



# Audit Report

ENVIRONMENTAL AUDIT REPORT

CHAU CHAK WING MUSEUM – SYDNEY UNIVERSITY

JUNE 2018



# 1 INTRODUCTION

## 1.1 BACKGROUND

FDC construction (FDC) has been contracted by the University of Sydney to construct the Chau Chak Wing Museum(CCWM), University Avenue, Camperdown Campus. The project requirements are as set out in the Principals Project Requirements (PPR) Rev 2 September 2017.

FDC have engaged NGH Environmental to conduct independent quarterly audits of the project. The audit scope include the requirements of the SSD 7894 Development consent, the Environmental Management Plan Rev A and associated sub plans.

This report details the results of the pre-construction inspection and audit. The findings of the audit are summarised in Section 2 and recommendations are made in Section 3. Appendix A includes a checklist of all compliance requirements for the project.

## 1.2 AUDIT SCOPE

An Audit of the compliance of the environmental management plans against the requirements of the SSD consent conditions was undertaken. A checklist was developed detailing all consent conditions and commitments in the environmental plans. As this was the first audit the audit consisted of an extensive document review that was undertaken over a three week period from the 25/5/18 to the 15/6/18. The following documents were reviewed:

- SSD 7894 development consent
- CCWM PPR
- Design drawing (TE-AR-JPW 2000-2003)
- FDC Construction programme Rev K
- CCWM staging Diagrams 22012018
- FDC CCWM initial site establishment diagram
- CCWM 2D site establishment and traffic Diagram
- Arboricultural impact assessment (Aborsafe 12 May 2017)
- Pre clearance survey (ecologists report) AMBS (April 2018)
- CCWM FDC Noise and Vibration management Plan Rev B
- CCWM Environmental Management plan Rev A
- Waste Management Plan Rev A
- Crown certificate #1 8/6/17
- Dilapidation reports (Cardno May 18)
- Communication and stakeholder management plan Rev B 3/5/18
- Complaints and Enquiries register
- Letter confirmation of works commencement dated 18/5/18
- Pre construction compliance letter dated 6/6/18
- ESCP dated 8/6/18
- Construction Traffic Management Plan Rev 2 17 May 2018
- Email dated June 8 2018 to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) showing evidence of submission of pre construction compliance report.

The focus of this audit was to check compliance of the project and the EMP and sub plans with the administrative conditions and preconstruction conditions of the SSD 7894. Implementation of the EMP and sub plans was not audited as construction had not substantially commenced.

## 2 DETAILS OF THE SITE AUDIT

### 2.1 SITE INSPECTION

A site inspection and start up meeting was conducted on 25/05/2018 by Natascha Arens (Environmental Auditor), Harry Moate (Cadet, FDC Construction) and Garrett Cassettari (FDC Construction).

The purpose of site visit was to view the site and access arrangements, gain an understanding of the scope of the works and exchange documentation for the initial pre construction audit of the project. Aside from the erection of hoarding and placement of demountable site offices, no works had commenced on site at the time of the site inspection.

### 2.2 PREVIOUS AUDIT FINDINGS

This is the first audit and therefore there are no previous audit findings.

### 2.3 CURRENT AUDIT FINDINGS – SUMMARY

The audit found that FDC was compliant with a vast majority of the conditions of approval relevant to the stage of works. A total of three non compliances were found as a result of the audit. It is noted that the for B20, FDC was mostly compliant with the condition and it was only a small part of the condition that had not been fully achieved. Non compliances with B26 and C28 relate to a minor update to an otherwise compliant consultation plan and public provision of information on a website.

The table below summarises non compliances.

Reference	Requirement	Compliance Status	Action Required	Comments
B20	Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CNVMP) must be submitted for the approval of the Certifying Authority. The CNVMP must address, but not be limited to, the following matters where relevant: i) be prepared by a suitably qualified expert; ii) be prepared in consultation with Council and all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines; iii) describe the measures that would be implemented to ensure: i. best management practice is being employed; ii. compliance with the relevant conditions of this consent; iv) describe the proposed noise and vibration management measures in detail; v) include strategies that have been developed to address impacts to noise sensitive receivers where	NC	FDC to provide evidence that the NVMP was prepared in consultation with council It is suggested that the NVMP links to the auditing requirements in the CEMP, to satisfy the requirement of point vii) of B20. It is also recommended that noise monitoring occurs to test compliance	ii) Although the plan has been provided to council there was no evidence to show it had been prepared in consultation with council. v) the NVMP has identified that the noise management level may be exceeded, strategies are included in table 4.3 and section 6 to reduce this impact vi) The NVMP does not detail the consultation undertaken to develop strategies in v) above

Reference	Requirement	Compliance Status	Action Required	Comments
	<p>noise levels exceed the construction noise management level, for managing high noise generating works;</p> <p>vi) describe the consultation undertaken to develop the strategies in v) above;</p> <p>vii) evaluates and reports on the effectiveness of the noise and vibration management measures; and</p> <p>viii) include a complaints management system that would be implemented for the duration of the construction works.</p> <p>b) The Applicant must submit a copy of the CNVMP to the Department and Council prior to commencement of work.</p>		with the construction noise goals	
B26	<p>Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>b) a postal address to which written complaints and enquiries may be sent; and</p> <p>c) an email address to which electronic complaints and enquiries may be transmitted.</p>	NC	<p>FDC update the CSMP to include the contact details as required by this condition</p>	<p>A communication and stakeholder management plan has been prepared however it does not include details of</p> <ul style="list-style-type: none"> <li>• 24 hr toll free number</li> <li>• Postal address for complaints</li> <li>• Email address for complaints</li> </ul> <p>It was noted at the site inspection that signage on the hoarding included a contact number.</p> <p>It is also noted that 24 hr contacts are included in Section 1.2 of the CEMP</p>
C28	<p>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 Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website:</p> <p>i) the documents referred to in condition A2 of this consent;</p> <p>ii) all current statutory approvals for the development;</p> <p>iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>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;</p> <p>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;</p> <p>vi) a summary of the current stage and progress of the development;</p>	NC	<p>FDC to provide link to where to the website with the information detailed in C28</p>	<p>This information was not found to be publicly available at the time of the audit.</p>

Reference	Requirement	Compliance Status	Action Required	Comments
	<p>vii) contact details to enquire about the development or to make a complaint;</p> <p>viii) a complaints register, updated monthly;</p> <p>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;</p> <p>x) any other matter required by the Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Secretary.</p> <p><i>Note: This condition does not require any confidential information to be made available to the public.</i></p>			

### 3 RECOMMENDATIONS

The table below summarises the recommendations made as a result of this audit.

Recommendation #	Recommendation
June 2018/01	As required by COA B 8 vii) FDC to provide CEMP Appendix 7 Unexpected find protocol
June 2018/02	<p>As required by B20 FDC to provide evidence that the NVMP was prepared in consultation with council.</p> <p>It is further recommended that the NVMP links to the auditing requirements in the CEMP, to satisfy the requirement of point vii) of COA B20. It is also recommended that noise monitoring occurs to test compliance with the construction noise goals.</p>
June 2018/03	As required by COA B22 (c) FDC to notify RMS TMC of haul routes prior to removing spoil /waste from site.
June 2018/04	FDC update the CSMP to include the contact details as required by COA B26
June 2018/05	<p>It is a requirement of COA C28 that the following information be publicly available on a website:</p> <p>i) the documents referred to in condition A2 of this consent;</p> <p>ii) all current statutory approvals for the development;</p> <p>iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>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;</p> <p>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;</p> <p>vi) a summary of the current stage and progress of the development;</p>

Recommendation #	Recommendation
	<p>vii) contact details to enquire about the development or to make a complaint;</p> <p>viii) a complaints register, updated monthly;</p> <p>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;</p> <p>x) any other matter required by the Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Secretary.</p> <p>Note: This condition does not require any confidential information to be made available to the public.</p> <p>FDC to provide (or Sydney University to update their website) to include links and/or the information detailed above.</p>

# APPENDIX A AUDIT PROTOCOL/CHECKLIST

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 1 (DPE 2015).

