

RICHARD CROOKES  
CONSTRUCTIONS

WEE HUR REGENT ST  
SSD 12618001

# DPIE PRE-CONSTRUCTION COMPLIANCE REPORT

## June 2023

28/06/23



## Document Control

<b>Project Name</b>	WEE HUR REGENT ST
<b>Consent Number</b>	SSD 12618001
<b>Description of Project</b>	Construction of a new student accommodation development at 104-116 Regent St, Redfern
<b>Project Address</b>	104-116 REGENT ST, REDFERN
<b>Proponent</b>	WEE HUR CAPITAL LIMITED
<b>Title of Compliance Report</b>	DPIE Pre-Construction Compliance Report
<b>Date</b>	

<b>Plan Reviewed By:</b>	<b>Plan Reviewed By:</b>	<b>Plan Endorsed By:</b>
Name: Sam Noyes	Name: Cameron Smith	Name: Marcus Alimonti
Revision no: 1	Revision no: 1	Revision no: 1
Date: 28/06/2023	Date: 28/06/2023	Date: 28/06/2023

## Revision Register

Revision	Date	Revision description	Approval
1	28/06/23	Issued for RCC review	CS

## Distribution Register

Revision	Date	Distribution description	Approval
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## Authorised Reporting Officer

<b>Name of Authorized Reporting Officer</b>	Cameron Smith
<b>Title</b>	Senior Project Engineer
<b>Signature</b>	C.S
<b>Qualification</b>	Bachelor of Engineering (Civil)
<b>Company</b>	Richard Crookes Constructions
<b>Company Address</b>	Level 3, 4 Broadcast Way Artarmon NSW 2064

The completed Compliance Report Declaration is attached to this document in Appendix A.

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## Glossary / Abbreviations

CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CoC	The Planning Ministers Conditions of Consent
CMRP	Compliance Monitoring and Reporting Program
DoE	Department of Education
DP&E	Department of Planning and Environment
EIS	Environmental Impact Statement
ER	Independent Environmental Representative
EMS	Environmental Management System
EP&A Act	Environmental Planning Assessment Act 1979
LGA	Local Government Area
Minister, the	Minister for Planning
OCR	Operational Compliance Report
PCCR	Pre-Construction Compliance Report
PEMP	Project Environmental Management Plan
POCR	Pre-Operational Compliance Report
Project, the	Iglu Redfern 2
Secretary	Secretary of DP&E
SSD	State Significant Development

## **1. Introduction**

The following Main Construction Compliance Monitoring Report has been prepared for submission to the Department in response to SSD 12618001 Conditions of Approval C9-C10. This report has been developed in accordance with the Compliance Reporting Post-Approval Requirements and is to satisfy the pre-construction requirements as set out in the Compliance Monitoring and Reporting Program.

### **1.1 Project Name and Application Number**

Project Name: Wee Hur Regent St

Application Number: SSD 12618001

### **1.2 Site Address**

The site is located across at 104-116 Regent St Redfern

### **1.3 Name of Compliance Report**

This compliance report is a "Pre Construction" Compliance Report.

### **1.4 Applicable Dates**

This compliance report covers the pre construction period from demolition approval - CC1 approval.

### **1.5 Summary of Activities during Reporting Period**

Richard Crookes Constructions have completed the following construction works in this period included but not limited:

- Demolition of existing buildings.

## 1.6 Key Project Personnel for the Development.

The following personnel are responsible for the environmental management of the development:

- **Head Contractor: Richard Crookes Constructions**

Contact: Cameron Smith / Mob: 0422 065 591 / email: [smithc@richardcrookes.com.au](mailto:smithc@richardcrookes.com.au)

- Developer/Owner: Wee Hur Capital Limited

Contact: Aliza Teo / Mob:0410 488 987/ [alizateo@weehur.com.sg](mailto:alizateo@weehur.com.sg)

## **2. Compliance Status**

The Compliance Monitoring and Reporting Schedule, complete with status of compliance items is attached to this document in Appendix B.



### **3. Total Number of Non-Compliances**

*The total number of non-compliances identified during the reporting period must be set out.*

0 Non compliances have been identified during this period as follows:

## **4. Non-Compliances**

*Exceptions reporting of all non-compliances that occurred during the reporting period must be set out including:*

- 1. The relevant compliance requirement and its ID*
- 2. Details of the non-compliance, the date it occurred and the date it was identified*
- 3. The agency, or agencies to whom the non-compliance was reported*
- 4. The proponent's response that have been, or are proposed to be, taken to address the non-compliance, including details of timing for undertaking such actions.*

## **5. Previous Report Actions**

Nil actions from previous report.

## **6. Incidents**

Nil to date

## **7. Complaints**

See Appendix C - Complaint Register

# Appendices

## Appendix A – Compliance Report Declaration

Compliance Report Declaration Form	
Project Name	Wee Hur Regent St
Project Application Number	SSD 12618001
Description of Project	Construction of a new student accommodation development at 104-116 Regent St, Redfern.
Project Address	104-116 Regent St, Redfern
Proponent	Richard Crookes Constructions
Title of Compliance Report	Pre-Construction Compliance Report #1 June 2023
Date	28/06/23
<p>I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"><li>- the Compliance Report has been prepared in accordance with all relevant conditions of consent;</li><li>- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;</li><li>- the findings of the Compliance Report are reported truthfully, accurately and completely;</li><li>- due diligence and professional judgement have been exercised in preparing the Compliance Report; and</li><li>- the Compliance Report is an accurate summary of the compliance status of the development.</li></ul> <p>Notes:</p> <ul style="list-style-type: none"><li>- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</li><li>- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).</li></ul>	
Name of Authorised Reporting Officer	Cameron Smith
Title	Senior Project Engineer
Signature	C.S
Qualification	Bachelor of Engineering (Civil)
Company	Richard Crookes Constructions

## Appendix B

### Compliance Monitoring Table

#### Compliance Table Legend

Colour	Action
	At all times / Ongoing
	Prior to Issue of Construction Certificate
	Prior to Commencement of Works
	During Construction
	Prior to Occupation or Commencement of Use
	Post Occupation - During Operation

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status								
<b>SCHEDULE 2 - PART A – Administrative Conditions</b>													
<b>Obligation to Minimise Harm to the Environment</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, and any rehabilitation required under this consent	At all times	The Reporting Officer will monitor that all licences, permits, and approvals/consents are obtained/maintained as required by law and/or as detailed within the CEMP/OPM.	Compliance report CEMP OPM Legislation	Compliant								
<b>Terms of Consent</b>													
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 Planning Secretary; c) In accordance with the EIS, RtS and RRtS. If the EIS, RtS and RRtS are inconsistent with the conditions of consent, the conditions shall prevail, and; d) In accordance with the approved plans in the table below. If the approved plans are inconsistent with the conditions of consent, the conditions of consent shall prevail.	At all times	Reporting Officer to check consistency during compliance reporting.	EIS, RTS, RRTS, Addendum RRTS Architectural plans Landscape plans Design statement prepared by the architect Compliance Reports CEMP OPM	Compliant								
	<b>Architectural Drawings prepared by Antoniades Architects</b>	At all times			Compliant								
	<table border="1"> <thead> <tr> <th>Drawing No</th> <th>Revision</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>DA1.01</td> <td>B</td> <td>Site Analysis</td> <td>13/12/2021</td> </tr> </tbody> </table>					Drawing No	Revision	Name of Plan	Date	DA1.01	B	Site Analysis	13/12/2021
Drawing No	Revision					Name of Plan	Date						
DA1.01	B	Site Analysis	13/12/2021										



Unique ID	Compliance Requirement / Development Consent Condition				Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	DA1.03	B	Setbacks – Site Plan	13/12/2021				
	DA1.04	D	Setbacks – Levels	08/06/2022				
	DA3.01	F	Site Plan	15/09/2022				
	DA3.02	F	Level 01/Level 02	15/09/2022				
	DA3.03	F	Level 03/Level 04	15/09/2022				
	DA3.04	E	Level 05 to 08 / Level 09 to 15	08/06/2022				
	DA3.05	F	Level 16/Level 17 to 18	15/09/2022				
	DA3.06	F	Plant Level/Roof Level	08/06/2022				
	DA4.01	D	Long Section + Short Section	08/06/2022				
	DA4.02	A	Retail height and skylight balustrade	15/09/2022				
	DA5.01	F	Regent St, Elevation	15/09/2022				
	DA5.02	F	Northern Elevation + Southern Elevation	15/09/2022				
	DA5.03	F	William Ln – Elevation	15/09/2022				
	DA6.01	H	Project Data Schedule	15/09/2022				
	DA6.02	D	Shadow Diagrams 21 June 2021	08/06/2022				
	DA7.02	F	Material Board	15/09/2022				

Unique ID	Compliance Requirement / Development Consent Condition				Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	DA7.03	D	Signage Details	15/09/2022				
<b>Landscape Drawings prepared by RPS</b>								
	Drawing No	Revision	Name of Plan	Date				
	2.1	B	Proposed Ground Plan	14/09/2022				
	2.2	B	Proposed Ground Plan – Public Domain	14/09/2022				
	2.3	B	Level 2 – Recreational Deck	14/09/2022				
	2.5	B	Level 4	14/09/2022				
	2.6	B	Level 16 Sky Park	14/09/2022				
	2.8	B	Indicative Illustration – P1	14/09/2022				
	2.9	B	Façade Greening	14/09/2022				
	2.10	B	Planting Palette 1	14/09/2022				
	2.10	B	Planting Palette 2	14/09/2022				
	2.11	B	Tree Plan	14/09/2022				
	2.12	B	Materiality Strategy	14/09/2022				
	2.13	B	Typical Details 1	14/09/2022				
	2.13	B	Typical Details 2	14/09/2022				
	2.14	B	Wind Details	14/09/2022				
	2.15	B	Maintenance Guidelines	14/09/2022				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) The content of any strategy, study, system, plan, program, review, audit, notification report or correspondence submitted under or otherwise made in relation to this consent including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>b) The implementation of any actions or measures contained in any such document referred to in <b>Condition A3(a)</b></p>	At all times	The Reporting Officer to receive and act on any directions from the Planning Secretary.	The Reporting Officer to receive and act on any directions from the Planning Secretary.	Compliant
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency ambiguity or conflict between them and a document listed in <b>Condition A2</b> . In the event of an inconsistency ambiguity or conflict between any of the documents listed in <b>Condition A2</b> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	-	Noted	Compliant
<b>Limits on Consent</b>					
A5	This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	At all times	Reporting Officer to check consistency during compliance reporting.	CEMP	Compliant
A6	<p>This consent does not approve:</p> <p>a) Retail premises' fit-out and hours of operation</p> <p>b) Signage</p> <p>c) Remediation</p> <p>Separate development application(s) must be lodged and</p>	At all times	Reporting Officer to confirm consistency during development of the CEMP.	Noted	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	consent obtained for the above works and uses (except where exempt and complying development applies)				
<b>Prescribed Conditions</b>					
A7	The Application must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	At all times	Reporting Officer to check consistency during compliance reporting.	CEMP OEMP	Compliant
<b>Long Service Levy</b>					
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 14 41	At all times	Reporting Officer to check consistency during compliance reporting.	HR Records	Compliant
<b>Legal Notices</b>					
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times	-	Noted	Compliant
<b>Revision of Strategies, Plans and Programs</b>					
A10	Within three months of: a) The submission of a compliance report under <b>Condition C8</b> and <b>C9</b> . b) The submission of an incident report under <b>Condition A15</b> c) The approval of any modification of the conditions of this consent; or d) The issue of a direction of the Planning Secretary under <b>Condition A3</b> which requires a review.	At all times	Reporting Officer to check consistency during compliance reporting.	Noted	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
A11	The strategies, plans and programs required under this consent must be reviewed, and the Development must be notified in writing that a review is being carried out.	At all times	- Project Manager to initiate reviews following the triggers listed above Reporting Officer to check consistency during compliance reporting.	CEMP and OEMP Submissions Approval by Planning Secretary	Compliant
A12	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <b>Note:</b> <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development</i>	At all times	All Strategies, Plans and Programs to be reviewed and submitted to the Planning Secretary within six weeks (if required) and sighted by Reporting Officer.	Approval by Planning Secretary, if required Evidence of management plan version control	Compliant
<b>Evidence of Consultation</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
A13	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>a) Consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p> <p>b) Provide details of the consultation undertaken including:</p> <p>i. The outcome of that consultation, matters resolved and unresolved; and</p> <p>ii. Details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	At all times	Reporting Officer to sight evidence of consultation and evidence of consultation provided to Planning Secretary.	Record of acceptance by Planning Secretary Compliance reports	Not triggered
<b>Structural Adequacy</b>					
A14	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li><i>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i></li> <li><i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development</i></li> </ul>	At all times	Reporting Officer to site construction and occupation certificates for the building works.	Construction Certificate Occupation Certificate Engineering Plans Construction Compliance Report	Not triggered  (CC1 Received)
<b>Incident Notification, Reporting and Response</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
A15	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</p> <p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>	At all times	Written notification provided immediately and sighted by Reporting Officer.	<p>Evidence of written notification submitted to the Planning Secretary</p> <p>Incident and Non-Compliance Register</p> <p>Compliance Reports</p>	Not triggered
<b>Non-Compliance Notification</b>					
A16	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.</p>	At all times	Written notification provided within seven days and sighted by Reporting Officer.	<p>Evidence of written notification submitted to the Planning Secretary</p> <p>Incident and Non-Compliance Register</p> <p>Compliance Reports</p>	Not triggered
A17	<p>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.</p>	At all times	Written notification requirements sighted by Reporting Officer.	<p>Evidence of written notification requirements included as per condition</p> <p>Incident and Non-Compliance Register</p>	Not triggered
A18	<p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	At all times	Reporting Officer to ensure non-compliance has not been previously reported as incident.	<p>Incident and Non-Compliance Register</p>	Not triggered
<b>Monitoring and Environmental Audits</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
A19	<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 9.4 of Part 9 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><b>Note:</b> <i>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>	At all times	<p>Reporting Officer to review all monitoring or environmental audits.</p> <p>Reporting Officer to confirm preparation of audit and monitoring program</p>	<p>Monitoring Reports</p> <p>Environmental Audits</p> <p>Inspection Documentation</p> <p>CEMP</p> <p>OPM</p>	Not triggered
<b>Applicability of Guidelines</b>					
A20	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.	At all times	Works to be undertaken in accordance with the appropriate applicable guidelines, protocols, Standard or policies	All documents	Compliant
A21	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Works to be undertaken in accordance with the appropriate applicable guidelines, protocols, Standard or policies	All documents	Compliant



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
<b>Operation of Plant and Equipment</b>					
A22	All plant and equipment used on site, or to monitor the performance of the development must be: a) Maintained in a proper and efficient conditions; and b) Operated in a proper and efficient manner.	At all times	Contractors to provide evidence of their equipment monitoring and maintenance records to be regularly sighted by Reporting Officer.	Plant pre-start records Compliance Reports Maintenance records	Compliant
<b>Sydney Metro</b>					
A23	Any conditions or other requirements imposed by Sydney Metro part of its approval/endorsement of any documents provided by the Applicant to Sydney metro in accordance with these conditions of consent must also be complied with by the Applicant when implementing any approved/endorsed documents, plans, reports during the construction and operation of the development (as applicable)	At all times	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Sydney Metro approvals/endorsement CEMP OPM	Compliant
A24	Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not to issue a Construction Certificate or Occupancy Certificate, as the case may be , until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates by the Accredited Certifier dealing with specific works and compliance conditions can only occur subject to written confirmation from Sydney Metro.	At all times	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of endorsement of approval from Sydney Metro Written consent Certifier Approval	Compliant
<b>Associated Roadway Costs</b>					
A25	All costs associated with the construction of any new road works including kerb and gutter and footway shall be borne by the developer. Such works must be designed	At all times	Works to be undertaken in accordance with the appropriate applicable guidelines, protocols,	Noted	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	and constructed in accordance with the City's "Sydney Streets Technical Specification" including amendments and "Sydney Streets Design Code"		Standard or policies		
<b>PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>					
<b>No Works Prior to Construction Certificate</b>					
B1	Work must not commence until a Construction Certificate in respect of the work has been issued.	Prior to Issue of Construction Certification	Reporting Officer to sight CC.	CC Pre-Construction Compliance Report	Compliant
<b>External Walls and Cladding</b>					
B2	The external walls and cladding must comply with the relevant requirements of the BCA	Prior to Issue of Construction Certification	Reporting Officer to sight CC and OC for the building works.	CC OC Engineering Plans AS 1530.1 test reports for all materials in the external wall	Not triggered
B3	Before the issue of a Construction Certificate for above ground works, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA	Prior to Issue of Construction Certification	Reporting Officer to sight CC and OC for the building works.	CC OC Engineering Plans AS 1530.1 test reports for all materials in the external wall Pre-Construction Compliance Report Pre-Operational Compliance Report	Not triggered
B4	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to Issue of Construction	Reporting Officer to sight CC and OC for the building works.	CC OC Record of submission	Complaint

