise monitoring reports prepared by Acoustic Logic prepared from 15 September 2025 to 24 February 2026	Project undertaken in accordance with this approved plan. Noise and vibration monitoring data was reviewed as part of the audit. Monthly summaries are produced for the site from real-time data capture maintained at the site. No construction exceedances were reported by the consultant during the period.		Compliant
	C	C13	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	Triggered	Construction Noise and Vibration Management Plan, Rev 0, 29 May 2025, prepared by Acoustic Logic	No noise of this type was occurring at the time of the inspection. Plan includes noise management levels from approval.		Compliant
	C	C14	Heavy vehicles and oversized vehicles must not queue or idle on Civic Lane or Worth Place outside of construction zones awaiting access to the site.	Triggered	Construction Noise and Vibration Management Plan, Rev 0, 29 May 2025, prepared by Acoustic Logic Site inspection	No heavy vehicles and oversized vehicles were observed parking on Civic Lane or Worth Place outside of construction zones awaiting access to the site.		Compliant
	C	C15	The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers.	Triggered	Environmental Management Plan, Rev A-4, 21 May 2026 Construction Noise and Vibration Management Plan, Rev 0, 29 May 2025, prepared by Acoustic Logic	All wors were in accordance with the CEMP and CNVMP. No works of this nature undertaken during the audit period.		Compliant

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	C	C16	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required, they must only be installed where outlined in the CEMP.	Triggered	Environmental Management Plan, Rev A-4, 21 May 2026 Construction Noise and Vibration Management Plan, Rev 0, 29 May 2025, prepared by Acoustic Logic	All works were in accordance with the CEMP and CNVMP.		Compliant
	C	C17	Vibration caused by construction at any residence or structure outside the subject site must be limited to: (a) for structural damage vibration to buildings (excluding heritage buildings), British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings; (b) for structural damage vibration to heritage buildings, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure; (c) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment; and (d) these limits apply unless otherwise outlined in the CNVMP.	Triggered	Construction Noise and Vibration Management Plan, Rev 0, 29 May 2025, prepared by Acoustic Logic	Plan includes these requirements. No activities of this sort being undertaken at the time of the audit. No triggers of compliance levels noted in real time data or summaries		Compliant
	C	C18	Vibratory compactors must not be used within 30 metres of residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific CNVMP required by this consent.	Triggered	Construction Noise and Vibration Management Plan, Rev 0, 29 May 2025, prepared by Acoustic Logic	Plans implemented and controls in place as per approved plans		Compliant
	C		Erosion and Sediment Control					
	C	C19	All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Triggered	Site inspection Stormwater Management Plan , Northrop 10 October 2025 C_CCSA_DRW_10201 (1) EROSION AND SEDIMENT CONTROL PLAN C_CCSA_DRW_10211 (1) EROSION AND SEDIMENT CONTROL DETAILS Environmental Compliance Registers Sept-25 to Apr-26 Records of post rainfall inspections Issues export report	At the time the audit was undertaken all sediment controls where in place.		Compliant
	C		Disposal of Seepage and Stormwater					
	C	C20	Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.	Triggered	Environmental Management Plan, Rev A-4, 21 May 2026 Water Treatment Plan, Coates 28 May 2025 Dewatering records	Any water collected on site is managed in accordance with this plan. Adjacent building sites are all connected to the stormwater systems and seepage is collected and treated where required prior to discharge.		Compliant
	C		Loading and Unloading During Construction					
	C	C21	The following requirements apply: (a) all loading and unloading associated with demolition and construction must be accommodated on-site; (b) a Works Zone is required if loading and unloading is not possible on site. If a WorksZone is warranted an application must be made to the relevant road authority at least 8weeks prior to commencement of works on the site. Consent for a Works Zone may begiven for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The consent will be reviewed periodically for any adjustment necessitated by the progress of the construction activities	Triggered	Site inspection	All work is contained within the construction site boundary.		Compliant
	C		Covering of Loads					
	C	C22	All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	Triggered	Site inspection	Trucks observed entering and leaving site were covered as required.		Compliant
	C		Vehicle Cleansing					
	C	C23	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	Triggered	Site inspection	Site is completely sealed, no material was observed being tracked onto the roads.		Compliant
	C		Hoarding / Fencing Requirements					
	C	C24	The following hoarding requirements must be complied with: (a) no third-party advertising, unless associated with State or Commonwealth Funding of the development or development deeds (such as logos of such associated stakeholders), is permitted to be displayed on the subject hoarding/fencing; and (b) the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.	Triggered	Site inspection Photo evidence of removal provided	All hoarding requirements were erected in complaine with this condition. Some graffiti was observed during the site visit which were removed in accorndace with this condition.		Compliant
	C		Waste Management					
	C	C25	Notwithstanding the CWMP referred to in condition B43, the Applicant must ensure that: (a) all waste generated by the development is classified and managed in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste 2009; (b) all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; (c) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of the nearby harbour; (d) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (e) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; and (f) concrete waste and rinse water are not disposed of on the site and are not caused or permitted to enter the waters of the nearby harbour.	Triggered	Environmental Management Plan, Rev A-4, 21 May 2026 Waste Management Reports from Septemebr 2025-May 2026	Waste was being managed on site - all bin areas where being used appropriately, and site was clean of loose rubbish. Segregated nd sealed bin areas are located near gate access points and were well managed at the time of the audit.		Compliant