**Table 1 - Compliance assessment criteria**

Assessment	Criteria
<b>Compliant (C)</b>	Where the auditor has collected sufficient verifiable evidence to demonstrate that the intent and all elements of the requirement of the regulatory approval have been complied with within the scope of the audit.
<b>Not verified (NV)</b>	Where the auditor has not been able to collect sufficient verifiable evidence to demonstrate that the intent and all elements of the requirement of the regulatory approval have been complied with within the scope of the audit. In the absence of sufficient verification the auditor may in some instances be able to verify by other means (visual inspection, personal communication, etc.) that a requirement has been met. In such a situation, the requirement should still be assessed as not verified. However, the auditor could note in the report that they have no reasons to believe that the operation is non-compliant with that requirement.
<b>Non-compliant (NC)</b>	Where the auditor has collected sufficient verifiable evidence to demonstrate that the intent of one or more specific elements of the regulatory approval have not been complied with within the scope of the audit.
<b>Administrative non-compliance (ANC)</b>	A technical non-compliance with a regulatory approval that would not impact on performance and that is considered minor in nature (e.g. report submitted but not on the due date, failed monitor or late monitoring session). This would not apply to performance-related aspects (e.g. exceedance of a noise limit) or where a requirement had not been met at all (e.g. noise management plan not prepared and submitted for approval).
<b>Not triggered (NT)</b>	A regulatory approval requirement has an activation or timing trigger that had not been met at the time of the audit inspection, therefore a determination of compliance could not be made.
<b>Observation (O)</b>	Observations are recorded where the audit identified issues of concern which do not strictly relate to the scope of the audit or assessment of compliance. Further observations are considered to be indicators of potential non-compliances or areas where performance may be improved.
<b>Note</b>	A statement or fact, where no assessment of compliance is required.

In addition, where a particular condition was not audited as it is outside of the scope of this particular audit the code not applicable (NA) has been used.

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
<b>SSD 7984 consent requirements PART A Administrative Conditions</b>					
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.	ALL	NT		Construction has not yet commenced and therefore this requirement has not been triggered
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Secretary; c) generally in accordance with the EIS as amended by the (response to Submissions) RtS and RtS Supplementary Information; and d) in accordance with the approved plans in the table below (refer to SSD 7984)	ALL	Note		All conditions relevant to the preconstruction stage of works have found to be compliant
A3	Consistent with the requirements in this consent, the 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 Secretary; and b) the implementation of any actions or measures contained in any such document referred to in (a) above.  The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.  <i>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Secretary,</i>	ALL	Note		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	and a document, if it is not possible to comply with both the condition or direction, and the document.				
A4	If there is any inconsistency between the plans and documentation referred to above the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.	ALL	Note		
A5	In order to ensure the design quality excellence of the development is retained: a) the design architect (Johnson Pilton Walker) is to have direct involvement in the design documentation, contract documentation and construction stages of the project; b) the design architect is to have full access to the site and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project; and c) evidence of the design architect's commission is to be provided to the Secretary prior to certification of any building works, except for site preparatory works.	ALL	NA		The scope of this first audit is primarily to check the compliance of the conditions of approval relevant to this stage of works and Environmental management plans and sub plans with this approval. A5 was not audited.
A6	The design architect for the project must not change without prior approval of the Secretary.	ALL	NA		The scope of this first audit is primarily to check the compliance of the Environmental management plans and sub plans with this approval. A6 was not audited.
A7	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 for approval; and b) provide details of the consultation undertaken including: i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	ALL	Note		
A8	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.	ALL	Note		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
A9	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	ALL	Note		
A10	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 Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.	ALL			
A11	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	ALL	C		A copy of the Long Service Levy receipt was provided for the audit. Receipt no 0033544, providing evidence that the sum of \$130,310 was paid to the DPE dated 15.5.2018.
A12	Any advice or notice to the consent authority shall be served on the Secretary.	ALL	Note		
A13	Within three months of: <ul style="list-style-type: none"> <li>a) the submission of a compliance report under conditions of this consent;</li> <li>b) the submission of an incident report under conditions of this consent;</li> <li>c) the submission of an Independent Environmental Audit under conditions of this consent;</li> <li>d) the approval of any modification to the conditions of this consent; or</li> <li>e) the issue of a direction of the Secretary under condition A3, 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.</li> </ul>	ALL	NT		
A14	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 and submitted: <ul style="list-style-type: none"> <li>a) to the Secretary's satisfaction if previously approved by the Secretary; or</li> <li>b) to the Secretary for information.</li> </ul> Where revisions are required, the revised document must be submitted to the Secretary within six weeks of the review. <i>Note: This is to ensure the 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>	AL	NT		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
A15	The Department must be notified in writing to compliance@planning.nsw.gov.au within 24 hours 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.	ALL	NT		Included in 3.8.2 of the CEMP
A16	<p>a) A written incident notification must also 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 forms the view that an incident has not occurred.</p> <p>b) Written notification of an incident must:</p> <ul style="list-style-type: none"> <li>i) identify the development and application number;</li> <li>ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</li> <li>iii) identify how the incident was detected;</li> <li>iv) identify when the Applicant became aware of the incident;</li> <li>v) identify any actual or potential non-compliance with conditions of consent;</li> <li>vi) describe what immediate steps were taken in relation to the incident;</li> <li>vii) identify further action(s) that will be taken in relation to the incident; and</li> <li>viii) identify a project contact for further communication regarding the incident.</li> </ul>	ALL	NT		Included in 3.8.2 of the CEMP
A 17	<p>a) Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in A15(b), and such further reports as may be requested.</p> <p>b) The Incident Report must include:</p> <ul style="list-style-type: none"> <li>i) a summary of the incident;</li> <li>ii) outcomes of an incident investigation, including identification of the cause/s of the incident;</li> <li>iii) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</li> <li>iv) details of any communication with other stakeholders regarding the incident.</li> </ul>	ALL	NT		Included in 3.8.2 of the CEMP

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
A18	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any noncompliance.	ALL	NT		Included in 3.8.2 of the CEMP
A19	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.	ALL	NT		Included in 3.8.2 of the CEMP
A20	<p>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 2B of Part 6 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;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.</i></p>	ALL	Note		
A21	<p>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.</p> <p>However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the 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.</p>	ALL	Note		
<b>SSD 7984 consent requirements PART B Prior to Commencement of Works</b>					
B1	The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Pre construction			Notice of commencement was provided to all relevant parties on the 1 June 2018, aside from the erection of hoarding and office

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council 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.				demountable this was prior to the commencement of physical works.
B2	Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions.	Pre construction	C		Approved plans were issued with the SSD dated 23 February 2018 and issued to compliance @DPE on the 5 June 2018, the certifying authority signed off on the Crown certificate and all associated documentation for this stage of works on the 8/6/18.
B3	The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Pre construction	NT		The scope of this first audit is primarily to check the compliance of the conditions of approval relevant to this stage of works and Environmental management plans and sub plans with this approval. This condition will be addressed in Crown Certificate 2 (CC2) – Superstructure and Façade
B4	All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Pre construction	NT		The scope of this first audit is primarily to check the compliance of the conditions of approval relevant to this stage of works and Environmental management plans and sub plans with this approval. This condition will be addressed in Crown Certificate 2 (CC2) – Superstructure and Façade
B5	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia (BCA). The Certifying Authority 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.	Pre construction	NT		The scope of this first audit is primarily to check the compliance of the conditions of approval relevant to this stage of works and Environmental management plans and sub plans with this approval.