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
		Certification		Record of acceptance by Planning Secretary Pre-Construction Compliance Report Pre-Operational Compliance Report	
<b>Building Code of Australia (BCA) Compliance</b>					
B5	The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by: a) Complying with the deemed to satisfy provisions; or b) Formulating an alternative solution which: i. Complies with the performance requirements; or ii. Is shown to be at least equivalent to the deemed to satisfy provision; or iii. A combination of (a) and (b)	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Pre-Construction Compliance Report Design drawings Certifier approval CC	Complaint
<b>Gross Floor Area (GFA) Certification</b>					
B6	The GFA of the building must not exceed 9,557m <sup>2</sup> . Details confirming compliance must be submitted to the Certifier prior to the issue of the Construction Certificate for above ground works.	Prior to Issue of Construction Certification	Reporting Officer to provide design drawings to the Certifier.	Pre-Construction Compliance Report Design drawings Certifier approval CC	Complaint
<b>Maximum Height</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B7	The maximum height of the approved building must not exceed RL 85.100 m AHD, including plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifier prior to the issue of any Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to provide design drawings to the Certifier.	Pre-Construction Compliance Report Design drawings Certifier approval CC	Compliant
<b>Redfern-Waterloo Contributions Plan 2006</b>					
B8	Prior to issue of any Construction Certificate, a contribution of \$1,161,600 must be paid to Infrastructure NSW in accordance with the provisions of the Redfern-Waterloo Authority Contributions Plan. The contribution will be indexed at the time of payment in accordance with the most recently published CPI (All Groups) Index for Sydney. Alternatively, the Applicant may undertake public domain works to a minimum value of \$1,161,600. The works may include pavement treatment, improved lighting, landscaping, and street tree planting. If a credit for public domain works is sought, the Applicant must provide an outline of the proposed works and estimated cost to Council and Infrastructure NSW and obtain their written agreement prior to the issue of any Construction Certificate.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer once the condition has been met.	Compliance reports Receipts of contributions Proposal of public domain works if required	Compliant
<b>Affordable Housing Contribution</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B9	<p>Prior to the issue of any Construction Certificate, an affordable housing contribution of \$9,77,681.10 (based on a rate of \$102.30m<sup>2</sup>/GFA) must be paid to Infrastructure NSW in accordance with the provisions of the Redfern-Waterloo Authority Affordable Housing Contributions Plan. The contribution rate will be indexed annually at 1 July in accordance with the published Building Price Index in Rawlinson's Handbook.</p> <p>Evidence demonstrating compliance with the above must be provided to Infrastructure NSW and the Planning Secretary prior to issue of any Construction Certificate.</p>	Prior to Issue of Construction Certification	Reporting Officer to sight payment in accordance with the Redfern-Waterloo Authority Affordable Housing Contributions Plan to Infrastructure NSW and the Planning Secretary.	Compliance reports Receipts of contributions	Complaint
<b>Compliance with Wind Impact Assessment</b>					
B10	<p>Prior to the issue of the construction Certificate for above ground works, plans shall be submitted to the Certifier demonstrating compliance with the design parameters of the Updated Environmental Wind Assessment, prepared by SLR Consulting Pty Ltd dated 2 June 2022</p>	Prior to Issue of Construction Certification	Reporting Officer to sight submission of plans to the Certifier in compliance with SLR report dated 2 June 2022.	Pre-Construction Compliance Report Design drawings / statement Evidence of consultation with the Certifier	Complaint
<b>Sydney Water Assets</b>					
B11	<p>An application shall be made to Sydney water for a Certificate under Part 6, Division 9, Section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the issue of the relevant Construction Certificate (excluding demolition, remediation and site preparation works).</p>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of application for a Compliance Certificate from Sydney Water.	Compliance Certificate application Pre-Construction Compliance Report	Complaint

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B12	<p>Prior to the issue of the first Construction Certificate, the approved plans must be submitted to the Sydney Water in™ online service, to determine whether the development will affect Sydney Water’s wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.</p> <p><b>Note:</b> <i>Sydney Waters Tap in™ in online service is available at <a href="https://www.sydneywater.com.au/SW/plumbing-building-developing/buildings/sydney-water-tap-in/index.htm">https://www.sydneywater.com.au/SW/plumbing-building-developing/buildings/sydney-water-tap-in/index.htm</a></i></p>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of application for a Compliance Certificate from Sydney Water.	Compliance Certificate application Pre-Construction Compliance Report	Complaint
B13	<p>Prior to the issue of the first Construction Certificate, the Applicant must provide a design for sewer division and adjustment works or any changes to the existing main and its long section to Sydney Water for its review and approval. All works must comply with the Water Services Association of Australia (WSAA) code – Sydney Water edition.</p>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of consultation and approval of sewerage system and design by Sydney Water.	Design drawings Evidence of consultation with and signoff from Sydney Water	Complaint
B14	<p>Evidence of a Sydney water permit or consent for discharge of wastewater to the sewer shall be submitted to the Principal Certifier prior to the issue of the Construction Certificate. Where a permit or consent may not be required from Sydney Water, certification shall be provided verifying that any discharges to the sewer will meet specific standards imposed by Sydney Water.</p>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of consultation and approval of wastewater disposal and design by Sydney Water.	Design drawings Evidence of consultation with and signoff from Sydney Water	Complaint

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B15	The requirement of Sydney Water with regard to the onsite detention (OSD) of stormwater must be ascertained and complied with. Evidence of the approval must be submitted to Council prior to issue of any Construction Certificate	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of consultation and approval of on-site detention of stormwater design by Sydney Water.	Design drawings Evidence of consultation with and signoff from Sydney Water	Complaint
<b>Privacy Treatments</b>					
B16	Glass louvres (material "GL_01") nominated for north facing corridors are to be a semi-opaque finish, and not clear. Details demonstrating compliance with this requirement are to be submitted to the Certifier prior to issuing the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of consultation and approval of Glass louvres from Certifier prior to CC.	Design drawings Evidence of consultation with and signoff from Certifier	Not triggered
<b>Regent Street Retail Tenancy</b>					
B17	Façade details in the form of 1:20 minimum scale plans, wall sections and elevations are to be provided of each podium façade system type. These are also to include details of the interface of the façade with the public domain and are to include floor to ceiling heights and glazing. These details are to be submitted to and approved by Council prior to the issue of the Construction Certificate for above ground works.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of consultation and approval of Regent Street Retail Façade design from Council prior to CC.	Design drawings Evidence of consultation with and signoff from Council	Not triggered
<b>Façade Metalwork, Egress and Service Integration</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B18	<p>1:20 scale minimum plans, elevation and section details of the following are to be submitted to and approved by Council prior to the issue of any Construction Certificate for above ground works:</p> <ul style="list-style-type: none"> <li>a) Fire hydrant booster cupboard</li> <li>b) Gas meter cupboard</li> <li>c) Service access doors</li> <li>d) Fire egress doors</li> <li>e) End of trip amenities</li> <li>f) Substation</li> </ul> <p>The required information must include detailed material, finishing, spacing elemental sizing details. The information submitted should show a level of detail equivalent to For Construction detailing.</p>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of consultation and approval of design details pertaining to items specified in Condition B18 design from Council prior to CC.	Design drawings Evidence of consultation with and signoff from Council	Not triggered
<b>Materials and Finishes</b>					



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B19	<p>Prior to the issue of a Construction Certificate for above ground works, details of final building materials and finishes must be submitted to and approved by the Planning Secretary. The details must include evidence of consultation with Council and how their advice has been addressed for the following</p> <ul style="list-style-type: none"> <li>a) Specifications and sample boards for all external building finishes, colours and glazing including annotated drawings and computer-generated imagery of their application.</li> <li>b) All glass is to be clear to achieve a high level of transparency to provide visual depth and have a neutral colour (with the exception of <b>Condition B19</b>).</li> <li>c) Details of the manner of assembly and characteristics of glazing including the proposed shading coefficient the visible light transmission and the reflectivity.</li> <li>d) Confirmation of the process and methods in arriving at the final choice for all materials and finishes</li> <li>e) detailed architectural drawings of the facade details including glazing specification and sun shading devices. This must include snapshots of different points in the façade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.</li> </ul>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of consultation and approval of materials and finishes from Planning Secretary and consultation with Council prior to CC.	<p>Design drawings</p> <p>Evidence of consultation with Council (including incorporation of advice)</p> <p>Evidence of consultation with and signoff from Planning Secretary</p>	Not triggered
<b>Public Domain Works – Regent Street Works</b>					
B20	<p>Prior to the issue of any construction Certificate for public domain works, the Applicant must enter into a Works Authorisation Deed (WAD) with TfNSW for civil works on Regent Street, authorising the developer to undertake works on the State road. Please contact development <a href="mailto:Sydney@transport.nsw.gov.au">Sydney@transport.nsw.gov.au</a> for TfNSW requirements</p>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<p>WAD</p> <p>Certifier approval</p> <p>Evidence of WAD consultation with and approval from TfNSW.</p>	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	under the <i>Roads Act 1993</i> and WAD process.				
B21	Prior to the issue of any Construction Certificate for public domain works on council owned land, approval under Section 138/139 of the <i>Roads Act 1993</i> must be issued by the City's Public Domain Unit.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Certifier approval Evidence of consultation with and approval from City's Public Domain Unit	Not triggered
<b>On Site Landscaping</b>					
B22	<p>A revised detailed Landscape Plan must be prepared in consultation with and approved by Council. The Landscape Plan shall include, but not be limited to the following:</p> <p>a) A detailed green roof design including</p> <p>i. A statement that includes details of proposed use of the green roof, accessibility, and any noise and privacy treatments.</p> <p>ii. The location and details of existing and proposed services, walls, balustrades, hard surfaces, furniture, screens and shade structures, fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.</p> <p>iii. An engineers report confirming the structural capacity of the building for the proposed roof terrace loads.</p> <p>iv. Details of soil types and depth including any mounding. The minimum soil depths for planting on structure must be 1,000 mm for trees, 450 mm for shrubs and 200 mm for groundcovers, excluding mulch and drainage layers.</p>	Prior to Commencement of Works	<p>Reporting Officer to sight consultation and signoff with Council.</p> <p>Revised Landscape Plan (LP) in accordance with the condition (a &amp; b) to be reviewed by the Reporting Officer prior to submission to Planning Secretary to confirm LP is accurate with the condition.</p> <p>Reporting Officer to sight consultation with Council and provide a copy of the Landscape Plan to the Planning Secretary.</p> <p>Reporting Officer to sight submission of compliance to the Certifier.</p>	<p>Revised LP</p> <p>Approval/endorsement from the Planning Secretary</p> <p>Records of consultation and signoff with Council</p> <p>Pre-Construction Compliance Report</p>	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>v. One metre soil depth for tree planters on Levels 2 and 16</li> <li>vi. Planting details and the location, numbers, type and supply size of plant species with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity.</li> <li>vii. Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer.</li> <li>viii. A green roof maintenance plan detailing the maintenance methodology for safe working at height such as access requirements, location of any anchor points, gates and transport of materials and green waste.</li> </ul> <p>b) A detailed podium façade plan including</p> <ul style="list-style-type: none"> <li>i. Removing planters that are not accessible for maintenance from within the site.</li> <li>ii. A maintenance plan detailing the methodology for maintaining façade greening including access requirement.</li> </ul> <p>A copy of the Landscape Plan, including evidence of consultation with Council and their endorsement, shall be provided to the Planning Secretary.</p> <p>Details demonstrating compliance with this requirement shall be submitted to the Certifier, prior to the issue of the relevant Construction Certificate.</p>				
<b>Sydney Metro - Trees</b>					
B23	The roots and foliage of trees planted beside the rail corridor as part of the development must not impact on	Prior to Issue of	Reporting Officer to sight evidence that demonstrates	Revised LP	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	the rail corridor or rail operations. If required, a final landscaping and planting plan demonstrating measures to ensure compliance with this condition must be prepared to the satisfaction of Sydney Metro. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.	Construction Certification	landscaping designs will not damage or otherwise interfere with the rail corridor or rail operations with approval from Sydney Metro and Certifier prior to issue of CC.	Evidence of consultation and Approval/endorsement from the Sydney Metro in regards to trees.	
<b>Public Domain Plan Detailed Documentation for Construction</b>					
B24	A detailed public domain plan (including existing or works areas a minimum 5m either side of the site boundary and to the road centreline) and all relevant documentation must be submitted to and approved by Council's Public Domain Unit prior to issuing a Construction Certificate for any public domain works. The Plan must document all works required to ensure that the public domain complies with the City of Sydney's Public Domain Manual, Sydney Streets Code, Sydney Street Tree Masterplan, Sydney Lights Design Code and Sydney Streets Technical Specification. The documentation must be checked, accurate, and comply with specified requirements. Plans must be based on an accurate survey, to scale, and fully coordinated across all disciplines and submissions. The supplied documentation must be For Construction issue and will be approved under Section 138 of the Roads Act.	Prior to Issue of Construction Certification	A specialist consultant will be engaged to prepare a Public Domain Plan. Reporting Officer to review the Public Domain Plan ensuring it complies with; City of Sydney's Public Domain Manual, Sydney Streets Code, Sydney Street Tree Masterplan, Sydney Lights Design Code and Sydney Streets Technical Specification; and incorporates Approved Alignment Levels prior to submission to the Council. Reporting Officer to lodge the Public Domain Plan with the Council	Public domain plan prepared in accordance with this condition Evidence of review of the Public Domain Plan Pre-Construction Compliance Report Evidence of consultation with Council including approval	Not triggered
B25	The detailed public domain plan is to include but not be limited to: a) A continuous footpath treatment to Margaret Street. b) Details regarding soil depth and soil volume for raised planters and garden beds	Prior to Issue of Construction Certification	A specialist engaged to prepare a Public Domain Plan.	Public Domain Plan Evidence of review of the Public Domain Plan against Street Tree Master Plan	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>c) Confirmation of tree species consistent with Council's Street Tree Master Plan or other relevant guidance document.</li> <li>d) The location of tree pits consistent with councils Street Tree Master Plan or other relevant guidance document.</li> <li>e) Details of tree pits including structural soils or structural cells to support pavements consistent with Council's Street Tree master Plan or other relevant guidance document. One metre depth of virgin excavated natural material (VENM) must be provided for all tree planting for all tree planting and landscape at grade within the site boundary and street trees within the public domain.</li> <li>f) Details of tree planting in the public domain to meet the following: <ul style="list-style-type: none"> <li>i) Trees must have a minimum container size of 200 litres at the time of planting</li> <li>ii) Trees must be grown in accordance with the Australian Standard 2303:2015 "Tree stock for landscape use" and meet the requirements of this standard at the time of planting</li> </ul> </li> <li>g) Whether the chosen street tree supply, planting and maintenance will be undertaken by the proponent to the satisfaction of council OR whether the Applicant will pay a fee to Council consistent with Council's Schedule of Fees and Charges for the supply, planting and maintenance of each required tree on the Applicant's behalf.</li> </ul>		<p>Reporting Officer to review Public Domain Plan ensuring it complies with this condition (B25) prior to submission to the Council.</p> <p>Reporting Officer to lodge the Public Domain Plan with the Council.</p>	<p>Pre-Construction Compliance Report</p> <p>Evidence of consultation with Council and approval</p>	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	The Public Domain Manual and all other relevant documents are available for download from Council's website at <a href="https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks">https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks</a> .				
B26	The Public Domain Plan documentation must be submitted with an Application for Public Domain Plan Assessment and include the approved Public Domain Levels and Gradients documentation. If the proposed detailed design of the public domain requires changes to any previously approved levels, an Application for Public Domain Levels and Gradients must be submitted to and approved by Council to reflect these changes prior to an approval being issued for the construction of public domain work.	Prior to Issue of Construction Certification	A specialist engaged to prepare a Public Domain Plan. Reporting Officer to review Public Domain Plan ensuring it complies with this condition (B26) prior to submission to the Council. Reporting Officer to lodge the Public Domain Plan with the Council.	Public Domain Plan Evidence of review of the Public Domain Plan and assessment Pre-Construction Compliance Report Evidence of consultation with Council and approval	Not triggered
<b>Public Domain Levels and Gradients</b>					
B27	Prior to the issue of any Construction Certificate, a Public Domain Levels and Gradients submission for the building and site frontages must be submitted to and approved by Council. The submission must be prepared in accordance with the Council's Public Domain Manual and submitted with a completed Application for Public Domain Levels and Gradients. Information on how to complete the submission can be downloaded from the Council's website at <a href="https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks">https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks</a> . Any requirements to comply with Disability Discrimination Act at the entrance to a building or publicly accessible space must be resolved inside the site boundary.	Prior to Issue of Construction Certification	Reporting Officer to provide the certifying authority with the required information for CC approval including alignment levels approved by Council and prepared by a Registered Surveyor in accordance with the documents listed in B27. Signed drawings to be sighted by Reporting Officer.	Surveying Certification confirming qualification of Surveyor Survey Plans Pre-Construction Compliance Report Approved alignment levels by Council	Complaint