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	C		Stockpile Management					
	C	C26	The Applicant must ensure that: (a) stockpiles of excavated material do not exceed 4 metres in height; (b) stockpiles of excavated material are constructed and maintained to prevent cross contamination; and (c) suitable erosion and sediment controls are in place for stockpiles.	Not Triggered		Not Triggered - excavation has been completed, the building is being constructed from the ground up.		Not Triggered
	C		Dust Control Measures					
	C	C27	Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted: (a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions; (b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed; (c) all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour; (d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs; (e) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material; (f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays; (g) gates shall be closed between vehicle movements and shall be fitted with shade cloth; and (h) cleaning of footpaths and roadways shall be carried out regularly.	Triggered	Site inspection Water Cart Environmental Management Plan, Rev A-4, 21 May 2026	No odours or dust were observed coming from the site at the time of the audit, roads and paths around the site were clean of dust and debris at the time of the audit. All footpaths were clean. All vehicles entering and exiting sites were covered. Photos were provided that identified that stockpiles were sorted and maintained at manageable sizes and covered. All earthworks have been completed for the project.		Compliant
	C		No Obstruction of the Public Way					
	C	C28	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	Triggered	Site inspection	The works were observed to be contained wholly within the site boundary during the site visit. No items were observed to be obstructing the public way.		Compliant
	C		Damage to the Public Way					
	C	C29	Any damage to the public way, including trees, footpaths, kerbs, gutters, road carriageway and the like, must immediately be made safe and functional by the Applicant.	Triggered	Site inspection	No damage to public way, including trees, footpaths, kerbs, gutters, road carriageway and the like was observed during the audit		Compliant
	C		Asbestos and Hazardous Waste Removal					
	C	C30	Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.	Not Triggered		No demolition works have been undertaken during the audit period		Not Triggered
	C	C31	All materials requiring removal from the site must be classified in accordance with Waste Classification Guidelines (NSW EPA, 2014). The Applicant must ensure that demolition works are undertaken so that cross-contamination of the site does not occur.	Not Triggered		No demolition works have been undertaken during the audit period		Not Triggered
	C	C32	Removal of asbestos and other hazardous building materials must be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be provided before waste classification, disposal or site validation is undertaken.	Triggered	Asbestos Clearance Certificate dated 27 Septemebr 2025 prepared by best practice inudstries	Asbestos Clearance Certificate dated 27 Septemebr 2025 prepared by Best practice industries identifies Gleeson Civil Engineering – AD214321 as removalist.		Compliant
	C	C33	The Applicant must implement the UFP (see condition B54) for the duration of construction. Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified and works must cease. Works must not recommence on site until the Department confirms works can recommence.	Triggered	UFP	No unexpected finds encountered during the audit period		Compliant
	C		SafeWork NSW Requirements					
	C	C34	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements.	Triggered	Site inspection	Site was appropriately secured during the site visit (fenced and hoardings were in place around the perimeter with lock on front entrance)		Compliant
	C		Aboriginal Heritage - ACHAR					
	C	C35	All reasonable steps must be taken so as no to harm, modify or other impact Aboriginal objects except as authorised by this approval.	Not Triggered		All heritage works on site were undertaken in accordance with relevant plans and not triggered for this audit period		Not Triggered
	C	C36	The Registered Aboriginal Parties (RAPs) must be kept informed about the SSD. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal Cultural heritage management requirements of the SSD.	Not Triggered		All heritage works on site were undertaken in accordance with relevant plans and not triggered for this audit period		Not Triggered
	C		Water Supply, Take and Licencing - DCCEW Water					
	C	C37	Should groundwater be intercepted, a water access license (WAL) must be obtained prior to any take occurring unless an exemption applied under the Water Management (General) Regulation 2018.	Triggered	Correspondences from DPIE Water licensing received 6 Novemebr 2025	Correspondence received from DPIE Water licnesing indicated that the temporary dewatering has been addressed and responded to by the Department and site is not required to obtain a Water Access Licence under the Water Management (General) Regulation 2025.		Compliant
	C		Emergency Management					
	C	C38	The Applicant must prepare and implement awareness training for employees and contractors, including locations of assembly points and evacuation routes, for the duration of construction.	Triggered	Toolbox Meeting records Emergency Response records Site inspection	The induction contains these requirements and evacuation diagrams are located in site offices and crib rooms.		Compliant
	C		Locomotive Turntable - Heritage NSW					
	C	C39	The location of the turntable is to be accurately mapped and the AHD level of the top of the perimeter wall is to be measured. This information is to be used in the development of the landscape design to avoid potential impacts.	Triggered	Archaeological Method Statement , R02, Umwelt, July 2025 Temporary Protection Plan	First, the Archaeological Method Statement (AMS) was developed as per C44 and a Temporary Protection Plan per B58. The location of the turntable was then mapped and surveyed (C39) following exposure of the turntable last year with the heritage consultant in attendance during works.		Compliant
	C	C40	There are to be no physical impacts to the locomotive turntable as result of the proposed works. This includes impacts related to paving and bedding, soft landscaping, structures and footings, and services.	Triggered	Site inspection	No works are being undertaken near the turntable		Compliant