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
					This condition will be addressed in Crown Certificate 2 (CC2) – Superstructure and Façade
B6	<p>Plans demonstrating compliance with the following requirements for bicycle parking shall be submitted to the satisfaction of the Certifying Authority:</p> <p>a) the provision of a minimum of eight bicycle parking spaces are to be provided at the front entrance of the museum for visitors and a minimum of four bicycle parking spaces are to be located in the loading dock for staff;</p> <p>b) the layout, design and security of bicycle facilities shall comply with the all applicable minimum requirements of AS 2890.3:2015 Parking facilities – Bicycle parking, and be located in secure, convenient and accessible areas close to the main entries and incorporating adequate lighting and opportunities for passive surveillance; and</p> <p>c) the provision of end-of-trip facilities for staff including shower, changeroom and lockers.</p>	Pre construction	NT		<p>The scope of this first audit is primarily to check the compliance of the conditions of approval relevant to this stage of works and Environmental management plans and sub plans with this approval.</p> <p>This condition will be addressed in Crown Certificate 2 (CC2) – Superstructure and Façade</p>
B7	<p>Soil erosion and sediment control measures must be designed in accordance with the document Managing Urban Stormwater – Soils &amp; Construction Volume 1 (Landcom, 2004). Details are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.</p>	Pre construction	C		<p>Soil erosion and sediment control measures have been designed in accordance with the condition and are detailed in the plan prepared by Northrop (C12.01 CONCEPT SEDIMENT AND EROSION CONTROL PLAN) and submitted with CC1.</p>
B8	<p>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 within the site, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building falls within the 'zone of influence'. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to Council.</p> <p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the applicant must demonstrate, in writing, to the satisfaction of the Secretary that all reasonable steps have been taken to obtain</p>	Pre construction	C		<p>Dilapidation reports have been prepared for:</p> <ul style="list-style-type: none"> <li>• Roads and Footpaths 3 May 2018; Includes portion of Parramatta Road and internal driveways, footpaths, retaining walls, garden walls, stairs, etc.</li> <li>• Baxter Lodge 3 May 2018; The Quad/Great Hall 3 May</li> </ul>

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	access and advise the affected property owner of the reason for the report and that these steps have failed.				2018 Eastern portion and Hall, external walls and common areas only <ul style="list-style-type: none"> <li>• Fischer Library 3 May 2018; Not including the Stacks</li> </ul> <p>The dilapidation report prepared by Cardno (8 May 2018) was reviewed during the audit</p>
B9	<p>Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works:</p> <p>a) all vehicles should enter and leave the Subject Site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;</p> <p>b) all construction vehicles (excluding worker vehicles) are to be contained wholly within the site or designated work zone and vehicles must enter the site and/or work zone before stopping;</p> <p>c) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and</p> <p>d) the swept path of the longest vehicle entering and exiting the Subject Site in association with the new work, as well as manoeuvrability through the Subject Site, must be in accordance with AUSTROADS. In this regard, a plan must be submitted to the certifying authority for approval, which shows that the proposed development complies with this requirement.</p>	Pre construction	C		<p>The Construction Traffic Management Plan Rev 4 was provided with CC1. The plan details</p> <ul style="list-style-type: none"> <li>a) Figure 4 details vehicle movement on site, Section 3.7 addresses truck sept paths and turning movements</li> <li>b) Section 1.9, Section 3.7 and Site layout plans detail marshalling and parking requirements and include the requirement for vehicles to remain within the site.</li> <li>c) FDC is responsible for construction signage</li> <li>d) Swept path scenarios are detailed in Section 3.7.</li> </ul>

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
B10	Prior to the commencement of works, the Applicant must submit for the approval of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) this development consent.	Pre construction	NT	Structural plans to be submitted with CC2	Structural plans to be submitted with CC#2
B11	Prior to the commencement of works, the Applicant must demonstrate that the mechanical plant and equipment is designed to meet the following criteria: a) does not generate noise (measured at the most affected or potentially affected residence) that exceeds: i) 53 dBA LAeq(period) for the daytime and evening periods, and ii) 45 dBA LAeq(15minute) for the night time period; and b) does not generate noise that exhibits tonal, low frequency or other annoying characteristics. Details are to be provided by a qualified acoustic engineer to the Certifying Authority prior to commencement of work.	Pre construction	NT		These targets relate to operational noise. The stage of works that are currently being planned is the substructure and covered under CC#1. This condition will be addressed in CC#2
B12	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Ventilation design for indoor air containment control and AS 3666.2:2011 Air-handling and water systems of buildings to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted for the approval of the Certifying Authority prior to the commencement of above ground works.	Pre construction	NT		The stage of works that are currently being planned is the substructures and covered under CC#1. This condition will be addressed in CC#2
B13	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Pre construction	NT		The stage of works that are currently being planned is the substructure and covered under CC#1. This condition will be addressed in CC#2
B14	The building plans and specifications must demonstrate, for the approval of the Certifying Authority, that an appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the premises. Requirements of these storage areas must:	Pre construction	NT		This condition relates to a design requirement during the operational phase. The stage of works that are currently being planned is the substructure and

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>a) ensure all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;</p> <p>b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and</p> <p>c) include provision for separate storage and collection of organic/food waste.</p>				covered under CC#1. This condition will be addressed in CC#2.
B15	The fit out of the food premises shall be carried out in accordance with AS 4674 Design, construction and fit-out of food premises. Details of compliance with the relevant provisions of the food code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to the commencement of works, except site preparatory works.	Pre construction	NT		This condition relates to a design requirement during the operational phase. The stage of works that are currently being planned is the substructure and covered under CC#1. This condition will be addressed in CC#2.
B16	Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Council, must be submitted to the Certifying Authority prior to the commencement of any works. The hydrology and hydraulic calculations must be based on models described in the current edition of Australian Rainfall and Runoff.	Pre construction	C		Civil and Hydraulic plans have been prepared by Northrop Rev 2 dated 30/5/18.
B17	Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings, if applicable) and paved footpaths must be constructed along the area where road works are to be undertaken. In relation to public roads or classified road (as defined under the Roads Act 1993), all roads and traffic facilities must be designed to meet the requirements of Council and RMS (if applicable) and obtain the necessary permits and approvals from the relevant road authority, prior to the commencement of road or pavement construction works.	Pre construction	NT		Civil and Hydraulic plans have been prepared by Northrop Rev 2 dated 30/5/18. These works have not yet commenced.
B18	<p>a) Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) must be submitted for the approval of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant:</p> <p>i) hours of work;</p> <p>ii) 24 hour contact details of site manager;</p> <p>iii) traffic management, in consultation with Council;</p>			FDC to provide Appendix 7 Unexpected find protocol	i) hours of work are included in the NVMP Section 6.1 ii) 24 hr contacts are included in Section 1.2 of the CEMP iii) traffic management included on site establishment diagrams iv) NVMP prepared by EMS (2018)

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>iv) construction noise and vibration management, prepared by a suitable qualified person;</p> <p>v) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>vi) erosion and sediment control;</p> <p>vii) stormwater control and discharge;</p> <p>viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;</p> <p>ix) procedures for encountering groundwater during construction works;</p> <p>x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;</p> <p>xi) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, Polycyclic aromatic hydrocarbons (PAHs), Total recoverable hydrocarbons (TRH) and lead-based paint);</p> <p>xii) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of archaeological and Aboriginal heritage;</p> <p>xiii) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and</p> <p>xiv) waste storage, recycling and litter control;</p> <p>b) The CEMP must not include works that have not been explicitly approved in this development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and</p> <p>c) The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work.</p>				<p>v) Dust management included in Appendix 1 of the CEMP</p> <p>vi) erosion and sediment control included in Appendix 1 of the CEMP</p> <p>vii) stormwater control included in Appendix 1 of the CEMP</p> <p>viii) requirements for street sweepers and stabilised entry/exit points in Appendix 1 of the CEMP</p> <p>ix) there is a testing requirement in appendix 1 of the CEMP, could also include dewatering requirements in reference to this</p> <p>x) included in the 3.14 of the CEMP</p> <p>xi) Appendix 1 of the CEMP includes steps in the event of an unexpected find</p> <p>xii) Appendix 7 of the CEMP is referenced as the unexpected finds protocol however it was not included in the CEMP provided at the time of the audit</p> <p>xiii) &amp; xiv) A waste management plan has been prepared dealing with classification, storage and recycling</p> <p>c) The EMP was provided to DPE and CoS on the 1 June 2018</p>
B19	The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	ALL	Note		
B20	Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CNVMP) must be submitted for the approval of the Certifying	Pre construction	NC	FDC to provide evidence that the NVMP was	<p>i) NVMP prepared by EMS</p> <p>ii) Although the plan has been provided to council there was no</p>