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<b>Note:</b> <i>Public Domain Levels and Gradient plans are to be included with the Public Domain Plan – Detailed Documentation for Construction condition submission.</i>				
<b>Stormwater Drainage Design</b>					
B28	<p>Prior to issue of any Construction Certificate a detailed stormwater management plan prepared by suitable qualified and experienced engineer must be submitted to and approved by the Council's Public Domain Unit and must include:</p> <p>A certified stormwater drainage design complying with:</p> <ul style="list-style-type: none"> <li>a) Council's Sydney Streets Technical Specifications, Part A4 Drainage Design;</li> <li>b) Council's Sydney Streets Technical Specifications, Standard Drawings;</li> <li>c) Council's Sydney Streets Technical Specifications, Part B10: Stormwater Drainage Construction;</li> <li>d) Council's Stormwater Drainage Manual; and</li> <li>e) All relevant Australian Standards.</li> </ul> <p>This information is available for download from the City's website at  <a href="https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks">https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks</a></p>	Prior to Issue of Construction Certification	<p>Reporting Officer to engage a suitably qualified Engineer to complete a stormwater management plan (SMP) assessment in accordance with Council's standards.</p> <p>Reporting Officer to sight evidence of consultation and approval of the assessment by the Council.</p>	<p>Engineering Certification confirming qualification of the Drainage Engineer SMP</p> <p>Evidence of consultation with and signoff from Council</p>	Compliant
<b>Stormwater Quality Assessment</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B29	The development must comply with Stormwater Management Report Number 210118 Rev P2 prepared by Alexander MacLaughlan of JHA dated 3 December 2021. Prior to issue of any Construction Certificate a design certification report prepared by a suitably qualified practitioner engineer demonstrating compliance with approved MUSIC link targets and parameters must be submitted to and approved by Council. The report must include a response to all stormwater quality improvement devices structural integrity, treatment train and their treatment properties demonstrating compliance with the approved MUSIC link reports.	Prior to Issue of Construction Certification	Reporting Officer to engage a suitably qualified Drainage Engineer to complete a stormwater quality assessment in accordance with Council's standards. Reporting Officer to sight evidence of consultation and approval of the assessment by the Council."	Engineering Certification confirming qualification of the Drainage Engineer Stormwater quality assessment Evidence of consultation with and signoff from Council	Complaint
<b>Flood Planning Levels</b>					
B30	The development must be constructed to comply with the recommended flood planning levels indicated in the table of the statement titled Review of Flood Related Development Controls for Building Floors 104-116 Regent Street, Redfern, Response to Council Submission, prepared by WMA Water dated 19 September 2022.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Development plans/design statements Evidence of compliance with flood planning levels submitted to Certifier	Complaint
B31	Details must be submitted to the Principal Certifier prior to the issue of any Construction Certificate demonstrating that the development will comply with the recommended flood planning levels.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Development plans/design statements Evidence of compliance with flood planning levels submitted to Principal Certifier	Complaint
<b>Public Domain Lighting Upgrade</b>					



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B32	<p>Prior to issue of any Construction Certificate for public domain works , a concept Public Domain Lighting Upgrade Plan for pedestrian and street lighting in the public domain must be submitted to and approved by Council. The Lighting Plan must be prepared in accordance with the Sydney Streets Technical Specifications A5 and B8, Sydney Lights Design Code and Public Domain Manual. This information is available for download from the Council’s website at <a href="https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks">https://www.cityofsydney.nsw.gov.au/development/publicdomainworks/daassociatedworks</a></p> <p>The lighting upgrade plan must cover all adjacent street frontages, being Regent Street and Margret Street and shall be designed to include the following requirements;</p> <p>a) Regent Street</p> <ol style="list-style-type: none"> <li>i. Lighting standards compliance of AS1158.1.1 Category V3 on the roadway and AS1158.3.1:2020 Category PP1 on the footway is required.</li> <li>ii. Provide COS standard Smart poles Type S1B 9.6m with GE R250 Eco Gen2 160w 4000K LED luminaires on 3m outreach arms. Provide standard banner arm and high level GPO.</li> </ol> <p>b) Margaret Street</p> <ol style="list-style-type: none"> <li>i. Lighting standards compliance of AS1158.3.1:2020 Category PR1 on the roadway and on the footway is required.</li> <li>ii. Provide COS standard 7.5m galvanised steel poles with GE R250 Eco Gen2 80w 4000K LED luminaires off 2.0m outreach arms.</li> </ol> <p>c) Lighting Designs</p>	Prior to Issue of Construction Certification	<p>A specialist lighting engineer or lighting designer will be engaged to prepare a Public Domain Lighting Plan.</p> <p>Reporting Officer to review Public Domain Plan ensuring it complies with; Sydney Streets Technical Specifications A5 and B8, Sydney Lights Design Code and Public Domain Manual Sydney Streets Technical Specifications A5 and B8, Sydney Lights Design Code and Public Domain Manual; prior to submission to the Council.</p> <p>Reporting Officer to lodge the Public Domain Lighting Plan with the Council."</p>	<p>Public Domain Lighting Plan Certification confirming qualification of designer</p> <p>Evidence of review of the Public Domain Lighting Plan Pre-Construction Compliance Report</p> <p>Evidence of consultation with Council and approval</p>	Complaint

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>i. Lighting designs certified by a practicing lighting engineer must be submitted for council review and approval prior to a Construction Certificate being issued for public domain works.</li> <li>ii. Lighting design submission requirements are specified in COS specification "Sydney Streets Technical specification A5: Street Lighting Design".</li> </ul>				
<b>Outdoor Lighting</b>					
B33	All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the issue of a Construction Certificate for public domain works.	Prior to Issue of Construction Certification	Certifying authority to sign off on lighting installation design. Reporting Officer to sight signed certification.	Lighting plans Statement prepared by an Electrical engineer confirming compliance with this condition Pre-Construction Compliance Report Certifier approval	Complaint
<b>Dilapidation Report – Public Domain</b>					
B34	Prior to the issue of any Construction Certificate, a photographic recording of the public domain site frontages is to be prepared as described in the Public Domain Manual and submitted to Council for approval. The Council's Public Domain Manual is available for download at <a href="https://www.cityofsydney.nsw.gov.au/">https://www.cityofsydney.nsw.gov.au/</a> The submission is to include written confirmation, issued with the authority of both the Applicant and the photographer, that Council is granted a perpetual nonexclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Dilapidation report (photo) Certifier approval Pre-construction compliance report	Complaint

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	images. The signatures of both the applicant and the photographer must be included.				
<b>Public Domain Works Security Bond</b>					
B35	<p>A Public Domain Works Security Bond will be required for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the Council’s adopted fees and charges and Public Domain Manual.</p> <p>Council must be contacted to determine the bond amount prior to lodgement. The bond must be lodged with Council prior to an approval being issued for the approval of the Public Domain Plan (<b>Condition B24</b>).</p> <p>The bond will be retained in full until all public domain works, including rectification of damage to the public domain, are completed to the City’s standards and approval and the required works-as-executed documentation are approved. On satisfying the above requirements, and the issue of the Public Domain Works Letter of Completion Operational Acceptance by the City, 90% of the bond will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p>	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Bond attained Lodgement with council In accordance with B35	Complaint
<b>Public Domain Works Security Bond</b>					
B36	Prior to a Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for the approved public domain work is to be determined with and approved by Council in accordance with Council’s Public Domain Manual and Sydney Streets Technical Specification.	Prior to Issue of Construction Certification	Reporting Officer to engage a qualified engineer to design civil, drainage and subsurface work including a set of hold points in accordance with Council's Public Domain Manual and Sydney Streets Technical Specification.	Design drawings Evidence of consultation with and signoff from Council	Complaint

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
			Reporting Officer to sight evidence of consultation and approval of design by the Council's Public Domain section.		
<b>Drainage Service Pit Lids</b>					
B37	All existing or proposed drainage and service pit lids throughout the public domain must be to Council's specifications and heel/bicycle safe, slip resistant, infill with material to match surrounding surface, finished flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Infill pit lids are to be detailed where specified by Council's Public Domain Officer. Private pits are not permitted within the public domain. All details of pit lids must be shown on the public domain plan ( <b>Condition B24</b> ) and must be approved by the City's Public Domain Unit prior to the issue of an approval for public domain works.	Prior to Issue of Construction Certification	Evidence of detailed design for drainage and service pit lids as approved by Council will be sighted by the Reporting Officer.	Detailed design for drainage and service pit lids Evidence of consultation with and signoff from Council	Complaint
<b>Structural Details</b>					
B38	Prior to the issues of each relevant Construction Certificate, the Applicant must submit to the Certifier, the relevant structural drawings prepared and signed by a suitability qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA and (b) The development consent	Prior to Issue of Construction Certification	Evidence of structural drawings which meet requirements detailed in in this consent (prepared and signed by a qualified Structural Engineer) as approved by Council will be sighted by the Reporting Officer.	Engineering Certification confirming qualification of the Structural Engineer Structural drawings Evidence of consultation with and signoff from Council	Complaint
<b>Reflectivity</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B39	The building materials must have a maximum normal specular reflectivity of visible light of 20 per cent. If the proposed building materials do not comply with the above reflectivity requirement, then an alternate materials / mitigation measures must be proposed so that the facades of the building would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of a report/statement which demonstrates compliance with reflectivity requirements detailed in this consent. Reporting Officer to sight evidence the report/ statement has been provided to the Certifier.	Design statement Pre-Construction Compliance Report Evidence of consultation with the Certifier	Not triggered
B40	A statement prepared by a suitably qualified expert, demonstrating compliance with the requirements of this condition must be submitted to the satisfaction of the Certifier prior to the commencement of the cladding of the external facades.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of a report/statement which demonstrates compliance with reflectivity requirements detailed in this consent. Reporting Officer to sight evidence the report/ statement has been provided to the Certifier.	Design statement Pre-Construction Compliance Report Evidence of consultation with the Certifier	Not triggered
<b>Geotechnical Design, Certification and Monitoring Plan</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B41	<p>The proposed development involves the construction of subsurface structures and excavation that has potential to adversely impact neighbouring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.</p> <p>This engineer is to prepare the following documentation:</p> <p>a) Certification that the civil and structural details of all subsurface structures are designed to:</p> <ul style="list-style-type: none"> <li>i. provide appropriate support and retention to neighbouring property;</li> <li>ii. ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure; and</li> <li>iii. ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.</li> </ul> <p>b) A <b>Geotechnical Monitoring Plan (GMP)</b> to be implemented during construction that:</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to engage a suitably qualified Engineer to design, certify and oversee the construction of all subsurface structures associated with the development.</p> <p>Reporting Officer to sight evidence of required documentation detailed in this consent.</p>	<p>Engineering Certification confirming qualification of the Engineer</p> <p>Design statement</p> <p>Certification of civil and structural design regarding subsurface structures meet design criteria</p>	Complaint

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>i. is based on a geotechnical investigation of the site and subsurface conditions, including groundwater;</li> <li>ii. details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;</li> <li>iii. details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and</li> <li>iv. details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.</li> </ul> <p>The certification and the GMP is to be submitted to the Certifier prior to the commencement of any works other than any above ground demolition and site clearing works. Copies of the certification and GMP must be provided to the Planning Secretary.</p>				
<b>Mechanical Plant Noise Mitigation</b>					
B42	<p>Details of noise mitigation measures for all mechanical plant are to be detailed on the relevant Construction Certificate drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Industrial Noise Policy is required to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.</p>	<p>Prior to Issue of Construction Certification</p>	<p>Reporting Officer to engage a suitably qualified acoustic engineer to design noise mitigation measures in accordance with requirements detailed in this consent.</p> <p>Reporting Officer to sight evidence of submission to the</p>	<p>Mechanical plans Design statement prepared by a mechanical engineer Design statement prepared by an acoustic consultant</p>	<p>Not triggered</p>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
			Certifier.		
<b>Mechanical Ventilation</b>					
B43	All mechanical ventilation systems shall be installed in accordance with the BCA and shall comply with Australian Standards AS1668.2 and AS3666 - Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Evidence of the Certifying Authority approval will be sighted by the Reporting Officer.	Mechanical plans Design statement prepared by a mechanical engineer	Not triggered
B44	The mechanical exhaust system for the ground floor retail tenancy is to be designed to be capable of accommodating exhaust requirements in accordance with relevant Australia Standards, in order to allow for the event that the tenancy is approved for future use as a food premises or other use which requires mechanical exhaust.	Prior to Issue of Construction Certification	Reporting Officer to review exhaust system design to ensure it is in accordance with Australian Standards.	Mechanical plans Design statement prepared by a mechanical engineer	Not triggered
<b>Basix Certification</b>					
B45	The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1259187M_02 (dated 27 May 2022), and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.	Prior to Issue of Construction Certification	Evidence of submission of BASIX Certificate No. 1259187M_02 to the Certifying Authority will be sighted by the Reporting Officer.	BASIX Certificate Architectural Plans showing the BASIX requirements Evidence of submission of BASIX certification to the Certifier	Compliant
<b>Ecologically Sustainable Development (ESD)</b>					