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	C	C41	An exclusion zone is to be established around the turntable during construction to protect it from damage. The establishment of the exclusion zone is to be included in any Construction Environmental Management Plan (CEMP) for the site.	Triggered	Site inspection	Exclusion zone has been in place during works in line with the AMS.		Compliant
	C	C42	The location of the locomotive turntable should be accurately identified in the finished works to help prevent future damage to the structure.	Triggered	Site inspection	Images on Hoardings identified location of locomotive turntable in the finished works		Compliant
	C	C43	Interpretation of the locomotive turntable is to be developed in consultation with an experienced heritage practitioner and is to be based on accurate historical information.	Triggered	Site interview	Currently finalising the Heritage Interpretation Plan which will address the turntable design and will be submitted with CC4 (ahead of relevant works) which will address the treatment to the turntable area.		Compliant
	C		Historical Archaeology - Heritage NSW					
	C	C44	Where works to identify and protect the location of the locomotive turntable require subsurface investigation, these are to be monitored by a suitably qualified historical archaeologist to ensure that the locomotive turntable is not impacted. An Archaeological Method Statement to guide archaeological monitoring and specify measures which will be implemented to protect the turntable is to be included as a part of a Construction Environmental Management Plan (CEMP) for the site. The CEMP is to be provided to the Department for approval prior to the commencement of works within the area of influence of the locomotive turntable.	Not Triggered	Archaeological Method Statement, R02, Umwelt, July 2025	No works that required subsurface investigation all works were being undertaken within the site boundary		Not Triggered
	C		Heritage Interpretation Plan					
	C	C45	Following the completion of the archaeology works, a detailed Heritage Interpretation Plan (HIP) prepared by a suitably experienced heritage interpretation practitioner shall be submitted to the Certifier. The HIP must: (a) be in accordance with the Heritage Council's 'Interpreting Heritage Places and Items Guidelines' (2005); (b) build upon the themes and opportunities identified in the Umwelt Heritage Interpretation Strategy (18 June 2024); (c) make allowance for the display of any potential archaeology uncovered during the works; and (d) interpret the multiple uses and history of the various heritage buildings and elements on the site in a way that is engaging, informative and readily accessible to the majority of visitors.	Not Triggered		Currently finalising the Heritage Interpretation Plan which will address the turntable design and will be submitted with CC4 not triggered for this audit period.		Not Triggered
	PART	D	PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
	D		Notice of Occupation					
	D	D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Height Certification					
	D	D2	A Registered Surveyor is to certify that the height of the building does not exceed RL 37.53m AHD. Details shall be provided to the Certifier demonstrating compliance with this condition prior to occupation or commencement of use.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Operational Plan of Management					
	D	D3	Prior to the occupation or commencement of use, a detailed Operational Plan of Management (OPM) shall be submitted to the Certifier. The OPM must be prepared in consultation with Council. The OPM must address (but not be limited to): (a) management of communal areas and open spaces (see conditions E2 to E6); (b) loading and unloading, security and staff management, emergency management/evacuation and incident response protocols, occupational health and safety, waste management, water management, wayfinding and signage, and lighting; (c) tenant induction and education programs regarding use of the building's environmental systems; (d) community consultation and complaint management; and (e) management of student move-in and move-outs.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Tree Planting, Landscaping and Public Domain Works					
	D	D4	All tree planting, landscaping and public domain works approved by condition A2, must be completed in accordance with the approved plans, including the detailed landscape plan prior to occupation or commencement of use.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D	D5	Prior to occupation or commencement of use, structural and waterproofing certifications for the green roof are to be submitted to and approved by the Certifier	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Road Damage					
	D	D6	The cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the commencement of use.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Utility Providers					
	D	D7	Prior to occupation or commencement of the use, written advice shall be obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Post-Construction Dilapidation Report					
	D	D8	Prior to occupation or commencement of use: (a) The Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. (b) The report is to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) A copy of this report is to be forwarded to the Council and the Planning Secretary and each of the affected property owners.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Structural Inspection Certificate					
	D	D9	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier prior to occupation or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered