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>Authority. The CNVMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> <li>i) be prepared by a suitably qualified expert;</li> <li>ii) be prepared in consultation with Council and all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;</li> <li>iii) describe the measures that would be implemented to ensure: <ul style="list-style-type: none"> <li>i. best management practice is being employed;</li> <li>ii. compliance with the relevant conditions of this consent;</li> </ul> </li> <li>iv) describe the proposed noise and vibration management measures in detail;</li> <li>v) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works;</li> <li>vi) describe the consultation undertaken to develop the strategies in v) above;</li> <li>vii) evaluates and reports on the effectiveness of the noise and vibration management measures; and</li> <li>viii) include a complaints management system that would be implemented for the duration of the construction works.</li> </ul> <p>b) The Applicant must submit a copy of the CNVMP to the Department and Council prior to commencement of work.</p>			<p>prepared in consultation with council</p> <p>It is suggested that the NVMP links to the auditing requirements in the CEMP, to satisfy the requirement of point vii) of B20. It is also recommended that noise monitoring occurs to test compliance with the construction noise goals</p>	<p>evidence to show it had been prepared in consultation with council.</p> <p>iii) BMP included in 6.2 of NVMP, NVMP includes relevant consent conditions</p> <p>iv) Section 6 of the NVMP includes mitigation measures</p> <p>v) the NVMP has identified that the noise management level may be exceeded, strategies are included in table 4.3 and section 6 to reduce this impact</p> <p>vi) The NVMP does not detail the consultation undertaken to develop strategies in v) above</p> <p>vii) the NVMP does not include a section that evaluates the effectiveness of controls in the plan. Section 3.16 of the CEMP does include a process for auditing the sub plans.</p> <p>viii) Section 6.7 of the NVMP deals with complaints</p> <p>b) The University of Sydney provided a copy of the NVMP to DPE and CoS as evidenced by the email dated June 2018 from Stephanie Kerr, CIS Town Planner Campus Infrastructure &amp; services the University of Sydney.</p>
B21	The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	ALL	Note		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
B22	<p>a) Prior to the commencement of works, a Construction Waste Management Plan (CWMP) must be submitted for the approval of the Certifying Authority. The CWMP must address, but not be limited to, the following matters where relevant:</p> <p>i) recycling of demolition materials including concrete; and</p> <p>ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p> <p>b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted for the approval of the Certifying Authority prior to the removal of any hazardous materials;</p> <p>c) The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site; and</p> <p>d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.</p>	Pre construction	C	FDC to notify RMS TMC of haul routes prior to removing spoil /waste from site.	<p>a) A waste management plan has been prepared Waste management Plan REV A</p> <p>i) recycling of demolition wastes would be undertaken off site</p> <p>ii) the removal of hazardous waste is not specifically covered in the WMP, however this requirement is included in the CEMP Appendix 1</p> <p>b) details regarding legislative compliance for the removal of hazardous waste is not specifically dealt with in the WMP, however is included in the CEMP</p> <p>c) No waste material had left the site at the time of the audit so the requirement is NT yet.</p> <p>d) The University of Sydney provided a copy of the WMP to DPE and CoS as evidenced by the email dated June 2018 from Stephanie Kerr, CIS Town Planner   Campus Infrastructure &amp; services the University of Sydney.</p>
B23	The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	ALL	note		
B24	<p>Prior to the commencement of construction works, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared by a suitably qualified expert in consultation with Council, RMS and TfNSW (Sydney Coordination Office), and submitted for the approval of the Certifying Authority. The CTPMP must address, but not be limited to, the following matters where relevant:</p> <p>i) location of proposed work zones;</p> <p>ii) haulage routes;</p>	Pre construction	C		<p>A CTMP has been prepared and addresses all the requirements of this condition. CTMP Rev 2.</p> <p>Email evidence was provided showing the plan had been provided to RMS and COS</p>

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>iii) construction vehicle access arrangements;</p> <p>iv) construction hours;</p> <p>v) construction program;</p> <p>vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate routes;</p> <p>vii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;</p> <p>viii) loading and unloading;</p> <p>ix) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures;</p> <p>x) pedestrian and traffic management methods;</p> <p>xi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the works;</p> <p>xii) consideration of the cumulative construction traffic impacts of surrounding projects under construction, including those within the University of Sydney precinct. Existing CTPMPs for developments within or around the Subject Site should be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network; and</p> <p>xiii) should impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts.</p> <p>b) The Applicant must submit a copy of the CTPMP to the Secretary and City of Sydney Council, prior to the commencement of works.</p>				
B25	The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	ALL	Note		
B26	<p>Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>b) a postal address to which written complaints and enquires may be sent; and</p> <p>c) an email address to which electronic complaints and enquiries may be transmitted.</p>	ALL	NC	<p>FDC update the CSMP to include the contact details as required by this condition</p>	<p>A communication and stakeholder management plan has been prepared however it does not include details of</p> <ul style="list-style-type: none"> <li>• 24 hr toll free number</li> <li>• Postal address for complaints</li> </ul>

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
					<ul style="list-style-type: none"> <li>• Email address for complaints</li> </ul> <p>It was noted at the site inspection that signage on the hoarding included a contact number.</p> <p>It is also noted that 24 hr contacts are included in Section 1.2 of the CEMP</p>
B27	<p>A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works.</p> <p>The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:</p> <p>a) number of complaints received;</p> <p>b) number of people affected in relation to a complaint; and</p> <p>c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.</p> <p>The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request.</p>	ALL	C		<p>A communication and stakeholder management plan has been prepared and a community relations register has been set up detailing these requirements. It is not yet populated as works had not substantially commenced at the time of the audit.</p>
B28	Prior to the commencement of construction work the Applicant is to negotiate (where necessary) with the utility authorities (e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.	Pre construction	C		Email to Paul Schenko (of Group DLA – the certifier) was provided showing that no telecommunications services would be impacted as a result of the works – email dated 6/6/18.
B29	Prior to the commencement of above ground 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 provisions of adequate services.	Pre construction	NT		This stage of works is for substructure works.

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
B30	<p>The external walls of all buildings, including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to commencement of works, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary within seven days after the Certifying Authority accepts it.</p>	Pre construction	NT		<p>This will be provided for crown certificate 2– Superstructure and Façade</p>
B31	<p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> before the commencement of construction works.</p>	Pre construction	C		<p>A letter to Group DLA – the independent certifiers has been sent from FDC, stating that they are compliant with all pre construction conditions.</p> <p>Email dated 8/6/18 showed that the pre construction compliance report had been sent to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a></p>
B32	<p>The Pre-Construction Compliance Report must include:</p> <p>a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and</p> <p>b) the expected commencement date for construction.</p>	Pre construction	C		<p>Email dated 8/6/18 showed that the pre construction compliance report had been sent to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a></p>
B33	<p>Prior to tree removal, tree hollows are to be checked by a qualified ecologist or wildlife carer for the presence of bats. Any bats found are to be relocated, unless in torpor, in which case relocation and tree removal is to be delayed until the end of the torpor period.</p>	Pre construction	C		<p>AMBS undertook a survey to check hollows and for the presence of bats and provided a report dated the 6 April 2018. 17 trees were inspected, and no hollows or evidence of bats were found.</p>
B34 – B38	<p>No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the</p>	ALL	C		<p>This audit</p>

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>latest version of AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.</p> <p>B35. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.</p> <p>B36. The environmental audit program prepared and submitted to the Secretary in accordance with conditions B35 and B36 above must be implemented and complied with for the duration of the development.</p> <p>B37. All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <ul style="list-style-type: none"> <li>a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;</li> <li>b) assesses whether the development is complying with the terms of this consent;</li> <li>c) reviews the adequacy of any document required under this consent; and</li> <li>d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.</li> </ul> <p>B38. Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.</p>				
<b>SSD 7984 consent requirements PART C During Construction</b>					
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.		NA		Not audited as construction had not commenced on site at the time of the site audit
C2	<p>a) Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>i) between 7 am and 6 pm, Mondays to Fridays inclusive; and</li> <li>ii) between 7.30 am and 3.30 pm, Saturdays.</li> </ul>		NA		Not audited as construction had not commenced on site at the time of the site audit

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>b) No work may be carried out on Sundays or public holidays.</p> <p>c) Activities may be undertaken outside of these hours:</p> <ul style="list-style-type: none"> <li>i) if required by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>ii) if required in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>iii) works are inaudible at the nearest sensitive receivers; or</li> <li>iv) if a variation is approved in advance in writing by the Secretary or her nominee.</li> </ul> <p>d) Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>				
C3	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a) 9 am to 12 pm, Monday to Friday;</li> <li>b) 2 pm to 5 pm Monday to Friday; and</li> <li>c) 9 am to 12 pm, Saturday.</li> </ul>		NA		Not audited as construction had not commenced on site at the time of the site audit
C4	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 must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the CNVMP required under condition B21.		NA		Not audited as construction had not commenced on site at the time of the site audit
C5	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the Noise Policy for Industry, 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.		NA		Not audited as construction had not commenced on site at the time of the site audit
C6	The Applicant must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under condition C2.		NA		Not audited as construction had not commenced on site at the time of the site audit
C7	The use of impact piling is not permitted.		NA		Not audited as construction had not commenced on site at the time of the site audit