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B46	The building must incorporate all design, operation and construction measures as identified in the NCC Section J Assessment Report prepared by Vipac and dated 9 December 2021, BASIX Assessment Report prepared by Vipac and dated 31 May 2022, and Alternative Performance Solution for Natural Ventilation prepared by Vipac dated 9 December 2021 and addendum dated 3 June 2022. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to review all design, operation and construction measures against those identified in the ESD Strategy. Evidence of submission of the Pre-Construction Compliance Report will be sighted by the Reporting Officer.	ESD Strategy Design statement Pre-Construction Compliance Report	Compliant
<b>Installation of Water Efficient Fixtures and Fittings (Non-Residential Uses)</b>					
B47	All toilets installed within the non-residential components of the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifier prior to the issue of the relevant Construction Certificate being issued.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence toilets meet requirements detailed in this consent. Reporting Officer to sight evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in this consent to the Certifier.	Pre-Construction Compliance Report Evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in this consent to the Certifier	Compliant
B48	All taps and shower heads installed within the non-residential components of the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifier prior to issue of the relevant Construction Certificate for services and finishes works.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence taps and showerheads meet requirements detailed in B48. Reporting Officer to sight evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in	Pre-Construction Compliance Report Evidence of submission of compliance documents regarding the installation of taps and showerheads which meet requirements detailed in B48 to the Certifier	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
			B48 to the Certifier		
B49	New urinal suites, urinals and urinal flushing control mechanisms installed within the non-residential components of the development must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). Details are to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence taps and showerheads meet requirements detailed in B49. Reporting Officer to sight evidence of submission of compliance documents regarding the installation of urinals which meet requirements detailed in B49 to the Certifier.	Pre-Construction Compliance Report Evidence of submission of compliance documents regarding the installation of urinals which meet requirements detailed in B49 to the Certifier	Compliant
B50	Systems should include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence intention to employ smart controls has been submitted to the Certifier.	Pre-Construction Compliance Report Certifier approval of smart controls for flushing system	Compliant
<b>Bicycle Parking</b>					
B51	A minimum of 112 bicycle parking spaces are to be provided for students and staff (including retail staff).	Prior to Issue of Construction Certification	Assess against development controls in the consent or approved plans. Reporting Officer to sight evidence of submission of compliance documents regarding requirements detailed in B51 to the Certifier.	Pre-Construction Compliance Report Design statement Evidence of submission of compliance documents regarding requirements detailed in B51 to the Certifier	Compliant
B52	The layout, design and security of all bicycle facilities must comply with the minimum requirements of <i>Australian Standard AS 2890.3 – 2015</i> .	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of compliance with AS 2890.3-2015 before being submitted to the Certifier.	Pre-Construction Compliance Report Design statement Evidence of submission of	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
				compliance documents regarding requirements detailed in B52 to the Certifier	
B53	Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of submission of compliance documents regarding requirements detailed in B51, B52 & B53 to the Certifier.	Pre-Construction Compliance Report Design statement Evidence of submission of compliance documents regarding requirements detailed in B52 to the Certifier	Compliant
<b>Access for People with Disabilities</b>					
B54	Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	Prior to Issue of Construction Certification	Reporting Officer to sight a certificate completed by a suitably qualified person and submitted to the Certifier acknowledging requirements in B54 have been met. Reporting Officer to sight evidence the certificate has been provided to the Certifier."	Access Report prepared by an accredited access consultant Statement prepared by the access consultant confirming the design meets the requirements of this condition Certification confirming qualification of suitably qualified person Certification for this condition Pre-Construction Compliance Report Evidence of submission of the certificate to the Certifier	Compliant
<b>Sanitary Facilities for Disabled Persons</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B55	The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	Prior to Issue of Construction Certification	Reporting Officer to sight a certificate completed by a suitably qualified person and submitted to the Certifier acknowledging requirements in B55 have been met. Reporting Officer to sight evidence the certificate has been provided to the Certifier.	Certification confirming qualification of suitably qualified person Certification (for B55) Pre-Construction Compliance Report Evidence of submission of the certificate to the Certifier	Compliant
<b>Crime Prevention Through Environmental Design (CPTED)</b>					
B56	To minimise the opportunity for crime, details of compliance with the CPTED principles, the relevant recommendations provided in the CPTED Report, prepared by Elton Consulting, dated 2 December 2021, shall be implemented. Details demonstrating compliance with the requirements are to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight compliance with recommendations provided in the CPTED Report and submit these to the Certifier.	Compliance reports Evidence of submission of compliance reports to the Certifier	Compliant
<b>Tactile Ground Surface Indicators and Handrails</b>					
B57	All tactile ground surface indicators, handrails and other elements required to provide access into the building/property, must be located entirely within the private property boundary.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Survey drawings Approved plans Certifier approval	Compliant
<b>CBD Rail Link Corridor</b>					
B58	Prior to the issue of any construction certificate, final drawings and reports in relation to the CBD Rail Link Corridor protection shall be endorsed by TfNSW. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Final drawings and reports (CBD Rail Link Corridor protection) endorsed by TfNSW Certifier approval	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
<b>Sydney Metro – Engineering</b>					
B59	<p>The Certifier must not issue a Construction Certificate for the development unless the Applicant has submitted to Sydney Metro, and Sydney Metro has provided written approval, of the following items:</p> <p>a) Final construction drawings for the Construction Certificate ;</p> <p>b) The following documents will need to be revised once the detailed design becomes available:</p> <p>i. Impact Assessment Report and Monitoring Plan (Ref No. GKA REG 004) prepared by GKA Management dated 7 December 2021</p> <p>ii. Preliminary Numerical Modelling and Impact Assessment (R.001.Rev0) prepared by Douglas Partners dated 16 November 2021.</p> <p>c) The construction management plan will need to be revised once the detailed design becomes available.</p> <p>d) A report or statement assessing the impact of crane loading on the Sydney Metro tunnels.</p> <p>Prior to the commencement of works, the Certifier must provide written verification to Sydney Metro that this condition has been complied with.</p>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of preparation of submission of documents as referred to in Condition B59 to Sydney Metro for approval.	<p>Sydney Metro Approval of documents prepared and submitted as per Condition B59</p> <p>Evidence of confirmation from Sydney Metro that requirements of this condition have been satisfied (B59).</p>	Compliant
<b>Sydney Metro – Rail Corridor</b>					
B60	All structures must be designed, constructed and maintained so as to allow for the future operation and demolition of any part of the development without damaging or otherwise interfering with the Sydney Metro - City & Southwest rail corridor or rail operations. Where any part of the development is to be retained because its	Prior to Issue of Construction Certification	Reporting Officer to sight evidence that demonstrates designs, construction and maintenance and future operation and demolition will not damage or otherwise interfere	<p>Design Plans/ Statements</p> <p>Engineering Plans</p> <p>Pre-Construction Compliance Reports</p> <p>Evidence of structural design review</p>	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	demolition would damage or otherwise interfere with the Sydney Metro - City & Southwest rail corridor or rail operations, that part of the development must have a minimum design life of 100 years.		with Sydney Metro City & Southwest rail corridor or rail operations. Reporting Officer to sight evidence to demonstrate development will have minimum design life of 100 years.		
<b>Sydney Metro – Survey and Services</b>					
B61	<p>Prior to the issue of a Construction Certificate:</p> <p>a) the Applicant must provide Sydney Metro with an accurate survey of the development and its location relative to the rail corridor boundary and any rail infrastructure. The survey is to be undertaken by a registered surveyor, to the satisfaction of Sydney Metro; and</p> <p>b) a registered surveyor shall peg-out the common property boundary between the development site and the rail corridor and any Sydney Metro easements to ensure that there is no encroachment by the development. A copy of the survey report indicating the location of pegs must be provided to Sydney Metro prior to the commencement of works.</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to engage a suitably qualified registered surveyor to the satisfaction of Sydney Metro to accurately survey the development and its location relative to the rail corridor boundary and any rail infrastructure.</p> <p>Reporting Officer to sight evidence to demonstrate registered survey has undertaken pegging delineation as per the requirements of Condition B61(B) and sight evidence to confirm survey report provided to Sydney Metro prior to commencement of works to demonstrate compliance to this condition.</p>	<p>Registration for suitably qualified Surveyor</p> <p>Survey Report completion and submission to Sydney Metro prior to commencement of works.</p>	Complaint

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B62	Prior to the issue of a Construction Certificate, the Applicant must undertake a services search to establish the existence and location of any rail services and provide the results of the search to Sydney Metro. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the development site, the Applicant must discuss with Sydney Metro whether the services are to be relocated or incorporated within the development site.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of services search to meet requirements of Condition B62 (including consultation with Sydney Metro if services are located and need to be relocated or incorporated within development site.	Evidence of services search as per Condition B62 Evidence of discussion with Sydney Metro (if applicable)	Compliant
<b>Sydney Metro – Noise and Vibration</b>					
B63	The building must be designed and constructed: a) to comply with the NSW Department of Planning & Environment’s document titled “Development Near Rail Corridors and Busy Roads - Interim Guideline” (2008) and the Sydney Metro Underground Corridor Protection Guidelines; b) and maintained so as to avoid damage or other interference which may occur as a result of air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations; and c) to not have any noise or vibration impacts on the rail corridor or rail infrastructure.  Details demonstrating compliance with this requirement are to be submitted to the Certifier prior to the issuing of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of all reports, designs and plans detailed in B63. Reporting Officer to sight evidence of submission of reports to the Certifier and Council prior to a Construction Certificate being issued by the Certifier.	Design Plans Engineering Plans Pre-Construction Compliance Report Evidence of submission of reports to Certifier and Council	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B64	<p>The Applicant must incorporate as part of the development all the measures recommended in the Noise and Vibration Impact Assessment (Ref No. 20210248.1/1512A/R2/AR-Revision 2) prepared by Acoustic Logic dated 15 December 2021.</p> <p>Copies of the report are to be provided to the Certifier and Council prior to a Construction Certificate being issued by the Certifier. The Certifier must ensure that the recommendations of the management and assessment reports are incorporated in the construction drawings and documentation prior to issuing a Construction Certificate for the development.</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to sight evidence of incorporation of all measures recommended in reports listed in Condition B64.</p> <p>Reporting Officer to sight submission of the reports submitted to the Certifier and Council prior to CC being issued.</p>	<p>Design Plans / Statement Engineering Plans</p> <p>Pre-Construction Compliance Report</p> <p>Evidence of submission of reports to Certifier and Council</p>	Compliant
<b>Electrolysis</b>					
B65	<p>Prior to the issue of a Construction Certificate, the Applicant is to engage an electrolysis expert to prepare a detailed report, including design drawings, on the electrolysis risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the electrolysis report to control that risk. A copy of the electrolysis report is to be provided to the Certifier with the application for a Construction Certificate. Prior to issuing a Construction Certificate for the development, the Certifier must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation</p>	Prior to Issue of Construction Certification	<p>Evidence of satisfaction of this condition will be sighted by the Reporting Officer.</p>	<p>CC</p> <p>Certifier approval</p> <p>Design drawings</p> <p>Electrolysis report</p>	Compliant
<b>Sydney Metro – Construction</b>					



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B66	No work is permitted within the rail corridor, or any easements which benefit Sydney Metro, at any time, unless the prior approval of, or an agreement with, Sydney Metro has been obtained by the Applicant. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence that no works have/will occur within the rail corridor or easements which benefit Sydney Metro at any time unless prior approval or agreement is sought from Sydney Metro. Reporting Officer to sight CC	CC	Compliant
B67	No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the rail corridor, Sydney Metro property or easements. The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CC	Compliant
B68	Prior to the issuing of a Construction Certificate, the following information must be submitted to Sydney Metro for review and endorsement: a) Machinery to be used during excavation/construction; and b) Demolition, excavation and construction methodology and staging. The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of submission of information as required by Condition B68 to and endorsed by Sydney Metro.	Evidence of submission of information to and endorsement from Sydney Metro	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B69	Prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works are to be submitted to Sydney Metro for review and endorsement regarding impacts on the rail corridor. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of submission of a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works to Sydney Metro for review and endorsement.	Evidence of a Risk Assessment/Management Plan and detailed Safe Work Method Statements submitted to and endorsed by Sydney Metro.	Compliant
B70	Prior to the issue of a Construction Certificate the Applicant is to contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required. If insurance cover is deemed necessary, the Applicant must obtain insurance for the sum determined by Sydney Metro and such insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro. Prior to issuing a Construction Certificate for the development, the Certifier must witness written proof of any insurance required by Sydney Metro in accordance with this condition, including the written advice of Sydney Metro to the Applicant regarding the level of insurance required.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of contact with Sydney Metro's Corridor Protection Team Public liability insurance cover to satisfactory level, if required. Certifier approval	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B71	Prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor Protection Team to determine the need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee. Prior to issuing a Construction Certificate for the development, the Certifier must witness written confirmation from Sydney Metro that the Applicant has lodged any bond or bank guarantee required by this condition.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of contact with Sydney Metro's Corridor Protection Team Lodgement of bond / bank guarantee, if required. Certifier approval	Compliant
<b>Sydney Metro - Drainage</b>					
B72	The Applicant must ensure that all drainage from the development is adequately disposed of and managed and must ensure that no drainage is discharged into the railway corridor unless prior written approval has been obtained from Sydney Metro. The Certifier must not to issue a Construction Certificate or Occupation Certificate for the development unless this condition has been satisfied.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design Drawings Design Statements Signoff/Approval from Sydney Metro (if applicable).	Compliant
<b>Sydney Metro - Documentation</b>					
B73	Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of documents endorsed by Sydney Metro submitted to Council.	Evidence of submission of endorsed documents submitted to Council	Compliant
<b>Aboriginal Cultural Heritage</b>					
B74	The recommendations within Section 12 of the Aboriginal Cultural Heritage Assessment Report, prepared by Austral Archaeological, revision 3, dated 7 December 2021, must be implemented as relevant to the site and Development.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Aboriginal Cultural Heritage Assessment Report Evidence of recommendations implemented as relevant to	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	Prior to the issue of any relevant Construction Certificate, details demonstrating compliance with this requirement shall be submitted to the Certifier.			site and development	
<b>Public Art Strategy</b>					
B75	A detailed <b>Public Art Strategy</b> must be prepared in consultation with local Indigenous artists and in consultation with and endorsed by Council. The Public Art Strategy must contain the final design, materials, finishes, construction methodology, ownership, and ongoing maintenance methodology and associated budgeting arrangements.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of submission to the Planning Secretary of a detailed Public Art Plan which meets requirements detailed in B75.	Public Art Strategy Design statement Pre-Construction Compliance Report Evidence of submission to the Certifier and Planning Secretary	Compliant
B76	The Public Art Strategy shall include, but not be limited to, interpretive signage to indicate traditional ownership and previous use of the land by Indigenous populations.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Public Art Strategy Design statement Pre-Construction Compliance Report Evidence of submission to the Certifier and Planning Secretary	Compliant
B77	Prior to the issue of any relevant Construction Certificate, details demonstrating compliance with the above requirements shall be submitted to the Certifier and to the Planning Secretary.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Public Art Strategy Design statement Pre-Construction Compliance Report Evidence of submission to the Certifier and Planning Secretary	Compliant
<b>Operational Waste Management Plan</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
B78	<p>A detailed <b>Operational Waste Management Plan (OWMP)</b> detailing the waste and recycling storage and removal strategy for all of the development, is required to be prepared in consultation with Council, prior to the issue of the relevant construction certificate.</p> <p>The <b>OWMP</b> is required to address the relevant matters in Council's Waste Management Guidelines in New Developments 2018 and must include the following details (as applicable):</p> <ul style="list-style-type: none"> <li>a) The use of the premises and the number and size of occupancies.</li> <li>b) The type and quantity of waste to be generated by the development.</li> <li>c) Details of the proposed recycling and waste disposal contractors including confirmation from a private waste collector that they could use the turntable and park the waste collection truck and offer a wheel in/wheel out service between the student housing developments on the subject site at 104-116 Regent Street and the neighbouring property at 90 Regent Street, Redfern</li> <li>d) Waste storage facilities and equipment including dedicated spaces for the storage and recycling of bulky waste, problem waste, strip out and food waste.</li> <li>e) Access and traffic arrangements for waste disposal contractor vehicles.</li> </ul>	Prior to Issue of Construction Certification	<p>An OWMP will be prepared in consultation with the Council and then sighted by the Reporting Officer to confirm compliance with the requirements of Condition B78.</p> <p>Evidence of compliance to Condition B78 will be submitted to the Certifier and Planning Secretary.</p>	<p>Evidence the OWMP has been prepared in consultation with the Council and in accordance with requirements of Condition B78.</p> <p>Evidence of submission of compliance to Certifier and Planning Secretary.</p>	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>f) The procedures and arrangements for on-going waste management including collection, storage and removal of waste and recycling of materials, and implementation of a booking system for all deliveries and loading/unloading activities.</p> <p>Prior to the issue of any relevant Construction Certificate, details demonstrating compliance with this requirement shall be submitted to the Certifier and to the Planning Secretary.</p>				
<b>Design Excellence and Integrity</b>					
B79	<p>To ensure design continuity and excellence of the approved scheme is maintained, Antoniadis Architects (lead architect for the EIS) is to be retained throughout the development process, to:</p> <p>a) Endorse the design drawings for the contract documentation;</p> <p>b) endorse the design drawings for the contract documentation;</p> <p>c) maintain consultant continuity and design integrity during the tender and construction phases through to completion of the project;</p> <p>d) provide any documentation required by the consent authority verifying the design intent has been achieved at completion; and</p> <p>e) attend all meetings that pertain to design issues with the community, authorities, and other stakeholders, as required.</p> <p>Prior to the issue of any relevant Construction Certificate, details demonstrating compliance with this requirement shall be submitted to the Certifier.</p>	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<p>Evidence of retention of Antoniadis Architects (lead architect for the EIS) to meet the requirements of Condition B79</p> <p>Evidence of compliance with condition submitted to Certifier</p>	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
<b>Easement to Drain Water</b>					
B80	Prior to the issue of the first Construction Certificate, evidence must be provided to the Certifier and to the Planning Secretary that a Deposited Plan and Section 88B Instrument to the satisfaction of Council has been registered with the office of NSW Land Registry Services to drain water from William Lane to Margaret Street along the eastern boundary of 13-23 Gibbons Street (Lot 1 in DP 1002798).	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design statement Pre-Construction Compliance Report Evidence of consultation and submission to the Certifier, NSW Land Registry and Planning Secretary	Compliant
<b>PART C – PRIOR TO COMMENCEMENT OF WORKS</b>					
<b>Notification of Commencement</b>					
C1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Commencement of Works	Reporting Officer to sight evidence of written notification to the Department provided 48 hours prior to commencement of physical work.	Compliance reports Evidence of submission of notification to the Department	Compliant
C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Commencement of Works	Reporting Officer to sight evidence of written notification to the Department provided 48 hours prior to the commencement of each stage of construction or operation of the development.	Compliance reports Evidence of submission of notification to the Department	Compliant
<b>Certified Plans</b>					
C3	Plans certified in accordance with section 6.16 of the EP&A Act are to be submitted to the Certifier and the Department prior to commencement of each stage of the works and shall include details as required by any of the	Prior to Commencement of Works	Reporting Officer to sight evidence of written notification to the Department provided 48 hours prior to the commencement of each stage of	Compliance reports Evidence of submission of notification to the Department	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	following conditions.		construction or operation of the development.		
C4	A copy of the Construction Certificate shall be submitted to the Planning Secretary	Prior to Issue Construction Certificate	Reporting Officer to sight evidence of copy of Construction Certificate being submitted to Planning Secretary.	Evidence of submission of notification to the Department	Compliant
<b>Access to Information</b>					
C5	<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 Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website</p> <ol style="list-style-type: none"> <li>i. the documents referred to in <b>Condition A2</b> 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> </ol>	Prior to Commencement of Works (at least 48 hours prior)	<p>Updates to website.</p> <p>Reporting Officer to sight the latest information required by the condition is on website.</p>	<p>Latest version of all information uploaded to website</p> <p>Pre-Construction and Ongoing Compliance Report</p>	Compliant