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	D		Ecologically Sustainable Development					
	D	D10	Unless otherwise agreed by the Planning Secretary, within 12-months of commencement of operation, Green Star certification is obtained demonstrating the development achieves a minimum 4-star (or aspirational 5-star) Green Star Buildings v1 rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Mechanical Ventilation					
	D	D11	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the Certifier, prior to occupation or commencement of use, that the installation and performance of the mechanical systems complies with: (a) the NCC; (b) Australian Standard AS1668 and other relevant codes; (c) the development consent and any relevant modifications; and, (d) any dispensation granted by Fire and Rescue NSW.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Crime Prevention through Environmental Design					
	D	D12	Prior to occupation or commencement of use, evidence shall be submitted to the Certifier demonstrating the recommendations of the CPTED Report, prepared by Ethos Urban, dated 22 November 2024 have been implemented.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Wind Mitigation Measures					
	D	D13	Prior to occupation or commencement of use, evidence shall be submitted to the Certifier demonstrating compliance with all wind mitigation recommendations of the Pedestrian Wind Environment Assessment, prepared by Windtech Consultants dated 15 July 2024.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Fire Safety Certification					
	D	D14	Prior to the occupation or commencement of use of the development, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and be prominently displayed in the building.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Sanitary Facilities for Disabled Persons					
	D	D15	Prior to occupation or commencement of the use, details must be provided to the Certifier demonstrating that the provision of sanitary facilities for disabled persons within the premises complies with Section F2.4 of the NCC and condition B34.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Waste and Recycling Collection					
	D	D16	Prior to occupation or commencement of use, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, through-site link and reserves at any time.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D	D17	Prior to occupation or commencement of use, the Certifier must ensure that waste handling works have been completed in accordance with the OWMP.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Acoustic Compliance					
	D	D18	Prior to occupation or commencement of, evidence shall be submitted to the Certifier demonstrating compliance with all noise mitigation measures required under condition B22 to ensure the development achieves compliance with the requirements of the NSW Industrial Noise Policy and other guidelines applicable to the development.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		External Walls and Cladding Flammability					
	D	D19	Prior to occupation or commencement of use, evidence shall be submitted to the Certifier demonstrating all external walls of the building, including cladding, comply with the relevant requirements of the NCC, consistent with the requirements of condition B18.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Protection of Public Infrastructure					
	D	D20	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Reflectivity					
	D	D21	Prior to occupation or commencement of use, evidence shall be submitted to the Certifier demonstrating that the building materials have a maximum normal specular reflectivity of visible light of 20 per cent or consist of alternate materials / mitigation measures that so that the facades of the building do not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Verification of Acoustic Performance - Port Authority					
	D	D22	Prior to occupation or commencement of use, verification be provided to the consent authority that the development has achieved its required acoustic performance for all living/dining and sleeping areas.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Green Travel Plan - TfNSW					
	D	D23	Prior to occupation or commencement of use, the Green Travel Plan (prepared by SECA Solutions, version Ver04, dated 11 July 2024) shall be updated to include: (a) An Implementation Plan section with committed actions ready for implementation from the first day of occupancy; and (b) A Travel Survey included as a separate appendix. The survey should be included in the Implementation Plan and distributed three (3) months post-occupancy to both staff and students. The survey should include questions to obtain residential postcodes to identify origin and destination patterns to inform strategies that aim to increase the use of public and active transport by staff and visitors driving to and from the site. Questions regarding interest in initiatives promoting sustainable transport should also be used here; and (c) Additional information about walking and cycling routes to/from and around the site; and (d) A website link to the Travel Access Guides (TAGs) as referred to in condition D26 shall be included as an appendix in the GTP. The updated Green Travel Plan shall be provided to and endorsed by TfNSW. A copy of the final plan shall be submitted to the Planning Secretary. Details demonstrating compliance with these requirements must be submitted to the Certifier prior to occupation or commencement of use.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D	D24	The GTP will need to be appropriately funded and otherwise resourced, by the applicant, for a period of at least 5 years, or via an appropriate appointed entity. This will include ongoing travel demand initiatives in the Implementation Plan that will require resourcing. This is in recognition that any travel demand management interventions will need to be significant in scale to be effective.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered