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
C8	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers, including surrounding residents and nearby hospital buildings. These activities are to be carried out after 8 am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).		NA		Not audited as construction had not commenced on site at the time of the site audit
C9	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 a CNVMP required under condition B21.		NA		Not audited as construction had not commenced on site at the time of the site audit
C10	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.		NA		Not audited as construction had not commenced on site at the time of the site audit
C11	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the Subject Site.		NA		Not audited as construction had not commenced on site at the time of the site audit
C12	Vibration caused by the construction works at any residence or structure outside the Subject Site must be limited to: a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472 – Guide to Evaluate Human Exposure to Vibration in Buildings (1 Hz to 80 Hz) for low probability of adverse comment; c) vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and d) these limits apply unless otherwise outlined in the CNVMP required under Condition B21 and submitted for the approval of the Certifying Authority.		NA		Not audited as construction had not commenced on site at the time of the site audit
C13	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		NA		Not audited as construction had not commenced on site at the time of the site audit

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
C14	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste or spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.		NA		Not audited as construction had not commenced on site at the time of the site audit
C15	The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse.		NA		Not audited as construction had not commenced on site at the time of the site audit
C16	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.		NA		Not audited as construction had not commenced on site at the time of the site audit
C17	If any unexpected archaeological deposits/relics are discovered during construction, then all works must cease immediately in that area and the OEH Heritage Division contacted in writing. Depending on the possible significance of the discovery, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the OEH Heritage Division.		NT		
C18	In the event that surface disturbance identified an Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH, to development and implement management strategies for all projects/site.		NT		
C19	Prior to commencement and for the duration of works, the tree protection measures outlined in the Arboricultural Impact Assessment, prepared by ArborSafe, dated 12 May 2017, are to be implemented and maintained.		C		Tree protection measures in Aborsafe report prepared (2017) were implemented at the time of the audit, including fencing to avoid impacts to the TPZ.

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
C20	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 have been stabilised and rehabilitated so that it no longer acts as a source of sediment.		NA		Not audited as construction had not commenced on site at the time of the site audit
C21	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant approval authority where necessary.		NA		Not audited as construction had not commenced on site at the time of the site audit
C22	A Road Occupancy Licence must be obtained from the Transport Management Centre (RMS) for any works that impact on traffic flows on public roads or classified roads (as those terms are defined under the Roads Act 1993), during construction activities.		NA		Not audited as construction had not commenced on site at the time of the site audit
C23	The loading and unloading of construction materials must not be carried out on Parramatta Road in order to ensure the continued and unimpeded operation of existing public transport services.		NA		Not audited as construction had not commenced on site at the time of the site audit
C24	<p>a) A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p> <p>b) The site notice(s) is to satisfy all but not be limited to, the following requirements:</p> <ul style="list-style-type: none"> <li>i) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size;</li> <li>ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>iii) 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</li> <li>iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.</li> </ul>		C		This sign as erected at the time of the site inspection
C25	To protect the safety of work personnel and the public, the Subject Site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.		C		Hoarding surrounds the site and the construction site was fenced at the time of the site inspection

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
C26	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> <li>a) no third party advertising is permitted to be displayed on the subject hoarding/fencing;</li> <li>b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and</li> <li>c) the applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</li> </ul>		C		<p>Hoarding surrounds the site and the construction site was fenced at the time of the site inspection</p>
C27	<p>The public way, being land owned by Council or a Government agency (outside of any construction works zone), 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 relevant Authority to stop all works on site.</p>		C		<p>The public pathway was not obstructed on the date of the site inspection</p>
C28	<p>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 Secretary, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>i) the documents referred to in condition A2 of this consent;</li> <li>ii) all current statutory approvals for the development;</li> <li>iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>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;</li> <li>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;</li> <li>vi) a summary of the current stage and progress of the development;</li> <li>vii) contact details to enquire about the development or to make a complaint;</li> <li>viii) a complaints register, updated monthly;</li> <li>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;</li> </ul> </li> </ul>		NC	<p>FDC to provide link to where this information will be</p>	<p>This information was not found to be publicly available at the time of the audit.</p>

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>x) any other matter required by the Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Secretary.</p> <p><i>Note: This condition does not require any confidential information to be made available to the public.</i></p>				
C29	Within 24 hours of the occurrence of an incident that causes (or may cause) significant harm to the environment, the Applicant must notify the Secretary and any other relevant agencies of the incident in accordance with condition no. A15		NT		
C30	Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested in accordance with condition no. A16.		NT		
C31	The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the development on its project website, in accordance with the reporting arrangements in any plans or other documents approved under the conditions of this consent.		NT		
C32	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.		NA		Not audited as construction had not commenced on site at the time of the site audit
C33	Construction Compliance Reports must be submitted to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six month period for the duration of the construction of the development, or such other timeframe as required by the Secretary.		NT		
C34	<p>The Construction Compliance Reports must include:</p> <p>a) a results summary and analysis of environmental monitoring;</p> <p>b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;</p> <p>c) details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period;</p>		NT		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>d) a register of any modifications undertaken and their status;</p> <p>e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;</p> <p>f) a summary of all incidents notified in accordance with this consent; and</p> <p>g) any other matter relating to compliance with the terms of this consent or as requested by the Secretary.</p>				
C35	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development.</p>		NT		
<b>SSD 7984 consent requirements PART D Prior to occupation or commencement of use</b>					
D1	<p>A Stormwater Quality Management Plan (SQMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The SQMP must contain the following:</p> <p>a) maintenance schedule of all stormwater quality treatment devices;</p> <p>b) record and reporting details;</p> <p>c) waste management and disposal;</p> <p>d) traffic control measures (if required);</p> <p>e) relevant contact information;</p> <p>f) renewal, decommissioning and replacement timelines and activities of all stormwater quality treatment devices; and</p> <p>g) Work Health and Safety requirements.</p> <p>Details demonstrating compliance are to be submitted for the approval of the Certifying Authority prior to occupation of the building.</p>		NA		
D2	<p>Following completion, installation and testing of all the mechanical ventilation systems, the Applicant must provide evidence for the approval of the Certifying Authority, prior to occupation of the building, that the installation and performance of the mechanical systems complies with:</p> <p>a) the BCA;</p>		NA		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;</p> <p>c) the development consent and any relevant modifications; and</p> <p>d) any dispensation granted by the NSW Fire Brigade.</p>				
D3	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to occupation of the building.		NA		
D4	The Applicant must submit to the Certifying Authority a Site Audit Report and Site Audit Statement prepared by an EPA accredited site auditor, prior to occupation of the building. The Site Audit Report and Site Audit Statement must verify that the land is suitable for the uses proposed as part of this consent		NA		
D5	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation and submitted to the Certifying Authority prior to occupation of the building. Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> then follow the "e-Developer" icon or telephone 13 20 92 for assistance.		NA		
D6	<p>Prior to occupation of the building:</p> <p>a) The Applicant must engage a suitably qualified person to prepare a Post-Construction Dilapidation Report at the completion of the construction works. The report is to ascertain whether the construction works created any structural damage to adjoining buildings or infrastructure.</p> <p>b) The report is to be submitted for the approval of the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:</p> <p>i) compare the Post-Construction Dilapidation Report with the Pre- Construction Dilapidation Report required by these conditions; and</p> <p>ii) where relevant, have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>c) A copy of this report must be submitted to Council.</p>		NA		
D7	Prior to occupation of the building and if required, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this		NA		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.				
D8	The Applicant must ensure that a rainwater reuse/harvesting system for the Development is developed for the site. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer. A signed works-as-executed Rainwater Re-use Plan is to be provided to the Certifying Authority prior to occupation of the building.		NA		
D9	<b>A Structural Inspection Certificate or a Compliance Certificate</b> must be submitted for the approval of the Certifying Authority prior to occupation of the building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Secretary and Council after: a) the site has been periodically inspected and the Certifier is satisfied that the structural works are 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.		NA		
D10	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant shall provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of the building(s) or commencement of the use.		NA		
D11	Wayfinding signage must be integrated at all entry and exit points and is to be installed prior to occupation of the building		NA		
D12	CCTV and suitable lighting must be provided on the external perimeter of the building prior to occupation of the building.		NA		
D13	Prior to occupation or commencement of use of the building, an accurate 1:500 scale model of the development as constructed must also be submitted to Council for placement in the City Model at Town Hall House and the City Exhibition Space. The model is required to: a) be constructed in accordance with the Model Specifications available online at <a href="http://www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingaDA.asp">www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingaDA.asp</a> . Council's model maker must be consulted prior to construction of the model for Town Hall House. The Manager of Customs House must be consulted prior to the construction of the model for City Exhibition Space;		NA		