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <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> <li>x. Any other matter required by the Planning Secretary.</li> </ul> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>				
<b>Community Communication Strategy</b>					
C6	A community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Prior to Commencement of Works	A Community Communication Strategy will be prepared by a suitable qualified expert and will be submitted to the Planning Secretary and the Certifier for approval.	Community Communication Strategy Record of submission date	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C7	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>a) Identify people to be consulted during the design and construction phases</li> <li>b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>i. through which the community can discuss or provide feedback to the Applicant;</li> <li>ii. through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul> </li> </ul> <p>The Community Communications Strategy must be submitted to the Planning Secretary no later than one month before the commencement of any work and must be implemented for a minimum of 12 months following the completion of construction.</p>	Prior to Commencement of Works	<p>A Community Communication Strategy will be prepared by a suitable qualified expert and will be submitted to the Planning Secretary and the Certifier for approval. It must be implemented for a minimum of 12 months following completion of construction.</p> <p>Evidence of approval will be sighted by the Reporting Officer.</p>	<p>Community Communication Strategy</p> <p>Record of submission date</p> <p>Record of approval from the Planning Secretary and the Certifier</p>	Compliant
<b>Compliance Reporting</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C8	No later than 2 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program, prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018), must be submitted to the Department.	Prior to Commence ment of Works	Reporting Officer to review and sight submission details. Reporting Officer to ensure no construction will occur prior to 2 weeks of notification date unless otherwise agreed to by the Planning Secretary.	Evidence of submission date Compliance Monitoring and Reporting Program Pre-Construction Compliance Report	Compliant
C9	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Prior to Commence ment of Works	Reporting Officer to sight Compliance Reports.	Compliance Reports Compliance Reporting Post Approval Requirements (Department 2018)	Compliant
C10	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	Prior to Commence ment of Works	Reporting Officer to sight report on website and written notification. Updates to website.	Publicly available Compliance Reports Evidence of notification to the Planning Secretary	Compliant
<b>Compliance</b>					
C11	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.	Prior to Commence ment of Works	All contractors and consultants to be issued with conditions of consent. Reporting Officer to review and confirm induction and training program/records for all contractors working on site to show this is included. Inductions and training records are to be retained by the contractors.	Induction/training records CEMP Construction Compliance Report Construction contracts	Compliant
<b>Complaints and Enquiries Procedure</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C12	<p>Prior to the commencement of construction works, or as otherwise agreed by the Planning 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>	Prior to Commencement of Works	Reporting Officer to review against the requirements of the condition.	Compliance Reports Certifier approval	Compliant
<b>Public Liability Insurance</b>					
C13	<p>Prior to the commencement of any works on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.</p>	Prior to Commencement of Works	Reporting Officer to review against the requirements of the condition and provide evidence to council prior to commencements of works.	Compliance Reports Certifier approval Evidence of satisfaction of condition and communication with council.	Compliant
<b>Pre-Construction Dilapidation Report</b>					
C14	<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, infrastructure and roads within the 'zone of influence'. The report shall be submitted to the Certifier prior to issue of the relevant Construction Certificate or any works commencing whichever is earlier. A copy of the report must be forwarded to the Council and each of the affected property owners.</p>	Prior to Commencement of Works	<p>Reporting Officer to sight Pre-Construction Dilapidation Report completed by a qualified Structural Engineer.</p> <p>Reporting Officer to sight submission to Planning Secretary and Council in accordance with requirements detailed in this condition.</p>	<p>Pre-construction dilapidation report prepared by a Structural Engineer</p> <p>Engineering Certification confirming qualification of the Structural Engineer</p> <p>Pre-Construction Compliance Report</p> <p>Evidence of submission to the Council and affected property</p>	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>The Pre-Construction Dilapidation Report shall also include a photographic recording of the public domain site frontages and must be submitted to Council. The recording must include clear images of the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street. The form of the recording is to be as follows:</p> <ul style="list-style-type: none"> <li>a) a PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;</li> <li>b) each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage;</li> <li>c) each image is to be numbered and cross referenced to a site location plan;</li> <li>d) a summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record; and</li> </ul>			owners	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	e) include written confirmation, issued with the authority of both the Applicant and the photographer that Council is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.				
<b>Contamination</b>					
C15	Prior to the commencement of works, an Unexpected Contamination Finds Protocol (UFP) prepared by a suitably qualified and experienced expert shall be prepared. The protocol should include detailed procedures for identifying and dealing with unexpected contamination, asbestos and other unexpected finds. The Applicant should ensure that the procedure includes details of who will be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved. The UFP must be submitted to the satisfaction of Certifier. The UFP must be implemented for the duration of construction works. Details demonstrating compliance with the above requirements must be submitted to the Certifier. A copy of all the documentation outlined in the above requirements must be submitted to the Planning Secretary.	Prior to Commencement of Works	An Unexpected Finds Protocol – Contamination (UFP – Contamination) will be prepared, sighted by the Reporting Officer.	UFP – Contamination Pre-Construction Compliance Report	Compliant
<b>Construction Environmental Management Plan</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C16	<p>Prior to the commencement of any works, a <b>Construction Environmental Management Plan (CEMP)</b> shall be submitted to the Certifier. The <b>CEMP</b> must address, but not be limited to, the following matters where relevant:</p> <p>a) Details of:</p> <ul style="list-style-type: none"> <li>i. hours of work</li> <li>ii. 24 hour contact details of the site manager</li> <li>iii. community consultation and complaint handling procedure</li> <li>iv. traffic management</li> <li>v. noise and vibration management, prepared by a suitably qualified person</li> <li>vi. management of dust and odour to protect the amenity of the neighbourhood</li> <li>vii. stormwater control and discharge, including measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site</li> <li>viii. contamination management, including any unexpected contamination finds protocol</li> <li>ix. waste management</li> <li>x. external lighting in compliance with applicable Australian Standards</li> <li>xi. flora and fauna management.</li> </ul> <p>b) Construction Traffic and Pedestrian Management Sub-Plan</p> <p>c) Construction Traffic and Pedestrian Management Sub-Plan</p> <p>d) Air Quality Management Sub-Plan</p>	Prior to Commencement of Works	The CEMP will be prepared, sighted by the Reporting Officer and approved by the Planning Secretary.	<p>CEMP</p> <p>CEMP submission to Planning Secretary / Council</p> <p>Planning Secretary / Council approval</p> <p>Pre-Construction Compliance Report</p>	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>e) Construction Waste Management Sub-Plan  f) Construction Soil and Water Management Sub-Plan  g) an unexpected finds protocol for contamination and associated communications procedure  h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure  i) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.</p> <p>The <b>CEMP</b> must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the <b>CEMP</b>, the consent shall prevail.</p> <p>The applicant shall submit a copy of the <b>CEMP</b> to the Department and to the Council, prior to commencement of work.</p>				
<b>Construction Pedestrian and Traffic Management Sub-Plan</b>					
C17	<p>Prior to the commencement of any works, the Applicant must submit to the satisfaction of the Certifier a final Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP) specifying matters including, but not limited to, the following:</p> <p>a) A description of the development;  b) Location of any proposed work zone(s);  c) Details of crane arrangements including location of any crane(s);  d) Haulage routes;</p>	Prior to Commencement of Works	<p>The CPTMP shall be prepared in consultation with Customer Journey Planning (formerly Sydney Coordination Office) within TfNSW and Council. The final CPTMP must be endorsed by TfNSW and Council prior to the commencement of any works.  A copy of the final CPTMP, endorsed by TfNSW and Council, is to be provided to the Planning</p>	<p>CEMP  Evidence of consultation / submission with Customer Journey Planning/TfNSW and Council  Final CPTMP endorsed by the TfNSW submitted to Planning Secretary.</p>	Compliant



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>e) Proposed construction hours;</li> <li>f) Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;</li> <li>g) Details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;</li> <li>h) Details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site;</li> <li>i) Pedestrian and traffic management measures;</li> <li>j) Construction program and construction methodology;</li> <li>k) A detailed plan of any proposed hoarding and/or scaffolding;</li> <li>l) Consultation strategy for liaison with surrounding stakeholders, including other developments under construction;</li> <li>m) Cumulative construction impacts of projects including Sydney Metro City and South West. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and</li> <li>n) Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.</li> </ul>		Secretary.		

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>The CPTMP shall be prepared in consultation with Customer Journey Planning (formerly Sydney Coordination Office) within TfNSW and Council. The final CPTMP must be endorsed by TfNSW and Council prior to the commencement of any works.</p> <p>A copy of the final CPTMP, endorsed by TfNSW and Council, is to be provided to the Planning Secretary.</p>				
<b>Construction Noise and Vibration Management Sub-Plan</b>					
C18	<p>Prior to the commencement of any construction work (including demolition), a Construction Noise and Vibration Management Sub Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifier. The CNVMP shall (but not be limited to):</p> <ul style="list-style-type: none"> <li>a) identification of the specific activities that will be carried out and associated noise sources at the site;</li> <li>b) identification of all potentially affected sensitive residential receiver locations;</li> <li>c) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the CNVMP, or as undertaken in the EIS;</li> <li>d) the construction noise, ground-borne noise and vibration objectives derived from an application of the EPA Interim Construction Noise Guideline (ICNG), as reflected in conditions of approval;</li> <li>e) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval;</li> </ul>	Prior to Commencement of Works	<p>A specialist consultant will be engaged to prepare CNVMP.</p> <p>Reporting Officer to review CNVMP.</p> <p>The CEMP will be submitted to Council and the Planning Secretary.</p>	<p>CNVMP</p> <p>Evidence of submission of the CNVMP to Council / Planning Secretary</p> <p>Pre-Construction Compliance Report</p>	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>f) where objectives are predicted to be exceeded, an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise and vibration impacts;</li> <li>g) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;</li> <li>h) where objectives cannot be met, additional measures including, but not necessarily limited to, the following must be considered and implemented where practicable; reduce hours of construction, the provision of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community;</li> <li>i) where night-time noise management levels cannot be satisfied, a report must be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice;</li> <li>j) measures to identify non-conformances with the requirements of the CNVMP, and procedures to implement corrective and preventative action;</li> <li>k) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the CNVMP;</li> <li>l) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</li> </ul>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>m) measures to monitor noise performance and respond to complaints;</p> <p>n) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site;</p> <p>o) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>p) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p> <p>Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Planning Secretary.</p>				
<b>Air Quality Management Sub Plan</b>					
C19	<p>Prior to the commencement of any works, the Applicant must submit to the satisfaction of the Certifier an Air Quality Management Sub-Plan (AQMP) for the development. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(a) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods);</p> <p>(b) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);</p> <p>(c) mission statement;</p> <p>(d) dust and VOCs/odour management strategies consisting of:</p>	Prior to Commencement of Works	A specialist consultant will be engaged to prepare AQMP. Reporting Officer to review AQMP prior to submission to the Planning Secretary.	AQMP AQMP submitted to Planning Secretary Pre-Construction Compliance Report	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>i. objectives and targets;</li> <li>ii. risk assessment;</li> <li>iii. suppression improvement plan;</li> <li>iv. monitoring requirements including assigning responsibility (for all employees and contractors);</li> <li>v. communication strategy; and</li> <li>vi. system and performance review for continuous improvements.</li> </ul>				
C20	The AQMP must detail management practices to be implemented for all dust and VOC/odour sources at the site. The AQMP must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.	Prior to Commencement of Works	Reporting Officer to review against the requirements of the condition.	AQMP AQMP submitted to Planning Secretary Pre-Construction Compliance Report	Compliant
C21	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	Prior to Commencement of Works	Reporting Officer to review against the requirements of the condition.	AQMP AQMP submitted to Planning Secretary Pre-Construction Compliance Report	Compliant
<b>Construction Waste Management Sub Plan</b>					
C22	<p>Prior to the commencement work, a Construction Waste Management Sub Plan (CWMP) must be prepared and submitted to the Certifier. The CWMP must:</p> <ul style="list-style-type: none"> <li>a) Demonstrate that an appropriate areas will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works;</li> </ul>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	WMP Evidence of submission of the WMP to the Certifier Compliance reports	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>b) provide details demonstrating compliance with the relevant legislation, particularly with regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air;</p> <p>c) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";</p> <p>d) require that the body of any vehicle or trailer used to transport waste or excavation spoil from the Subject Site, is covered before leaving the Subject Site to prevent any spill, or escape of any dust, waste, or spoil from the vehicle or trailer;</p> <p>e) require that 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, is removed before the vehicle, trailer or motorised plant leaves the site; and</p> <p>f) require that concrete waste and rinse water are not disposed on the site and are prevented from entering Sydney Harbour.</p> <p>The design and management of waste must comply with the requirements of <i>City of Sydney Development Control Plan 2012</i>.</p>				
<b>Construction Soil and Water Management Plan Sub Plan</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C23	<p>Prior to the commencement of any works, the Applicant must submit to the satisfaction of the Certifier a Construction Soil and Water Management Sub Plan (CSWMP) which must be prepared by a suitably qualified expert, in consultation with Council and address, but not be limited to the following:</p> <p>a) describe all erosion and sediment controls to be implemented during construction</p> <p>b) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the Site)</p> <p>c) detail all off-Site flows from the Site</p> <p>d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.</p>	Prior to Commencement of Works	<p>A specialist consultant will be engaged to prepare the management plan.</p> <p>Reporting Officer to review the management plan prior to submission to the Planning Secretary.</p>	<p>The management plan</p> <p>The management plan submitted to Planning Secretary</p> <p>Pre-Construction Compliance Report</p>	Compliant
C24	<p>A copy of the CSWMP must be kept on-site at all times and made available on request. Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.</p>	Prior to Commencement of Works	<p>Evidence of satisfaction of this condition will be sighted by the Reporting Officer.</p>	<p>The management plan</p> <p>The management plan submitted to Planning Secretary</p> <p>Pre-Construction Compliance Report</p>	Compliant
C25	<p>All management measures recommended and contained within the CSWMP shall be implemented prior to commencement of any site works or activities.</p>	Prior to Commencement of Works	<p>Evidence of satisfaction of this condition will be sighted by the Reporting Officer.</p>	<p>The management plan</p> <p>The management plan submitted to Planning Secretary</p> <p>Pre-Construction Compliance Report</p>	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
<b>Controlled Activities within Protected Airspace</b>					
C26	Prior to the commencement of above ground works, separate approval must be obtained from the Federal Department of Infrastructure, Transport, Regional Development and Communications (DITRC) under the <i>Airports (Protection of Airspace) Regulations 1996</i> for any construction equipment (e.g. cranes) required to construct the building that penetrates the Obstacle Limitation Surface.	Prior to Commence ment of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Engineering drawings Approved plans Certifier approval Crane height certification Crane approval under Airports (Protection of Airspace) Regulations 1996, if required	Compliant
C27	The Secretary shall be notified of any amendments to the approved development required by the determination of the DITRC, and any relevant approvals / modifications to existing approvals will need to be sought by the Applicant.	Prior to Commence ment of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Engineering drawings Approved plans Certifier approval Crane height certification Crane approval under Airports (Protection of Airspace) Regulations 1996, if required	Compliant
<b>Utility Services</b>					
C28	Prior to the commencement of work, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.	Prior to Commence ment of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Agreement with utility authorities over services	Compliant