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	D	D25	A Travel Plan Coordinator (TPC) shall be appointed for the life of the development who will manage the GTP from the first day of occupancy. Further consideration should also be given to having other staff involved to ensure the GTP is adequately monitored and evaluated, as well as implementing strategies if the TPCs change over the lifecycle of the development.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Transport Access Guide - TfNSW					
	D	D26	Prior to occupation or commencement of use a Transport Access Guide must be prepared in consultation with TfNSW. The Transport Access Guide shall include the following: (a) Additional information about service routes and timetables for buses, light rail, and trains to and from the site. (b) Additional information about service routes and timetables for university shuttle buses to and from the site. (c) Promotes bike parking and End of Trip facilities (EoT) such as showers, lockers and change rooms. (d) Does not promote parking areas where staff, students and visitors can park. (e) Suitable nearby drop-off/pick-up locations; and (f) Identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; and (g) Suitable nearby Taxi Zones. The Travel Access Guide shall be provided to and endorsed by TfNSW. A copy of the final plan shall be submitted to the Planning Secretary. Details demonstrating compliance with these requirements must be submitted to the Certifier prior to occupation or commencement of use.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		No Obstruction - Public Domain					
		D27	All public footways and paths of travel must be free from obstructions. If services are required to be relocated to clear paths of travel, then this must be undertaken at the developer's expense. All obstructions are to be removed prior to occupation or commencement of use.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Utilities and Services - Hunter Water					
		D28	Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 50 of the Hunter Water Corporation Act 1991. The proponent is required to submit an application for Development Assessment (Section 50) for the proposed development in accordance with Section 49 of the Hunter Water Act 1991 (the Act) via the Hunter Water Self Service Portal (https://selfservice.hunterwater.com.au/). A Compliance Certificate will be issued under Section 50 of the Act for the proposed development once Hunter Water's specific requirements have been satisfied, and this Compliance Certificate must be submitted to the Certifier prior to commencement of works. The proponent is responsible for ensuring that any development staging is clearly defined in the development consent in order to allow the release of Section 50 Compliance Certificates for each development stage and, if required, the associated staged delivery of water and sewer infrastructure	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Developer Contribution					
		D29	Prior to occupation, the Certifier must provide a copy of the documentation to the Planning Secretary which confirms that there are no outstanding infrastructure contributions or levies.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Outdoor Lighting					
		D30	Prior to occupation, the Applicant must submit evidence, from a suitably qualified practitioner to the Certifier, which demonstrates that all outdoor lighting within the site complies with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Student Accommodation Affordability and Supply Strategy					
		D31	Prior to occupation or commencement of use, the Applicant must submit to the Certifier an Approach to Providing Affordable Student Accommodation statement. The Approach statement is to address the following at a minimum: (a) accommodation demand and supply analysis with benchmarking against student accommodation and other forms of accommodation typically occupied by students; (b) affordable student accommodation analysis trends and statistics associated with student demand and affordability price point for the University of Newcastle students; (c) the mechanisms deployed by the University to support affordable student housing; (d) confirmation of current student accommodation portfolio including age, price point, type of facility and details of future planned student accommodation development; and (e) typical student income (including government benefits) and accommodation costs as a proportion of that income.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Heritage Interpretation Plan					
		D32	The Heritage Interpretation Plan required by Condition C45 must be implemented prior to occupation or commencement of use.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Section 88B Instrument - Permanent Shared Path					
	D	D33	Prior to occupation or commencement of use, a notation is to be made on a survey plan and accompanying instrument under Section 88B of the Conveyancing Act 1919. It is to set out the terms of a required right of carriageway benefiting Newcastle City Council and the general public over the permanent shared path along the Civic Lane frontage of the student accommodation site up to the transition point located east of the proposed student accommodation building. The plan and instrument are to detail that Newcastle City Council and the general public can pass and repass without any costs, and such must not burden Council or the general public for any risks, liability and maintenance responsibility and must be accessible at all times without any restrictions.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Section 88B Instrument - Temporary Shared Pathway					