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>b) comply with all of the conditions of the development consent; and</p> <p>c) be amended to reflect any further modifications to the approval that affect the external appearance of the building</p>				
D14	<p>a) Prior to the commencement of use of the building, an accurate 1:1 electronic CAD model of the completed development must be submitted to Council for the electronic Visualisation City Model.</p> <p>b) The data required to be submitted within the surveyed location must include and identify:</p> <ul style="list-style-type: none"> <li>i) building design above and below ground in accordance with the development consent;</li> <li>ii) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts; and</li> <li>iii) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C.</li> </ul> <p>The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.</p> <p>c) The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. The specification is available online at <a href="http://www.cityofsydney.nsw.gov.au/development/application-guide/applicationprocess/model-requirements">http://www.cityofsydney.nsw.gov.au/development/application-guide/applicationprocess/model-requirements</a> Council's Modelling staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the development consent</p>		NA		
D15	<p>The external walls of the building, including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to occupation, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC as built.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary within seven days after the Certifying Authority accepts it.</p>		NA		
<b>CEMP Obligations</b>					

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments												
<b>Environmental Objectives and Targets</b>																	
CEMP 1.5	<table border="1"> <thead> <tr> <th>Aspect</th><th>Objective</th></tr> </thead> <tbody> <tr> <td>Waste</td><td>To minimise waste going to landfill</td></tr> <tr> <td>Sediment &amp; Erosion Control</td><td>To prevent sediment from entering waterways or stormwater</td></tr> <tr> <td>Water Quality</td><td>To prevent contamination of water ways</td></tr> <tr> <td>Noise &amp; Vibration</td><td>To minimise noise and vibration</td></tr> <tr> <td>Dust</td><td>To limit dust</td></tr> </tbody> </table>	Aspect	Objective	Waste	To minimise waste going to landfill	Sediment & Erosion Control	To prevent sediment from entering waterways or stormwater	Water Quality	To prevent contamination of water ways	Noise & Vibration	To minimise noise and vibration	Dust	To limit dust	Construction			
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<b>Environmental Actions and monitoring table</b>																	
Dust generation(General)	<ul style="list-style-type: none"> <li>• Install shade cloth on perimeter fencing</li> <li>• Vehicle corridors will be clearly identified and restricted to control vehicle access onsite.</li> <li>• Limit vehicle speed onsite to 10km/hr</li> <li>• Fixed and mobile (water tanker) water sprays</li> <li>• Reduce work activities /stop work during moderate to high wind velocity periods.</li> <li>• Maintain equipment. Smokey plant to be stopped until repair works completed.</li> <li>• Turn off vehicle engines whilst not in use (no long periods of idling)</li> </ul>	Daily/Weekly															
Dust Generation (demolition)	Breakers and crushing equipment to be fitted with dust filtration equipment or water sprays to control dust emissions.	Daily/Weekly															
Dust Generation (Construction)	<ul style="list-style-type: none"> <li>• Minimise areas of site disturbed and stage works where possible.</li> <li>• Dust suppression strategies to be used, i.e. water sprays, soil binders, hydromulching, controlled speed onsite, roadbase + shaker grids.</li> <li>• Stockpiled topsoils and rubble will be restricted to 4m high. Stabilise if insitu for &gt;4-6months.</li> <li>• On site drilling or coring operations will be undertaken by equipment fitted with air filtration equipment.</li> </ul>	Daily/Weekly															
Odour	<ul style="list-style-type: none"> <li>• If odorous materials uncovered, recover immediately.</li> <li>• Seek advice from consultant regarding soil /materials management.</li> </ul>	Daily															
Emissions to Air	<ul style="list-style-type: none"> <li>• Ensure machinery is maintained correctly</li> </ul>	Daily															
Stormwater (Discharge from	<ul style="list-style-type: none"> <li>• Water quality to meet ANZECC Water Quality Guidelines.</li> </ul>	Daily/Weekly															

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
sedimentation basins, flooding)	<p>PH 6.5- 8.5, Turbidity &lt;50NTU, No visible oil &amp; grease</p> <ul style="list-style-type: none"> <li>Obtain advice for use of flocculants to settle sediment from water.</li> <li>Sedimentation pond to be maintained at low levels to ensure capacity during rainfall event.</li> <li><b>DO NOT DISCHARGE IF CONTAMINANTS SUSPECTED.</b> Obtain advice.</li> </ul>				
Adjoining waterways (dewatering, soil erosion & runoff)	<ul style="list-style-type: none"> <li>Temporary drainage systems will be established to divert clean waters around the land development areas as appropriate.</li> <li>Erect silt fences, bunds and construct swale drains.</li> <li>Inspect at least weekly &amp; after rainfall</li> <li>Maintain and/or replace as required.</li> <li>Street sweepers will be employed on regular basis</li> <li>Install erosion and sediment controls before work starts.</li> <li>Leave as much vegetation as possible.</li> <li>Install temporary fences to define 'no go' areas in those areas that are not to be disturbed. Include the area under the canopy of trees so that tree roots will not be damaged by soil compaction.</li> <li>Divert run-off from upslope away from the site, but ensure that you do not flood your neighbours. For example, dig drainage channels (catch drains sized to accommodate the upslope catchment).</li> <li>Install sediment controls downslope of the site to catch sediment.</li> <li>Check the erosion and sediment controls every day and keep them in good condition.</li> <li>Leave or lay a kerbside turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.</li> <li>Limit vehicle entry and exit to one point, and lay geotextile and blue metal to stabilise it for all-weather access.</li> <li>Clearly mark the access point and give an access map to all suppliers.</li> <li>Protect all drains with a gravel sausage made from geotextile filled with blue metal.</li> <li>Save the topsoil and stockpile it for use later in revegetation. Never place it around trees as this will kill them.</li> <li>Store all stockpiles and building materials behind sediment fences. Cover them with plastic to prevent erosion by wind.</li> </ul>	Daily/Weekly			

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<ul style="list-style-type: none"> <li>Get council approval before placing stockpiles or other materials on the nature strip or footpath.</li> <li>Connect downpipes from the guttering to the stormwater drain as soon as the roof goes on.</li> <li>Build a dam below the area used for cutting tiles, concrete and bricks.</li> <li>Surround the wash-out area with a sediment fence that slows down the water flow. Site this area upslope of another sediment control.</li> <li>Fill in all trenches immediately after services have been laid.</li> <li>Spread the topsoil back when the work is finished and revegetate the site as soon as possible to control erosion.</li> <li>Remove the sediment and erosion controls only after this is done.</li> <li>Sweep the road and footpath every day. Washing down is unacceptable.</li> <li>Never place any materials in the gutter or on the road. You will be fined for this.</li> <li>Filter or settle-out all water pumped off the site. The water must be clear before it enters the stormwater system or creeks. Gypsum can be applied to muddy (turbid) water to help clay particles settle</li> </ul>				
Sewer (Trade Waste)	<p>Comply with the conditions of the trade waste consent or permit, or the local council approval, including acceptance standards</p> <ul style="list-style-type: none"> <li>No paints or other chemical to be poured down drains.</li> <li>If required, obtain trade waste licence for discharge or local council approval</li> </ul>	Daily/Weekly			
Land (Acid sulphate soils, contaminated soils, imported fill)	<ul style="list-style-type: none"> <li>Stop work if unexpected potentially contaminated soils are encountered.</li> <li>Obtain waste classification from consultant in accordance with OEH\EPACW\EPA guidelines Environmental Guidelines: Assessment, Classification &amp; Management of Liquid &amp; Non-Liquid Wastes (June 2004) <a href="http://www.environment.nsw.gov.au/waste/envguidlns/index.htm">www.environment.nsw.gov.au/waste/envguidlns/index.htm</a>.</li> <li>Where required a Remediation Action Plan will be developed and implemented.</li> <li>Sign off by Site Auditor may be required to validate cleanup.</li> <li>Any groundwater or ponded rainwater will be tested and classified by consultants prior to disposal.</li> <li>Check geotech requirements. Ensure soil classification suitable for land use ie. Schools, residential, commercial etc.</li> </ul>	As required			