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C29	Prior to the commencement of work, other than above ground demolition and site clearing works, written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Written advice received from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier, where relevant	
<b>Protection of Survey Infrastructure</b>					
C30	Prior to the commencement of any work on site, a statement, prepared by a Surveyor registered under the <i>Surveying Act 2002</i> , must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be, or have been destroyed, must be replaced and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Office	Registered surveyor statement Evidence statement provided to Council prior to commencement of work Replacement of permanent marks, if required Evidence of lodgement of Plan of Survey Information, if required. Certifier approval.	Compliant
<b>Hoarding</b>					
C31	A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road and such application is to include: a) architectural, construction and structural details of the design as well as proposed artwork, and b) structural certification prepared and signed by an appropriately qualified practising structural engineer. Evidence of the issue of a Structural Works Inspection	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Approval from relevant road authority Structural Works Inspection Certificate Structural certification	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	Certificate and structural certification will be required prior to the commencement of construction works on site.				
<b>Barricade Permit</b>					
C32	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.	Prior to Commence ment of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of the road authority's satisfaction of the Barricade details Section 138 approval Certifier approval	Compliant
<b>Road Occupancy Licence</b>					
C33	A Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the <i>Roads Act 1993</i> for any activity that may impact on the operation of the road network. The ROL allows the Applicant to use a specified road space at approved times, provided certain conditions are met. The Applicant must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities.	Prior to Commence ment of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	ROL Traffic Control Plan Certifier approval	Compliant
<b>Tree Planting</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C34	Prior to planting trees in the public domain, certification from the tree supplier must be submitted to Council confirming that the trees comply with the requirements of AS2302. Evidence of Council's agreement must be provided to the Certifier prior to planting.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CC OC Evidence of consultation, compliance and submissions to council prior to CC.	Compliant
C35	Prior to planting trees in the public domain, Council's Tree Management Officer (or their representative) must inspect and approve the tree pits.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of inspection and approval prior to planting.	Compliant
<b>Site Supervisor and Reporting</b>					
C36	<p>An Arborist with minimum qualifications in Arboriculture of Level 5 (under the Australian Qualification Framework) must oversee various stages of work within the Tree Protection Zone of any tree listed for retention. The Arborist must certify compliance with each key milestone detailed below:</p> <ul style="list-style-type: none"> <li>a) The installation of tree protection measures prior to the commencement of any construction works;</li> <li>b) During demolition of any ground surface materials (pavers, concrete, grass etc.) within the Tree Protection Zone (TPZ) of any tree to be retained;</li> <li>c) During any excavation and trenching within the Tree Protection Zone;</li> <li>d) During any Landscape works within the TPZ which has been approved by Council.</li> </ul>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of engagement of an Arborist with minimum qualifications in Arboriculture of Level 5 (under the Australian Qualification Framework) to satisfy requirements in C36.	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C37	<p>An Arboricultural Compliance Report which includes photographic evidence and provides details on the health and structure of tree/s must be submitted to and acknowledged by Council's Area Planning Coordinator or Area Planning Manager at each hold-point listed below:</p> <ul style="list-style-type: none"> <li>a) Certification that tree protection measures have been installed in accordance with these consent conditions;</li> <li>b) Certification of compliance with each key milestone listed above within 48 hours of completion;</li> <li>c) Details of any other works undertaken on any tree to be retained or any works within the TPZ which has been approved by Council.</li> </ul>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<p>Arborist report to satisfy requirements of this condition.</p> <p>Evidence of report submission and acknowledgement from council.</p>	Compliant
<b>Tree Protection Zones</b>					
C38	<p>Before the commencement of works, a Tree Protection Zone (TPZ) not less than a 4m radius must be established around the tree to be retained on Regent Street (Platanus acerifolia/London Plane Tree) in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.</p> <p>The protection must be installed and certified by a qualified Arborist (AQF Level 3) and must include:</p> <ul style="list-style-type: none"> <li>a) An adequate clearance must be provided between the structure and tree branches and trunks at all times</li> <li>b) Tree trunk/s and/or major branches must be protected by wrapped thick underlay carpet or similar padding material to limit damage, and</li> </ul>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<p>CEMP</p> <p>OPM</p> <p>Landscape plan</p> <p>Arborist report</p> <p>Inspections</p>	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>c) Timber planks (50mm x 100mm or similar) must be placed around tree trunk/s. The timber planks must be spaced at 100mm intervals and must be fixed against the trunk with tie wire, or strapping. The thick underlay carpet or similar padding material and timber planks must not be fixed to the tree in any instance, or in any fashion.</p> <p>d) Tree trunk and major branch protection is to remain in place for the duration of construction and development works and must be removed at the completion of the project.</p>				
<b>Street Tree Pruning and Removal</b>					
C39	The consent from Council's Tree Management Officer must be obtained prior to the undertaking of any street tree pruning works including tree roots greater than 30mm diameter. Only minor pruning works will be approved by Council.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP OPM Landscape plan Council approval	Compliant
C40	Any pruning that has been approved by Council, must be carried out by a qualified Arborist (AQF3), and must be in accordance with AS4373 Australian Standards 'Pruning of Amenity Trees'.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP OPM Landscape plan Council approval	Compliant
<b>Temporary Dewatering During Construction</b>					
C41	Prior to discharging any water collected during excavation and construction into the Council's stormwater drainage system, approval must be sought from Council. A dewatering management plan must be submitted with an Application for Temporary Dewatering available to download on Council's website.	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Council approval	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
C42	Other options for dewatering include disposal to sewer with prior approval from Sydney Water, or offsite disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.	Prior to Commence ment of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Council approval	
<b>Stormwater Drainage Connection</b>					
C43	For approval of a connection into the City of Sydney's drainage system an "Application for Approval of Stormwater Drainage Connections" must be submitted to the City, together with an application fee in accordance with the City of Sydney's adopted Schedule of Fees and Charges. This must be approved prior to approval being issued for the construction of public domain work.	Prior to Commence ment of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP OMP Council approval	Compliant
<b>PART D – DURING CONSTRUCTION</b>					
<b>Hours of Construction</b>					
D1	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) Between 7:00 am and 5:30 pm, Mondays to Fridays inclusive; and b) Between 7:30 am and 3:30 pm, Saturdays	During Construction	Reporting Officer to monitor the following contractor information: Staff and subcontractors log in/out records Site induction records Site access and designated access points Complaints Non-compliance registers	Complaints Register Incidents / Non-compliance Register Contractor information CEMP Compliance Reports CNVMP Records of hours	Compliant
D2	No work may be carried out on Sundays or public holidays	During Construction	Reporting Officer to monitor the following contractor information: Staff and subcontractors log in/out records Site induction records	Complaints Register Incidents / Non-compliance Register Contractor information	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
			Site access and designated access points Complaints Non-compliance registers	CEMP Compliance Reports CNVMP Records of hours	
D3	Activities may be undertaken outside of these hours if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	During Construction	Contractors are to notify any works where this is applicable. Reporting Officer to monitor and record details of any applicable works.	Monitoring reports CEMP Records of hours CNVMP	Compliant
D4	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	During Construction	Notification provided prior or as soon as practical after activities and sighted by Reporting Officer.	Notification records	Compliant
D5	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9:00 am to 12:00 pm, Monday to Friday b) 2:00 pm to 5:00 pm Monday to Friday; and c) 9:00 am to 12:00 pm, Saturday.	During Construction	Reporting Officer to monitor the following contractor information:	Complaints Register	Compliant
<b>Implementation of Management Plans</b>					
D6	The Applicant shall ensure that the requirements of the <b>CEMP, CPTMP, CNVMP, CWMP, CSWMP, AQMP, GMP</b> and <b>UFP</b> required by <b>Parts B and C</b> of this consent are implemented during construction.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Compliance Reports Complaints Register Incidents / Non-compliance Register	Compliant
<b>Construction Noise and Vibration Management</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D7	The development must be constructed with the aim of achieving the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the <b>CEMP</b> and <b>CNVMP</b> .	During Construction	Reporting Officer to undertake monitoring and inspections to ensure measures listed in the CEMP/CNVMP are implemented.	Compliance Reports Complaints Register Incidents / Non-compliance Register Included in CEMP CNVMP Noise monitoring results	Compliant
D8	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the <i>NSW Industrial Noise Policy</i> ), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Noise monitoring results CNVMP	Compliant
D9	Heavy vehicles and oversized vehicles must not queue or idle on Gibbons Street, Margaret Street or William Lane outside of construction zones awaiting access to the site.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP CPTMP Compliance Reports	Compliant
D10	The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports CNVMP Noise monitoring results	Compliant



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D11	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required, they must only be installed where outlined in the <b>CEMP</b> .	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports	Compliant
D12	Vibration caused by construction at any residence or structure outside the subject site must be limited to: a) for structural damage vibration to buildings (excluding heritage buildings), <i>British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings</i> ; b) for structural damage vibration to heritage buildings, <i>German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure</i> ; c) for human exposure to vibration, the evaluation criteria presented in <i>British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings</i> (1Hz to 80 Hz) for low probability of adverse comment; and d) these limits apply unless otherwise outlined in the <b>CNVMP</b> .	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports CNVMP Vibration monitoring results	Compliant
D13	Vibratory compactors must not be used within 30 metres of residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific <b>CNVMP</b> required by this consent.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports CNVMP Vibration monitoring results	Compliant
<b>Vibration Monitoring</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D14	Vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer registered with the National Engineering Register (NER) with expertise and experience in geotechnical engineering, between any potential source of vibration and any building identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports CNVMP Engagement of specialist engineer. Vibration monitoring results	Compliant
D15	If vibration monitoring equipment detects any vibration at the level of the footings of any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must activate such that the principal contractor and any sub-contractor are easily alerted to the event. Where any such alarm triggers all excavation works must cease immediately.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports Include in CNVMP Vibration monitoring results	Compliant
D16	Prior to the vibration monitoring equipment being reset by the professional engineer and any further work recommencing the event must be recorded and the cause of the event identified and documented by the professional Engineer.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports CNVMP Engagement of specialist engineer. Vibration monitoring results	Compliant
D17	Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports Include in CNVMP Vibration monitoring results	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	in work practices must be documented and a written direction given by the professional engineer to the principal contractor and any sub-contractor clearly setting out required work practice.				
D18	A copy of any written direction required by this condition must be provided to the Principal Certifier within 24 hours of any event.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports Include in CNVMP Vibration monitoring results	Compliant
D19	Where there is any movement in foundations such that damaged is occasioned to any adjoining building or such that there is any removal of support to supported land, the Engineer registered with the NER, Principal Contractor and any Sub-Contractor responsible for such work must immediately cease all work, inform the owner of that supported land and take immediate action under the direction of the Engineer registered with the NER to prevent any further damage and restore support to the supported land.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports CNVMP Engagement of specialist engineer. Vibration monitoring results	Compliant
<b>Approved Plans to be On-Site</b>					
D20	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available to any officer of the Department, Council or the PCA.	During Construction	The Reporting Officer will ensure the required documentation is available at site.	Certified plans specifications and documents incorporating conditions of approval and certification	Compliant
<b>Site Notice</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D21	<p>A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:</p> <ul style="list-style-type: none"> <li>a) the notice is to be able to be read by the general public;</li> <li>b) the notice is to be rigid, durable and weatherproof and is to be displayed throughout the works period;</li> <li>c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and</li> <li>d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Site is not permitted.</li> </ul>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports	Compliant
<b>Disposal of Seepage and Stormwater</b>					
D22	Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	CEMP Compliance Reports Stormwater system design reports Certifier approval Council approval for discharge, if required	Compliant
<b>Covering of Loads</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D23	All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	During Construction	Reporting Officer to undertake monitoring and inspections.	Construction Compliance Report	Compliant
<b>Vehicle Cleansing</b>					
D24	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	During Construction	Reporting Officer to undertake monitoring and inspections.	Construction Compliance Report	Compliant
<b>Waste Management</b>					
D25	Notwithstanding the <b>CWMP</b> referred to in <b>Condition C22</b> , the Applicant must ensure that: a) all waste generated by the development is classified and managed in accordance with the EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste 2009</i> ; b) All waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; c) Waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour; d) Any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;	During Construction	Reporting Officer to undertake inspections and monitor mitigation measures within the CEMP / WMP.	WMP CEMP Compliance Reports	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>e) The wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; and</p> <p>f) Concrete waste and rinse water are not disposed of on the site and are not caused or permitted to enter the waters of Sydney Harbour.</p>				
<b>Stockpile Management</b>					
D26	<p>The Applicant must ensure that:</p> <p>a) stockpiles of excavated material do not exceed 4 metres in height;</p> <p>b) stockpiles of excavated material are constructed and maintained to prevent cross contamination; and</p> <p>c) suitable erosion and sediment controls are in place for stockpiles.</p>	During Construction	<p>Reporting Officer to undertake monitoring and inspections.</p> <p>Reporting Officer to sight any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.</p>	<p>CEMP</p> <p>Construction Compliance Report</p> <p>Specialist Inspections / Assessment reports</p>	Compliant
<b>Dust Control Measures</b>					
D27	<p>Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted:</p> <p>a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions;</p> <p>b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed;</p>	During Construction	<p>Reporting Officer to undertake monitoring and inspections.</p> <p>Reporting Officer to sight any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.</p>	<p>CEMP</p> <p>Construction Compliance Report</p> <p>Specialist Inspections/Assessment reports</p>	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>c) all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour;</p> <p>d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;</p> <p>e) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;</p> <p>f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays;</p> <p>g) gates shall be closed between vehicle movements and shall be fitted with shade cloth; and</p> <p>h) cleaning of footpaths and roadways shall be carried out regularly.</p>				
<b>No Obstruction of the Public Way</b>					
D28	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	During Construction	"Contractor Project Managers to undertake daily inspections to ensure unobstructed access. Reporting Officer to also undertake inspections to ensure conformance with CEMP."	Inspection reports CEMP Construction Compliance Report	Compliant
<b>Damage to the Public Way</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D29	Any damage to the public way, including trees, footpaths, kerbs, gutters, road carriageway and the like, must immediately be made safe and functional by the Applicant.	During Construction	Contractors are to notify and undertake works to rectify damage in consultation with the owner. Reporting Officer to monitor and record details these works.	Monitoring reports CEMP Construction Compliance Report	Compliant
<b>Erosion and Sediment Control</b>					
D30	All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.	During Construction	Reporting Officer to undertake monitoring and inspections to ensure all erosion and sediment control measures are implemented.	Compliance Reports Water monitoring results	Compliant
<b>Setting Out of Structures</b>					
D31	The building shall be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the Certifier certifying that structural works are in accordance with the approved development application.	During Construction	Reporting Officer to sight the building layout has been completed by a Registered Surveyor and submitted to the Certifier.	Certification confirming qualification of Registered Surveyor Drawings/ Plan Evidence of submission of the building layout to the Certifier	Compliant
<b>Impacts of Below Ground (Sub Surface) Works – Aboriginal Objects</b>					
D32	If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) must cease immediately and EHG informed in accordance with section 89A of the <i>National Parks and Wildlife Act 1974</i> . Council must also be informed. Relevant works must not recommence until written authorisation from EHG is	During Construction	Reporting Officer to be notified by contractors of any unexpected finds and confirm compliance of this condition.	Evidence of notification of EESG/EHG and Council regarding uncovering of an unidentified Aboriginal object (s)	Compliant