		D34	Prior to occupation or commencement of use, a notation is to be made on a survey plan and accompanying instrument under Section 88B of the Conveyancing Act 1919. It is to set out the terms of a required right of carriageway benefiting Newcastle City Council and the general public over the temporary shared path from the eastern boundary (transition point) of the student accommodation site to the eastern end of the Newcastle City Campus in the Museum Precinct. The plan and instrument are to detail that Newcastle City Council and the general public can pass and repass without any costs, and such must not burden council or the general public for any risks, liability and maintenance responsibility and must be accessible at all times without any restrictions. Note: i) Council in addition to the owner of any land benefited by the easement is to be a party whose consent is needed to release or vary easements or positive covenants. ii) Council will not withhold consent to release the positive covenants or easements in respect of temporary shared path subject to adequate alternate measures being provided.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFs/Recommendations	Audit Compliance Status
	D		Stormwater Works as Executed					
		D35	Prior to occupation or commencement of use, a copy of the approved stormwater drainage design plans with 'work as executed' levels indicated, must be submitted to the Certifier and to Council. The plans must be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Water Management Measures Completion					
		D36	Prior to occupation or commencement of use, the water management measures as indicated on the submitted plans and Statement of Environmental Effects and/or as modified under the terms of this consent are to be implemented and the nominated fixtures and appliances are to be installed and operational.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Carparking					
		D37	Prior to occupation or commencement of use, allocated car parking within the Wright Lane Carpark is to be provided generally in accordance with the approved plans except as otherwise provided by the conditions of consent.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Public Domain Works					
		D38	The public domain works required by Condition B66 must be constructed and completed prior to occupation or commencement of use or otherwise agreed between Council and the applicant.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Bicycle Parking and End of Trip Facilities					
		D39	Prior to the occupation, details demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) a minimum of 90 bicycle parking spaces are to be provided internally for students and staff (including retail staff); (b) minimum of 23 bicycle loops (capable of securing 46 bicycles) are to be provided externally for students and staff; (c) the layout, design and security of all bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015; (d) the provision of end-of-trip facilities; (e) appropriate pedestrian and cyclist advisory signs are to be provided; and (f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	D		Flood Emergency Response Plan - Operational					
		D40	The Prior to the occupation or commencement of use, the Applicant is to submit to the Certifier a Flood Emergency Response Plan for the operational phase of the development. It is to be prepared by a professional engineer, who is experienced in flood management. The plan is to include an education and awareness component for the workforce, detailed evacuation procedures to interface with the Bureau of Meteorology's flood warning system and the local State Emergency Services plan and provisions for any third parties likely to be involved. The flood emergency response plan is to describe the following components: (a) the flood emergency responses for the operational phase of the development; (b) likely flood behaviour; (c) flood warning systems; (d) an education awareness program; (e) evacuation and evasion procedures; (f) evacuation routes and flood refuges and flood warning system; and (g) flood preparedness and awareness procedures for residents, visitors, staff and the like. Considerations are to include the full range of flood risks, the proposed use of the site, site access constraints and local area evacuation routes to high ground. The plan is to be aimed at self-directed evacuation or evasion to minimise the draw on limited State Emergency Services resources.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	PART	E	POST OCCUPATION					
	E		Operational Plan of Management					
	E	E1	The OPM (see condition D3) and all relevant plans must be fully implemented during use of the premises.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Operational Restrictions					
	E	E2	The use of the communal facilities, including the rooftop terrace on level 1 is restricted to staff, residents and their guests.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E	E3	Amplified noise/music is prohibited within external terraces and only low-level background music is permitted in internal communal areas.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E	E4	Alcohol is prohibited to be consumed within the building, except within student rooms and the internal communal areas.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E	E5	Internal speakers must not be placed to direct the playing of music towards the public domain or outdoor areas associated with the premises.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E	E6	Noise associated with the operation of the development shall not give rise to the transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Noise Control - Plant and Machinery					
	E	E7	Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following: (a) transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy; (b) a sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and (c) notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00 am.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Loading and Unloading					
	E	E8	All loading and unloading operations associated with the site must be carried out: (a) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Waste Management					
	E	E9	Waste Management shall be undertaken in accordance with the OWMP.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		No Obstruction of the Public Way					