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
Resources – water, materials, energy	<ul style="list-style-type: none"> <li>For design and construct jobs, refer to the design specification for ESD requirements and product choices.</li> <li>Buy local wherever possible to reduce impacts of transport on environment.</li> </ul>	Daily/Weekly			
Noise	<ul style="list-style-type: none"> <li>Refer to DA for noise restrictions and working hours.</li> <li>Use hoarding or acoustic mats as required.</li> <li>Situate generators and plant away from sensitive receivers.</li> <li>Turn off machinery. Maintain equipment and stop noisy plant until repaired.</li> <li>No early deliveries.</li> </ul>	Daily/Weekly			
Vibration	<ul style="list-style-type: none"> <li>Conduct dilapidation report prior to work starting.</li> <li>Limit the use of vibratory rollers, rock breakers, impact piling etc. adjacent to buildings (&gt;7m).</li> <li>Regenerated noise may also transfer through bedrock and building structures.</li> <li>Obtain advice if required</li> </ul>	Daily/Weekly			
Community Concerns	<ul style="list-style-type: none"> <li>Provide information (e.g. Signage, letterbox drops) to community on programmed works</li> <li>Provide contact name for inquiries.</li> <li>Advice locals of “noisy” work.</li> <li>If required in noise sensitive areas and/or in response to complaints, engage consultants to undertake monitoring at nominated receivers.</li> <li>Vehicles will not be permitted to queue outside the site or in residential areas unless a defined area is established which does not adversely impact on neighbours.</li> </ul>	Daily/Weekly			
Flora	<ul style="list-style-type: none"> <li>Review planning documentation to determine the presence of any protected, threatened or significant flora. Obtain approvals as required.</li> <li>Engage arborist to develop tree management plan or refer DA and arborist reports.</li> <li>Education and training at site toolbox meetings and induction.</li> <li>Report all sightings to the site manager.</li> <li>Fence or barricade protected flora at the drip zone. Erect Keep Out signage.</li> <li>Do not stack materials under/against trees.</li> <li>The potential for reuse of vegetative wastes by mulching, chipping or on-site placement of trunks or limbs shall be reviewed for each project.</li> </ul>	Daily/Weekly			

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
Fauna	<ul style="list-style-type: none"> <li>• All native animals protected.</li> <li>• Review planning documentation to determine the presence of any protected, threatened or significant fauna. Obtain approvals as required.</li> <li>• Site rules/induction to include information regarding of the</li> <li>• For injured animals, to relocate call WIRES</li> </ul>	Daily/Weekly			
Waste Litter	<ul style="list-style-type: none"> <li>• Hazardous materials surveys to be completed.</li> <li>• Materials to be removed prior to demolition</li> <li>• Registers and waste disposal requirements as per WorkCover and OEH\EPACW\EPA requirements for removal, storage, transport and disposal.</li> <li>• General site wastes –use one bin system and sort in contractor's yard to produce quantities of material for recycling, reuse, disposal etc.</li> <li>• Empty drums are to be taken off-site for disposal.</li> <li>• Empty drums shall be crushed prior to recycling/disposal.</li> <li>• Do not overfill skip bins. Provide plenty for use. Cover where potential for windblown litter.</li> </ul>	Daily/Weekly			
Landfilling	<ul style="list-style-type: none"> <li>• Reduce, reuse and then dispose</li> <li>• Dispose of hard construction wastes for recycled gravels and sands</li> <li>• Do not send soil to landfill until alternatives for beneficial reuse have been explored as per consultant's advice.</li> <li>• Consideration should be given to chipping of the vegetation and reuse</li> <li>• Reuse packaging to protect works</li> </ul>	As required			
Chemicals	<ul style="list-style-type: none"> <li>• Chemicals to be stored in bunded areas (impervious + 110% of largest container) away from stormwater drains &amp; pits.</li> <li>• Refer SafeWork NSW Code of Practice for Storage &amp; Handling of Dangerous Goods, OEH\EPACW\EPA Guidelines for Bunding &amp; Spill Management. Appropriate chemicals storage is in conformance with: <ul style="list-style-type: none"> <li>☒ AS 1940 The Storage and Handling of Flammable and Combustible Liquids</li> <li>☒ Storage and Handling of Dangerous Goods WorkCover Code of Practice 2005– refer p. 86</li> </ul> </li> <li>• OEH\EPA requirements</li> </ul> <p><a href="http://www.environment.nsw.gov.au/water/bundingspill.htm">http://www.environment.nsw.gov.au/water/bundingspill.htm</a></p>	Daily/Weekly			

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<ul style="list-style-type: none"> <li>Ponded water within bunds will not be discharged to stormwater.</li> <li>Fuel and hydraulic leaks to be cleaned up immediately.</li> <li>Drilling muds to be contained within bunds and reused.</li> <li>Liquid paints NOT to be poured down drains. Spread on waste cardboard or similar and leave to dry. Paint brushes to be rinsed and paint solids allowed to settle. Container of paint solids to be disposed to liquid waste facility.</li> <li>Construct concrete washout pit for washout, away from stormwater drains. Send back to batch plant where possible.</li> <li>Concrete cuttings to be contained and wetvac to prevent runoff into stormwater drains.</li> <li>Storage of bulk fuels (&gt;200L) on site is prohibited. All refuelling shall be undertaken by a mobile facility with appropriate spill control and containment control equipment.</li> </ul>				
Traffic	<ul style="list-style-type: none"> <li>Develop and implement traffic management plans. Submit to local council as required.</li> <li>Signage and notices regarding disruptions.</li> <li>Use crushed concrete, mulches etc along site access roads.</li> <li>Install shakers and wheel wash as required.</li> <li>Organise regular street sweeping.</li> <li>Haulage routes and rules will be provided to subcontractors prior to commencing on site.</li> <li>All loads of soil, demolition wastes, general wastes etc are to be tarped</li> </ul>	Daily/Weekly			
Hazardous Materials (Lead paint)	<ul style="list-style-type: none"> <li>If disturbing or removing dust or paint that could contain lead, wear a respirator or dust mask and protective clothing.</li> <li>Seal the rooms with plastic.</li> <li>Do not use open-flame torches on lead paint as they create lead fumes. If you must use a heat gun, use it on the lower setting to keep the paint temperature below 370 degrees C.</li> <li>Avoid using dry-sanding techniques: keep the surface wet to minimise dust.</li> <li>Don't sweep or use a domestic vacuum cleaner to clean up; lead dust will pass right through it. Use a high-efficiency particulate air (HEPA) vacuum cleaner. These can be hired.</li> </ul>				

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<ul style="list-style-type: none"> <li>When finished, wipe all surfaces with a damp cloth and high-phosphate detergent.</li> <li>Wash face and hands before eating, drinking or smoking.</li> <li>Refer to Lead Safe: A Renovator's Guide to the Dangers of Lead and the Australian Standard AS4361.2 Guide to Lead Paint Management: Part 2 Residential and Commercial Buildings 1998</li> </ul>				
Hazardous Materials (Asbestos)	<ul style="list-style-type: none"> <li>A licence subcontractor must be used to demolish, remove, repair or disturb asbestos.</li> <li>A WorkCover asbestos licence is required to remove 10 square metres or more of bonded asbestos</li> <li>A SafeWork licence is required to remove, repair or disturb friable asbestos</li> </ul>				
Aboriginal heritage	<ul style="list-style-type: none"> <li>Education and training at site toolbox meetings and induction.</li> <li>It is illegal to destroy heritage items.</li> <li>Review local or regional environmental plans, or on the State Heritage Register is to be consulted prior to work starting onsite.</li> <li>Obtain excavation permit issued by the Heritage Council of NSW if required.</li> <li>Any heritage relics or sites discovered during construction shall be reported to the Office of Environment and Heritage.</li> <li>Work in the subject area to cease until specialist advice is obtained.</li> <li>The area will be fenced and signs erected to restrict access.</li> <li>Heritage consultants may be required to provide advice on demolition/construction processes and finishes.</li> </ul>				
European heritage	<ul style="list-style-type: none"> <li>Education and training at site toolbox meetings and induction.</li> <li>It is illegal to destroy heritage items.</li> <li>Check the OEH\EPACW\EPA Aboriginal Heritage Information Management System (AHIMS).</li> <li>Also check the register of the National Estate.</li> <li>Obtain approval from NPWS (Section 90 consent).</li> <li>Any evidence of Aboriginal relics discovered during construction shall be reported to the National Parks and Wildlife Service.</li> <li>Local Land Council representatives may be required to monitor stripping/excavation.</li> </ul>				