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	received by the Applicant.		<p>Reporting Officer to sight works have ceased and the Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage) (EESG/EHG) and Council have been informed.</p> <p>Reporting Officer to sight authorisation from EESG/EHG prior to works recommencing at site.</p> <p>Reporting Officer to sight unexpected finds procedure contained in the Statement of Heritage Impact."</p>	<p>Evidence of authorisation from EESG/EHG regarding recommencement of works</p> <p>Unexpected finds procedure contained in the Statement of Heritage Impact</p> <p>CEMP</p>	
<b>Asbestos and Hazardous Waste Removal</b>					
D33	Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.	During Construction	Reporting Officer to sight evidence of reports and records detailing hazardous material identification and removal.	Hazardous material reports Hazardous material removal documents	Compliant
D34	All materials requiring removal from the site must be classified in accordance with Waste Classification Guidelines (NSW EPA, 2014). The Applicant must ensure that demolition works are undertaken so that cross-contamination of the site does not occur.	During Construction	Reporting Officer to sight evidence of classification of wastes removed from site.	Compliance Report Classification documentation Waste records	Compliant
D35	Removal of asbestos and other hazardous building materials must be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be	During Construction	Reporting Officer to sight evidence of Asbestos Clearance Certificate.	Compliance Report Asbestos Clearance	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	provided before waste classification, disposal or site validation is undertaken.			Certificate.	
D36	The Applicant must implement the <b>UFP</b> (see <b>Condition C15</b> ) for the duration of construction. Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified and works must cease. Works must not recommence on site until the Department confirms works can recommence.	During Construction	Reporting Officer to sight evidence of Asbestos Clearance Certificate.	Compliance Report Asbestos Clearance Certificate Condition C15	Compliant
<b>Safework NSW Requirements</b>					
D37	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements.	During Construction	"Reporting Officer to monitor the following contractor information to ensure the work site is adequately secured and work is being undertaken in accordance with SafeWork NSW requirements: <ul style="list-style-type: none"> <li>Contractors log in/out records</li> <li>Contractors Safe Work Methods</li> <li>Site induction records</li> <li>Site access and designated access points"</li> </ul>	Contractors log in/out records Contractors Safe Work Methods Site induction records"	Compliant
<b>Hoarding/Fencing Requirements</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D38	<p>The following hoarding requirements must be complied with:</p> <p>a) no third party advertising is permitted to be displayed on the subject hoarding/fencing; and</p> <p>b) the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.</p>	During Construction	<p>Reporting Officer to sight compliance reports which provide evidence no advertising is displayed on subject hoarding/fencing.</p> <p>Reporting Officer to sight documents (including photo evidence) to show graffiti has been removed.</p>	Compliance Reports	Compliant
<b>Loading and Unloading During Construction</b>					
D39	<p>The following requirements apply:</p> <p>a) all loading and unloading associated with demolition and construction must be accommodated on site.</p> <p>b) a Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to the relevant road authority at least 8 weeks prior to commencement of works on the site. Consent for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The consent will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.</p> <p><b>Note:</b> <i>A work zone will not be permitted on Regent Street and Marian Street, without prior approval of TfNSW</i></p>	During Construction	Reporting Officer to sight documents and show this is achieved.	CEMP Evidence of consent for a Works Zone if required from the relevant road authority	Compliant
<b>Contact Telephone Number</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D40	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	During Construction	Reporting Officer to sight documents and show this is achieved.	Certifier approval Phone attendees qualifications	Compliant
D41	The builder's direct contact number shall be provided to small businesses adjoining or impacted by the construction work and TfNSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number (to be submitted via sco@transport.nsw.gov.au) is current during any stage of construction.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer	Evidence of builder's contact number distributed according to Condition D41 (notification records) Evidence builder's contact number is current during construction	Compliant
<b>Sydney Metro - Supervision</b>					
D42	Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25 m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of supervisory geotechnical engineer's qualifications and experience commensurate with the requirements of Condition D41 Evidence of supervisor engineer's current professional indemnity insurance CEMP	Compliant
<b>Sydney Metro – Consultation</b>					
D43	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who:	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of representative with responsibilities in accordance with Condition D42	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with the correspondence issued by Sydney Metro;</p> <p>b) acts as the authorised representative of the Applicant; and</p> <p>c) is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.</p>			Evidence of position description CEMP	
D44	Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of consultation with Sydney Metro in relation development works and in response to queries raised by Sydney Metro (emails, meeting minutes, conference calls etc.)	Compliant
D45	Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the relevant Sydney Metro interface team.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of forwarding of all requests/documentation to relevant Sydney Metro team where a condition of consent requires consultation.	Compliant
<b>Sydney Metro – Inspections</b>					
D46	<p>Written notice must be given to Sydney Trains at least 5 business days before any of the following events occur within 25 m of rail corridor land, so that Sydney Metro may inspect the carrying out or completion of these works on the development site:</p> <p>a) Site investigations</p>	During Construction	Reporting Officer to sight evidence of consultation between owner and Sydney Trains regarding works described in D46 5 days prior to commencement of works.	Compliance Reports Evidence of consultation with the Sydney Trains	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<ul style="list-style-type: none"> <li>b) foundation, pile and anchor set out;</li> <li>c) set out of any other structures below ground surface level or structures which will transfer any load or bearing;</li> <li>d) foundation, pile and anchor excavation;</li> <li>e) other excavation;</li> <li>f) surveying of foundation, pile and anchor excavation and surveying as-built excavations;</li> <li>g) other concreting; or</li> <li>h) any other event that Sydney Metro has notified to the Applicant.</li> </ul>				
D47	<p>If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.</p>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of inspections (if required)	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
D48	<p>At any time during the construction of the development, Sydney Metro and persons authorised by those entities may give reasonable notice to the Applicant or the Applicant’s principal contractor that Sydney Metro or persons authorised by that entity seek to:</p> <p>a) inspect the development site and all works and structures that may impact on the rail corridor, including at specified “hold points” in the construction of the development; and</p> <p>b) attend on-site meetings with the Applicant and its contractors, to enable Sydney Metro to determine whether the development has been or is being constructed and maintained in accordance with all approved plans and this development consent.</p>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of Sydney Metro inspection, meetings if required.	Compliant
<b>Tree Planting</b>					
D49	Tree planting in the public domain must be planted by a qualified Arborist or Horticulturist (AQF Level 3).	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Qualified arborist to plant in public domains.	Not triggered
<b>Tree Protection</b>					
D50	<p>The following works must be excluded from within any TPZs:</p> <p>a) Excavation</p> <p>b) Soil cut or fill including trenching</p> <p>c) Soil cultivation, disturbance or compaction</p> <p>d) Stockpiling, storage or mixing of materials</p> <p>e) The parking, storing, washing and repairing of tools, equipment and machinery.</p> <p>f) The disposal of liquids and refuelling</p>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Evidence of compliance with the condition through design and consultation	Compliant

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	<ul style="list-style-type: none"> <li>g) The disposal of building materials</li> <li>h) The siting of offices or sheds</li> <li>i) Any action leading to the impact on tree health or structure</li> </ul>				
D51	Any trenching works for services / hydraulics / drainage etc must not be undertaken within any TPZ. Alternative installation methods for services, such as directional boring/drilling, or redirection of services must be employed.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Evidence of compliance with the condition through design and consultation	Compliant
D52	<p>All work undertaken within or above the TPZ must be:</p> <ul style="list-style-type: none"> <li>a) Carried out in accordance with a work methodology statement prepared by an Arborist (minimum AQF level 5) and written approval is obtained from Council's Tree Management Officer before its implementation, and</li> <li>b) Supervised by a qualified Arborist</li> </ul>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Evidence of compliance with the condition through design and consultation	Compliant
D53	<p>The tree to be retained on Regent Street (Platanus acerifolia/ London Plane Tree) and all other street trees located directly outside the site must be retained and protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites. All street trees must be protected during the construction works as follows:</p> <ul style="list-style-type: none"> <li>a) Temporary signs, or any other items, shall not be fixed or attached to any street tree.</li> </ul>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Evidence of compliance with the condition through design and consultation	Compliant



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>b) All hoarding support columns are to be placed a minimum of 300mm from the edge of the existing tree pits/setts, so that no sinking or damage occurs to the existing tree pits. Supporting columns must not be placed on any tree roots that are exposed.</p> <p>c) Young street trees must be protected by installing three (3) wooden stakes around the edge of the tree pits or a minimum of 1 metre from the base of the trunk. Hessian must be wrapped around the stakes. If existing stakes or a metal tree guard are already in place, these suffice as tree protection.</p> <p>d) Materials or goods, including site sheds, must not be stored or placed:</p> <ul style="list-style-type: none"> <li>i. around or under the tree canopy or</li> <li>ii. within two (2) metres of tree trunks or branches or any street trees.</li> </ul> <p>e) Any excavation within any area known to or suspected of having tree roots greater than 30mm diameter must be undertaken by hand;</p> <p>f) Any trenching works for services, hydraulics, drainage etc. must not be undertaken within four metres of the trunk of any street tree. Alternate installation methods for services such as directional boring/drilling or redirection of services must be employed where roots greater than 30mm diameter are encountered during installation of any services;</p> <p>g) Existing sections of kerbs adjacent to any street tree must not be removed without approval from the Council's Tree Management Officer;</p>				

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	h) Any damage sustained to street tree/s as a result of any construction activities (including demolition), must be immediately reported to the Council's Tree Management Officer on 9265 9333. Any damage to street trees as a result of any construction activities may result in prosecution under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.				
<b>PART E – E5E5PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>					
<b>Occupation Certificate</b>					
E1	An Occupation Certificate must be obtained from the PCA prior to commencement of occupation or use of the whole or any part of the approved building. A copy of the Occupation Certificate shall be submitted to the Planning Secretary.	Prior to Occupation or Commencement of Use	Reporting Officer to sight the Occupation Certificate.	OC Certifier approval	Not triggered
<b>GFA and Height Certification</b>					
E2	A Registered Surveyor is to certify that the GFA of the building does not exceed 9,557 m2 and the height of the building does not exceed RL 85.100 m AHD. Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of any Occupation Certificate.	Prior to Occupation or Commencement of Use	Reporting Officer to sight the GFA of the building (certified by a Registered Surveyor) does not exceed RL 85.100 m AHD	Certification confirming qualification of Registered Surveyor GFA documentation and drawings Evidence of submission of the GFA of the building to the PCA	Not triggered
E3	Prior to the issue of any Occupation Certificate, a certified surveyor must provide written notification to the Sydney Airport Corporation Ltd (SACL) Airfield Design Manager of the finished height of the building.	Prior to Occupation or Commencement of Use	Reporting Officer to sight evidence of submission of the GFA of the building to the PCA.	Certification confirming qualification of Registered Surveyor Finished height of the building drawings Evidence of submission of the	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
				finished height of the building to Sydney Airport Corporation Ltd (SACL) Airfield Design Manager	
<b>Operational Plan of Management</b>					
E4	<p>Prior to the occupation or commencement of use, a detailed Operational Plan of Management (OPM) shall be submitted to and approved by the Planning Secretary. The OPM must be prepared in consultation with Council and NSW Police. The OPM must address (but not be limited to):</p> <p>a) management of communal areas and open spaces (see Conditions F2 to F7)</p> <p>b) loading and unloading, security and staff management, emergency management/evacuation and incident response protocols, occupational health and safety, waste management, water management, wayfinding and signage, and lighting;</p> <p>c) tenant induction and education programs regarding use of the building's environmental systems; and</p> <p>d) community consultation and complaint management.</p>	Prior to Occupation or Commencement of Use	OPM will be prepared, sighted by the Reporting Officer and approved by the Planning Secretary.	Pre-Operational Compliance Report OPM Planning Secretary approval	Not triggered
<b>Loading and Servicing Management</b>					
E5	<p>Prior to the issue of any Occupation Certificate, the applicant shall prepare a Loading and Servicing Management Plan in consultation with Council and TfNSW and endorsed by TfNSW. The plan shall ensure that any potential traffic and safety impacts associated with the loading dock operation are mitigated, including, but not be limited to, the following:</p>	Prior to Occupation or Commencement of Use	Loading and Servicing Management Plan will be prepared in consultation with and endorsed by TfNSW. The final plan will be submitted to the Planning Secretary and evidence of compliance issued to the	Loading and Servicing Management Plan endorsed by TfNSW Evidence of submission to Planning Secretary and evidence of compliance as issued to Certifier	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	<p>a) Details of the development’s loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay.</p> <p>b) Details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular potential queuing on public roads and potential conflicts between freight vehicles accessing the loading docks.</p> <p>c) Demonstration of how the loading dock can adequately accommodate demand and servicing requirements for this development in addition to the neighbouring development (90-102 Regent Street, Redfern).</p> <p>d) Details of how access to the loading dock will be achieved and has been implemented in the design of the development and adjoining development (90-102 Regent Street, Redfern).</p> <p>A copy of the final plan shall be to the Planning Secretary. Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of any Occupation Certificate.</p>		Certifier.		
<b>Tree Planting, Landscaping and Public Domain Works</b>					
E6	All tree planting, landscaping and public domain works approved by <b>Condition A2</b> , must be completed in accordance with the approved plans, including the detailed landscape plan (see <b>Condition B22</b> ), prior to the issue of the relevant Occupation Certificate.	Prior to Occupation or Commencement of Use	Reporting Officer to review tree planting, landscaping and public domain works against the requirements of the condition and the LMP	CC OC	Not triggered
E7	Prior to the issue of an Occupation Certificate, structural	Prior to	Reporting Officer to review tree	CC	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	and waterproofing certifications for the green roof are to be submitted to and approved by the Principal Certifying Authority.	Occupation or Commencement of Use	planting, landscaping and public domain works against the requirements of the condition and the LMP.	OC	
<b>Road Damage</b>					
E8	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the commencement of use. <b>Note:</b> <i>Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.</i>	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of repairing or covering costs as per this condition Compliance reports Certifier approval	Not triggered
<b>Sydney Water Compliance</b>					
E9	A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifier prior to the commencement of use.	Prior to Occupation or Commencement of Use	Reporting Officer to sight evidence of obtainment of a Section 73 Compliance Certificate. Reporting Officer to sight evidence of submission of the Section 73 Compliance Certificate to the Certifier.	Section 73 Compliance Certificate Evidence of submission of the Section 73 Compliance Certificate to the Certifier	Not triggered
<b>Utility Providers</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
E10	Prior to occupation or commencement of the use, written advice shall be obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Prior to Occupation or Commencement of Use	Reporting Officer to sight written advice has been obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Certification confirming written advice obtained.	Compliant
<b>Post Construction Dilapidation Report</b>					
E11	<p>Prior to the issue of any Occupation Certificate:</p> <p>a) The application shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.</p> <p>b) The report is to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifier must:</p> <ol style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and</li> <li>ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ol>	Prior to Occupation or Commencement of Use	<p>Reporting Officer to sight Dilapidation Report completed by a suitably qualified person and submitted to the Certifier.</p> <p>Reporting Officer to sight evidence the Dilapidation Report has been forwarded to the Council, the Planning Secretary and each of the affected property owners.</p>	<p>Certification confirming qualification of suitably qualified person</p> <p>Dilapidation Report</p> <p>Pre-Construction Compliance Report</p> <p>Evidence of submission of the Dilapidation report to the Council</p> <p>Evidence the Planning Secretary and all affected property owners received a copy of the Dilapidation Report</p>	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	c) A copy of this report is to be forwarded to the Council and the Planning Secretary and each of the affected property owners.				
<b>Stormwater and Drainage</b>					
E12	Prior to the issue of any Occupation Certificate, the overland flow path in the adjacent lot (13-23 Gibbons) must be complete.	Prior to Occupation or Commence ment of Use	Reporting Officer to sight evidence of a Positive Covenant has been registered on the title for all drainage systems involving On-Site Detention.	Registration document/s for a Positive Covenant	Not triggered
<b>Structural Inspection Certificate</b>					
E13	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after: a) the site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to Occupation or Commence ment of Use	Reporting Officer to sight evidence of submission of a Structural Inspection Certificate or a Compliance Certificate to the Certifier following commitments (a) and (b) of E13 have been met. Reporting Officer to sight evidence of submission of the final drawings to the approval authority and the Council.	Final drawings Fire Safety Certificate Evidence of submission of a Structural Inspection Certificate or a Compliance Certificate to the Certifier Evidence of submission of final drawings to the approval authority and the Council	Not triggered
<b>Environmental Performance</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
E14	Prior to the issue of any Occupation Certificate, the Applicant must implement the commitments outlined in BASIX Certificate No. 1259187M_02 (dated 27 May 2022).	Prior to Occupation or Commence ment of Use	Evidence of compliance with BASIX Certificate No. 1259187M_02 commitments to the Certifying Authority will be sighted by the Reporting Officer.	Certifier approval OC Compliance reports	Not triggered
E15	All non-residential environmental commitments referred to in <b>Conditions B47 to B50</b> for the development must be fulfilled prior to the issue of the relevant Occupation Certificate.	Prior to Occupation or Commence ment of Use	Reporting Officer to sight evidence all non-residential environmental commitments have been met.	Certifier approval OC Compliance reports	Not triggered
<b>Ecologically Sustainable Development</b>					
E16	Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifier demonstrating compliance with the recommendations and principles highlighted within the NCC Section J Assessment Report prepared by Vipac and dated 9 December 2021, BASIX Assessment Report prepared by Vipac and dated 31 May 2022, and Alternative Performance Solution for Natural Ventilation prepared by Vipac dated 9 December 2021 and addendum dated 3 June 2022 (see <b>Condition B46</b> ).	Prior to Occupation or Commence ment of Use	Reporting Officer to sight compliance with recommendations provided in the report listed in B16	Certifier approval OC Compliance reports	Not triggered
<b>Mechanical Ventilation</b>					
E17	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the Certifier, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with: a) the BCA; b) Australian Standard AS1668 and other relevant codes;	Prior to Occupation or Commence ment of Use	Reporting Officer to sight evidence to the Certifier of installation and performance of mechanical systems complies with the requirements detailed in E17.	Compliance reports Testing reports Certifier approval OC Approval from Fire and Rescue NSW, if required	Not triggered