	E	E10	The public way must not be obstructed by any materials, waste, vehicles, refuse, skips or the like under any circumstances.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFIs/Recommendations	Audit Compliance Status
	E		Outdoor Furniture					
	E	E11	Lightweight furniture is not permitted within communal open space areas unless securely attached to the floor slab. Use of loose glass-tops and lightweight sheets or covers is not permitted	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Anti-Graffiti					
	E	E12	Where possible all ground level surfaces are to be treated with anti-graffiti coating to minimise the potential of defacement. In addition, any graffiti evident on the exterior facades and visible from a public place is to be removed within 48 hours.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Plan of Management for Landscape Maintenance					
	E	E13	Within six months of the issue of occupation, a Plan of Management for the ongoing maintenance of landscaped areas and tree planting is to be prepared and adopted by the operator of the student accommodation.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Transport Access Guide					
	E	E14	The Transport Access Guide shall be implemented and maintained by the operator of the student accommodation and be made available to staff, guests, clients, customers, and visitors at all times.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Maintenance on Trees on Site					
	E	E15	Tree maintenance must be implemented and complied with immediately following tree planting, and until the tree reaches the required minimum height limits.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E	E16	Maintenance includes watering, weeding, removal of rubbish from tree bases, pruning (in accordance with AS4373-2007), fertilising, pest and disease control and any other operations required to maintain a healthy robust tree.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Maintenance of Landscaping					
	E	E17	Landscaping in communal areas and level 1 external terrace must be maintained in accordance with the respective maintenance plans.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Street Level Façade					
	E	E18	No opaque glass, film or security roller doors are permitted at any time on any part of the façade that faces the public domain at street level except for any signage, fixture, feature or the like provided as part of AS 1428.1 Design for access and mobility.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Operation of Plant and Equipment					
	E	E19	All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Carparking					
	E	E20	During occupation and ongoing use, the proposed 14 allocated parking bays within the adjacent Wright Lane carpark as approved under this development are to be made available for their intended uses until further developments commence under the site's approved Concept Plan (SSD-9262). The utilisation of these spaces will be monitored by the applicant to assist in providing appropriate long-term amenity as the City Campus is further developed.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Site Maintenance					
	E	E21	During occupation and ongoing use of the site and student accommodation building, the driveway crossing associated with the service/loading bay, parking areas and stormwater management system are to be properly maintained for the life of the development.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Loading and Unloading					
	E	E22	During occupation and ongoing use, vehicles are to be loaded or unloaded standing wholly within the premises and within loading bays designated on the approved plans or as otherwise provided in accordance with the conditions of this consent and under no circumstances are vehicles to be loaded or unloaded at the kerbside, across the public footpath or in a manner which obstructs vehicular access to the site.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
	E		Flood Emergency Response Plan					
	E	E23	The Flood Emergency Response Plan required by condition D40 shall be effectively updated and maintained by the applicant.	Not Triggered	Site not operational at the time of the audit	Not triggered for this audit period as site is still under construction		Not Triggered
			ADVISORY NOTES					
			Appeals					
	AN	AN1	The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.	Not Triggered	Noted	Not triggered for this audit period		Not Triggered
			Long Service Levy					
	AN	AN2	For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Not Triggered	Noted	Not triggered for this audit period		Not Triggered
			Other Approvals and Permits					
	AN	AN3	The Applicant shall apply to Council or other relevant authority for all necessary permits, including crane permits, road opening permits, stormwater drainage, footpaths, kerb and gutter, street trees, street lighting and signage, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under section 68 (Approvals) of the Local Government Act 1993 or section 138 of the Roads Act 1993.	Triggered	Noted	All relevant approvals were obtained during the audit period. Refer to relevant conditions		Compliant
			Responsibility for Other Consents/Agreements					
	AN	AN4	The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Not Triggered	Noted	Not triggered for this audit period		Not Triggered
			Temporary Structures					
	AN	AN5	(a) An approval under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 must be obtained from the Authority for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the NCC. (b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Authority with the application under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 to certify the structural adequacy of the design of the temporary structures.	Triggered	Noted	Refer to relevant conditions above		Compliant
			Disability Discrimination Act					
	AN	AN6	This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the NCC which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	Not Triggered	Noted	Not triggered for this audit period		Not Triggered