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<ul style="list-style-type: none"> <li>• Work in the subject area to cease until specialist advice is obtained.</li> <li>• The area will be fenced and signs erected to restrict access</li> </ul>				
Emergency Preparedness	<ul style="list-style-type: none"> <li>• Spill kit onsite.</li> <li>• Refer to the MSDS for advice and procedures.</li> <li>• All spills must be reported to the Site Manager &amp; cleaned up. Complete FDC Accident /Incident report.</li> <li>• Sediment pond pumped out regularly to maintain capacity in case of emergency</li> <li>• Ensure you know where stormwater drains are and have materials to block them in case of a fire</li> </ul>				

## SUBPLANS

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
<b>Waste Management plan</b>					
2.1	The on-site separation of scrap metals such as aluminium, copper pipe and wire, lead and steel is viable. Bins will be identified clearly on sites to aid in the separation of materials. FDC will work together to reduce waste coming to site.				
2.1	Site conditions permitting separate on-site bins for cardboard and paper are also possible and FDC have committed to provide a paper bin for use on site for this purpose.				
<b>Noise and Vibration Management plan</b>					
5.2 Noise impact predictions	The noise management level is 65dBA LAeq(15min) for residential and education receivers and 70dBA LAeq(15min) for commercial receivers.				
6.1 Construction hours	a) Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: i) between 7 am and 6 pm, Mondays to Fridays inclusive; and ii) between 7.30 am and 3.30 pm, Saturdays.				

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>b) No work may be carried out on Sundays or public holidays.</p> <p>c) Activities may be undertaken outside of these hours:</p> <ul style="list-style-type: none"> <li>i) if required by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>ii) if required in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>iii) works are inaudible at the nearest sensitive receivers; or</li> <li>iv) if a variation is approved in advance in writing by the Secretary or her nominee.</li> </ul> <p>d) Notification of such activities must be given to affected residents before undertaking</p>				
6.1 rock breaking	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>a) 9 am to 12 pm, Monday to Friday;</p> <p>b) 2 pm to 5 pm Monday to Friday; and</p> <p>c) 9 am to 12 pm, Saturday.</p>				
6.2 Best management Practise	<ul style="list-style-type: none"> <li>• Implementing quiet work practices – Using equipment in ways to minimise noise, this includes reducing throttle setting and turning off equipment when not being used, i.e. trucks and saws.</li> <li>• Distance – Provide as much distance from the noise source to the receivers as possible. Stationary machinery, especially, should be located at the south-eastern border of the site.</li> <li>• Maintain equipment – Regularly inspect and maintain equipment to ensure it is in good working order. Also check the conditions of mufflers and keep the cutting saw sharp.</li> <li>• Scheduling – Sensitive residential and educational receivers surround the site, therefore further time</li> <li>• restrictions for intense work such as the rock breaking, drop sawing and hammer drilling works etc. could be utilised. See Section 6.1 for the scheduling given by City of Sydney for noisy activities.</li> </ul>				

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<ul style="list-style-type: none"> <li>Limiting – Reduce the amount of machines or tools operating simultaneously near the receivers' location.</li> </ul>				
6.3 Best Available Technology Economically Achievable (BATEA) Noise Control	<ul style="list-style-type: none"> <li>Substituting quieter equipment – examining different types of machinery that perform the same function and compare the noise level data to select the least noisy machine, examination includes tyre noise, exhaust and compressor/fan noise. For example, rubber wheeled tractors can be less noisy than steel tracked tractors.</li> <li>Adjusting reversing alarms on heavy equipment to make them 'smarter' by limiting the acoustic range to the immediate danger area or a broadband style alarm sometimes referred to as a 'quacker' alarm</li> <li>(See C10. from the Development Consent (Application No. SSD 7894)).</li> <li>High Performance Exhaust Mufflers could be fitted to the 30 and 50-tonne excavators working within the site. Silencers/mufflers are likely to reduce noise emission from 5 to 15dB.</li> <li>Pneumatic equipment is traditionally a problem – select silenced damped bits where possible.</li> </ul>				
6.4 acoustic screens	<p>The barrier should have the following properties:</p> <ul style="list-style-type: none"> <li>Material having at least 10 kg/m<sup>2</sup> surface density.</li> <li>There should be no gaps or openings at joints in the barrier material.</li> </ul>				
6.5 Vibration Mitigation Control	<ul style="list-style-type: none"> <li>Place as much distance as possible between the excavation work and the surrounding pedestrians/properties. Distance is one of the most effective mitigation measures against vibration.</li> <li>Organise high impacting operations so as not to occur in the same time period.</li> <li>Conduct lower impact methods wherever possible, including the following:</li> <li>Orientation of the rock hammer away from property boundaries and into open excavation; and</li> <li>Operate excavator hammering in short bursts only, to reduce amplification of vibrations and the rise</li> </ul>				

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<ul style="list-style-type: none"> <li>of noise.</li> </ul>				
6.6 Noise and Vibration Monitoring	<ul style="list-style-type: none"> <li>Unattended noise monitoring be undertaken at a nearby residential receiver either continuously throughout the project or during the first week of the excavation, substructure and structure stages to ensure noise levels are not excessive.</li> <li>Attended short term noise measurements may also be taken during the various stages, to ensure noise levels are complying with the noise criterion.</li> <li>Noise monitoring during high construction activities and/or after a complaint should be undertaken to monitor the noise impact at the affected receiver.</li> <li>Vibration monitoring is not required at the University of Sydney buildings surrounding the site nor the residential buildings across Parramatta Road due to the distance between site and the aforementioned buildings.</li> <li>Vibration monitoring should be undertaken adjacent to the pedestrian walkways surrounding the site should complaints arise.</li> </ul>				
Consultation	<ul style="list-style-type: none"> <li>Provide, reasonably ahead of time, information such as total building time, what works are expected to be noisy, their duration, what is being done to minimise noise and when respite periods will occur.</li> <li>For works outside standard hours, inform affected residents and other sensitive land use occupants between five and 14 days before commencement.</li> <li>Provide information to neighbours before and during construction through media such as letterbox drops, meetings or individual contact. In some areas, the proponent will need to provide notification in languages other than English. A website could also be established for the project to provide information.</li> <li>Use a site information board at the front of the site with the name of the organisation responsible for the site and their contact details, hours of operation and regular information</li> </ul>				

Reference	Requirement	Stage/timing	Compliance Status	Action Required	Comments
	<p>updates. This signage shall be clearly visible from the outside and include afterhours emergency contact details.</p> <ul style="list-style-type: none"> <li>• Maintain good communication between the community and project staff.</li> <li>• Appoint a community liaison officer where required.</li> <li>• For larger projects consider a regular newsletter with site news, significant project events and timing of different activities.</li> <li>• Provide a toll free contact phone number for enquiries during the works.</li> <li>• Facilitate contact with people to ensure that everyone can see that the Site Manager understands potential issues, that a planned approach is in place and that there is an ongoing commitment to minimise noise.</li> </ul>				
Complaint management	<ul style="list-style-type: none"> <li>• Provide a readily accessible contact point, for example through 24 hour toll free information and complaint's line.</li> <li>• Give complaints a fair hearing.</li> <li>• Have a documented complaints process, including an escalation procedure so that if a complainant is not satisfied there is a clear path to follow.</li> <li>• Call back as soon as possible to keep people informed of action to be taken to address noise problems. Call back at night time only if requested by the complainant to avoid further disturbance.</li> <li>• Provide a quick response to complaints, with complaints handling staff having both a good knowledge of the project and ready access to information.</li> <li>• Keep a register of any complaints, including details such as date, time, person receiving complaint, complainant's phone number, person referred to, description of the complaint, work area (for larger projects), time of verbal response and timeframe for written response where appropriate</li> </ul>				