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ID No.	SSD Part	SSD Req. No.	SSD Requirement	Triggered for Audit Period	Evidence	Audit #1 Findings	NC/OFs/Recommendations	Audit Compliance Status
			Commonwealth Environment Protection and Biodiversity Conservation Act 1999					
	AN	AN7	(a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister. (b) This application has been assessed in accordance with the EP&A Act. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the EPBC Act does not have application. The EPBC Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.	Not Triggered	Noted	Not triggered for this audit period		Not Triggered
			Works and Signposting					
	AN	AN8	All works and signposting (including any adjustment/relocation works) shall be at no cost to RMS	Not Triggered	Noted	Not triggered for this audit period		Not Triggered
8.	APPENDIX	1	WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS					
			Written Incident Notification Requirements					
	App 1	1.	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A26 or, having given such notification, subsequently forms the view that an incident has not occurred.	Not Triggered		No incidents have occurred during audit period		Compliant
	App 1	2	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	Not Triggered		No incidents have occurred during audit period		Compliant
	App 1	3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested. The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	Not Triggered		No incidents have occurred during audit period		Compliant

Appendix D

Non-compliance and recommendations register

Australia

SYDNEY

Level 10 201 Pacific Highway
St Leonards NSW 2065
T 02 9493 9500

NEWCASTLE

Level 3 175 Scott Street
Newcastle NSW 2300
T 02 4907 4800

BRISBANE

Level 2, 95 North Quay Brisbane
QLD 4000
T 07 3648 1200

CANBERRA

Suite 2.04 Level 2
15 London Circuit
Canberra City ACT 2601

ADELAIDE

Level 4 74 Pirie Street
Adelaide SA 5000
T 08 8232 2253

MELBOURNE

Suite 9.01 Level 9
454 Collins Street
Melbourne VIC 3000
T 03 9993 1900

PERTH

Suite 3.03
111 St Georges Terrace
Perth WA 6000
T 08 6430 4800

Canada

TORONTO

2345 Yonge Street Suite 300
Toronto ON M4P 2E5
T 647 467 1605

VANCOUVER

2015 Main Street
Vancouver BC V5T 3C2
T 604 999 8297

CALGARY

700 2nd Street SW Floor 19
Calgary AB T2P 2W2



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