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	c) the development consent and any relevant modifications; and, d) any dispensation granted by Fire and Rescue NSW.				
<b>Numbering</b>					
E18	Prior to the issue of any Occupation Certificate, street numbers and the building name must be clearly displayed at either end of the ground level frontage in accordance with the Policy on Numbering of Premises within the City of Sydney. If new street numbers or a change to street numbers is required, a separate application must be made to the relevant authority.	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Certifier approval OC Compliance reports	Not triggered
<b>Crime Prevention through Environmental Design</b>					
E19	Prior to the commencement of use, evidence shall be submitted to the Certifier demonstrating the recommendations of the CPTED Report, prepared by Elton Consulting, dated 2 December 2021 have been implemented.	Prior to Occupation or Commence ment of Use	Reporting Officer to sight compliance with recommendations provided in the CPTED Report.	Certifier approval OC Compliance reports	Not triggered
<b>Wind Mitigation Measures</b>					
E20	Prior to the issue of the relevant Occupation Certificate, evidence shall be submitted to the Certifier demonstrating compliance with all wind mitigation recommendations of the Updated Environmental Wind Assessment, prepared by SLR Consulting Pty Ltd, dated 2 June 2022.	Prior to Occupation or Commence ment of Use	Reporting Officer to sight compliance with wind mitigation recommendations.	Certifier approval OC Compliance reports	Not triggered
<b>Fire Safety Certification</b>					
E21	Prior to the occupation or commencement of use of the development, a <b>Fire Safety Certificate</b> shall be obtained for all the Essential Fire or Other Safety Measures forming	Prior to Occupation or	Reporting Officer to sight evidence of obtainment of a Fire Safety Certificate.	Fire Safety Certificate Evidence of consultation with the relevant authority	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and be prominently displayed in the building.	Commence ment of Use	Reporting Officer to sight evidence of submission of the Fire Safety Certificate to the relevant authority.	regarding the Fire Safety Certificate	
<b>Sanitary Facilities for Disabled Persons</b>					
E22	Prior to occupation and commencement of the use, details must be provided to the Certifier demonstrating that the provision of sanitary facilities for disabled persons within the premises complies with Section F2.4 of the BCA and <b>Condition B55</b> .	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design plans Certifier approval OC Compliance reports	Not triggered
<b>Bicycle and Facilities for Cyclists Certification</b>					
E23	Prior to the issue of the relevant Occupation Certificate, details shall be provided to the Certifier demonstrating compliance with the approved number of bicycle spaces required under <b>Condition B51</b> .	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design plans Certifier approval OC Compliance reports	Not triggered
<b>Waste and Recycling Collection</b>					
E24	Prior to the issue of any Occupation Certificate, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, through-site link and reserves at any time.	Prior to Occupation or Commence ment of Use	Reporting Officer to sight evidence of contract with a licensed waste contractor.	Waste removal contract document Certifier approval	Not triggered
E25	Prior to the issue of any Occupation Certificate, the owner or Applicant is required to contact Council's City Services Department, to make the necessary arrangements for the collection of waste from the premises. The waste storage areas shall be clearly signposted.	Prior to Occupation or Commence ment of Use	Reporting Officer to sight evidence of consultation between owner of Applicant and the Council's City Services Department regarding waste collection at the premises.	Evidence of consultation with the Council's City Services Department Compliance Reports	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
			Reporting Officer to sight that waste storage areas are clearly signposted.		
E26	Prior to the relevant Occupation Certificate being issued or the use commencing, whichever is earlier, the Certifier must ensure that waste handling works have been completed in accordance with the <b>OWMP</b> .	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer by providing waste monitoring results to the Certifier.	Certifier approval OC Compliance reports Waste monitoring results	Not triggered
<b>Acoustic Compliance</b>					
E27	Prior to the issue of the relevant Occupation Certificate, evidence shall be submitted to the Certifier demonstrating compliance with all noise mitigation measures required under <b>Conditions B63 and B64</b> and to ensure the development achieves compliance with the requirements of the NSW Industrial Noise Policy and other guidelines applicable to the development.	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer by providing noise monitoring results to the Certifier.	Certifier approval OC Compliance reports Waste monitoring results	Not triggered
<b>Public Art Strategy Implementation</b>					
E28	Prior to issue of the relevant Occupation Certificate, evidence shall be submitted to the Certifier demonstrating all elements of the detailed Public Art Strategy have been implemented, including ongoing maintenance and associated budgeting arrangements (see <b>Condition B75</b> ).	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Certifier approval OC Compliance reports Heritage Interpretation Plan	Not triggered
<b>External Walls and Cladding Flammability</b>					
E29	Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifier demonstrating all external walls of the building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of <b>Condition B2</b> .	Prior to Occupation or Commence ment of Use	Reporting Officer to sight CC and OC for the building works	OC Engineering Plans Certifier approval Compliance reports	Not triggered

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<b>Protection of Public Infrastructure</b>					
E30	<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>	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<p>Applicable authority approvals</p> <p>Evidence of repairing or covering costs as per this condition</p> <p>Compliance reports</p> <p>Certifier approval</p>	Not triggered
<b>Green Travel Plan</b>					
E31	<p>Prior to issue of an Occupation Certificate, the Green Travel Plan (prepared by TTPP Transport Planning, version V02, dated 2 December 2021) shall be updated to include a mechanism to monitor the effectiveness of the measures of the plan.</p> <p>The updated Green Travel Plan shall be submitted to sco@transport.nsw.gov.au and endorsed by TfNSW.</p> <p>A copy of the final plan shall be submitted to the Planning Secretary. Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of the Occupation Certificate.</p>	Prior to Occupation or Commencement of Use	<p>Reporting Officer to sight evidence that a Green Travel Plan has been updated in consultation with TfNSW to meet the requirements of Condition E31 and is submitted to and endorsed by TfNSW.</p> <p>Reporting Officer to confirm plan submitted to the Planning Secretary and evidence of compliance with condition submitted to the Certifier.</p>	<p>Updated Green Travel Plan in accordance with requirements of Condition E31</p> <p>Updated Green Travel Plan endorsed by TfNSW</p> <p>Evidence of compliance issued to Certifier.</p>	Not triggered
<b>Transport Access Guide</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
E32	<p>Prior to issue of an Occupation Certificate, a Transport Access Guide must be prepared in consultation with TfNSW. The Transport Access Guide shall include the following:</p> <p>a) Information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site</p> <p>b) Suitable nearby drop-off/pick-up locations; and</p> <p>c) Identify areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; and</p> <p>d) Suitable nearby Taxi Zones.</p> <p>A copy of the final plan shall be submitted to the Planning Secretary. Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of the Occupation Certificate.</p>	Prior to Occupation or Commencement of Use	<p>Prior to Occupation or Commencement of Use Reporting Officer to sight evidence that a Transport Access Guide has been prepared in consultation with TfNSW to meet the requirements of Condition E32 and is submitted to the Planning Secretary.</p> <p>Reporting Officer to sight evidence of compliance with condition submitted to the Certifier.</p>	<p>Transport Access Guide prepared in accordance with requirements of Condition E32</p> <p>Evidence of compliance issued to Certifier.</p>	Not triggered
<b>Sydney Metro – Documentation</b>					
E33	<p>Prior to issuing any Occupation Certificate, copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records.</p>	Prior to Occupation or Commencement of Use	<p>Evidence of satisfaction of this condition will be sighted by the Reporting Officer.</p>	<p>Evidence of submission of endorsed documents by, given to or issued by Sydney Metro submitted to Council.</p>	Not triggered
E34	<p>Prior to the issue of any Occupation Certificate, the Applicant is to submit as-built drawings to Sydney Metro and Council. The as-built drawings are to be endorsed by a registered surveyor confirming that there has been no encroachment into the rail corridor or Sydney Metro easements, unless agreed to by Sydney Metro in writing. The Certifier is not to issue any Occupation Certificate until written confirmation has been received from Sydney</p>	Prior to Occupation or Commencement of Use	<p>Evidence of satisfaction of this condition will be sighted by the Reporting Officer.</p>	<p>Evidence of as-built drawings submitted to Sydney Metro by registered surveyor to meet the requirements of Condition E34.</p> <p>Evidence of compliance to Condition E34 issued to Certifier.</p>	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	Metro confirming that this condition has been satisfied.				
<b>Arboricultural Compliance Report</b>					
E35	A final Arboricultural Compliance Report must be submitted to and approved by Council's Area Planning Coordinator or Area Planning Manager prior to the issue of any Occupation Certificate.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Arboriculture report Certifier approval OC Compliance reports	Not triggered
<b>Advanced Tree Planting</b>					
E36	Prior to the issue of any Occupation Certificate, suitable documentation (including a written statement and photographic evidence) is to be submitted to Council for review, and written confirmation is to be received that all trees have been planted to Council's satisfaction (excluding tree maintenance).	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Evidence of consultation documentation in relation to E36 with council. Certifier approval OC Compliance reports	Not triggered
<b>Right of Access</b>					
E37	Prior to the issue of any Occupation Certificate or commencement of use, evidence is to be provided to the Certifier that a documentary Right of Access (or similar) has been created and registered on the Title of the neighbouring land (90-102 Regent Street, Redfern) benefiting the users of this land (104-116 Regent Street, Redfern) for access to the loading dock and any associated back of house areas pursuant to Section 88B of the Conveyancing Act 1919. The Right of Access is to be defined in stratum over all areas, corridor, paths, lifts, and/or stairs giving access to the relevant areas for loading, deliveries, servicing, and waste management.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Certifier approval OC Compliance reports	Not triggered
<b>Swinging Doors over Public Domain</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
E38	Any access doors to enclosures housing building services and facilities, such as hydrant and sprinkler booster assemblies or the like, must not open over the footway/roadway.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Certifier approval OC Compliance reports	Not triggered
<b>Tactile Ground Surface Indicators and Handrails</b>					
E39	All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Survey drawings Approved plans Certifier approval	Not triggered
<b>No Obstructions – Public Domain</b>					
E40	All public footways and paths of travel must be free from obstructions. If services are required to be relocated to clear paths of travel, i.e., the existing green pillar on Regent Street frontage, then this must be undertaken at the developer's expense. All obstructions are to be removed prior to the issue of any Occupation Certificate.	Prior to Occupation or Commencement of Use	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. Reporting Officer to also undertake inspections to ensure conformance with CEMP.	Inspection reports CEMP Construction Compliance Report	Not triggered
<b>Paving Material</b>					
E41	The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Survey drawings Approved plans Certifier approval	Not triggered
<b>Public Domain Works Completion</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
E42	<p>The Public Domain works are to be constructed in accordance with the Public Domain Works Approval letter, stamped plans for Public Domain Levels and Gradients, Stormwater, Public Domain Lighting, Council's Public Domain Manual, Stormwater Drainage Manual, Sydney Lights Design Code and Sydney Streets Technical Specification.</p> <p>The public domain work must be inspected, and a Public Domain Work Letter of Completion Operational Acceptance must be issued by Council's Public Domain Officer prior to the issue of any Occupation Certificate or before the commencement of use, whichever is earlier.</p>	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Engineering plans and design Construction Certification	Not triggered
<b>Public Domain Completion – works as Executed Documentation</b>					
E43	<p>Prior to a Public Domain Works Letter of Completion Operational Acceptance being issued for public domain works, works-as-executed (AsBuilt) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and road construction. These works must be certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.</p>	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<p>Engineering plans and design Construction Certification Survey drawings Approved plans Certifier approval</p>	Not triggered
<b>Stormwater Completion Deed of Agreement and Positive Covenant</b>					
E44	<p>Prior to the issue of any Occupation Certificate, the Owner is required to enter into a Deed of Agreement (Stormwater Deed) with the City of Sydney and obtain registration of Title of a Positive Covenant for all proposed connections to the City's underground drainage system. The deed and positive covenant will contain terms</p>	Prior to Occupation or Commence ment of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<p>Deed of Agreement Registration on title of a Positive Covenant Evidence of submission of an Application for Approval of</p>	Not triggered



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	reasonably required by the City and will be drafted by the City's Legal Services Unit at the cost of the applicant, in accordance with the City's Fees and Charges.		Reporting Officer to sight evidence of a Deed of Agreement and registration on Title of a Positive Covenant prior to issue of a Construction Certificate.  Reporting Officer to sight evidence of submission of an Application for Approval of Stormwater Drainage Connections to Council as well as the accompanying fee.	Stormwater Drainage Connections as well as the accompanying fee to Council	
E45	Prior to the issue of any Occupation Certificate a Positive Covenant must be registered on the property title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection. The positive covenant will contain terms reasonably required by the City and will be drafted by the City's solicitor at the cost of the applicant, in accordance with the City's Fees and Charges.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Registration document/s for a Positive Covenant	Not triggered
<b>Construction Floor Levels</b>					
E46	A certification report prepared by a suitably qualified practitioner engineer (NPER) must be submitted to the Principal Certifier prior to issue of any Occupation certificate stating that the development has been constructed and the required levels achieved in accordance with the recommendations of the report titled Review of Flood Related Development Controls for Building Floors 104-116 Regent Street, Redfern, Response to Council Submission, prepared by WMA Water dated 19	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Survey drawings Approved plans Certifier approval	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	September 2022.				
<b>Survey Infrastructure – Restoration</b>					
E47	<p>Prior to any Occupation Certificate being issued for the development, documentary evidence of restoration must be prepared by a Registered Surveyor and submitted to and approved by Council’s Area Planning Manager / Coordinator. This evidence must include:</p> <p>a) Certification that all requirements requested under the Surveyor-General’s Approval for Survey Mark Removal or by the City’s Principal Surveyor under condition “Survey Infrastructure – Identification and Recovery” have been complied with</p> <p>b) Certification that all requirements requested under any Surveyor-General’s Approval for Deferment of Survey Marks from condition “Survey Infrastructure – Pre Subdivision Certificate works” have been complied with and</p> <p>c) Time-stamped photographic records of all new survey infrastructure relating to the site clearly showing the mark itself and sufficient context to aid in identifying the mark on site.</p>	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Survey drawings Approved plans Certifier approval	Not triggered
<b>Encroachments – Public Way</b>					
E48	No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council’s footpath area.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Survey drawings Approved plans Certifier approval	Not triggered
<b>PART F – POST OCCUPATION – DURING OPERATION</b>					
<b>Operational Plan of Management</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
F1	The <b>OPM</b> and all relevant plans must be fully implemented during use of the premises.	Post Occupation – During Operation	Reporting Officer to review monitoring and inspection results regularly and notify the Owners of the premises if one/ some management plans are not being implemented.	Compliance Reports Noise monitoring results Evidence of consultation with the Owners regarding failure to meet management plan/s requirement/s.	Not triggered
<b>Operational Restrictions</b>					
F2	The use of the communal facilities, including the external terraces on levels 2, 4 and 16 is restricted to residents and their guests.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	Compliance Reports Sign in records Site security OPM	Not triggered
F3	Use of the of the external terraces on levels 2, 4 and 16 are restricted to: a) between 8 am and 10 pm, Sundays to Thursdays inclusive; and b) between 8 am and midnight on Fridays, Saturdays and any day immediately before a public holiday	Post Occupation – During Operation	Reporting Officer to undertake inspections to ensure F3 is being met.	Compliance Reports Site security OPM	Not triggered
F4	Amplified noise/music is prohibited within external terraces and only low-level background music is permitted in internal communal areas.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	Compliance Reports Noise monitoring results Site security OPM	Not triggered
F5	Alcohol is prohibited to be consumed within the building, except within student rooms and the internal communal areas.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	Compliance Reports Site security OPM	Not triggered
F6	Internal speakers must not be placed to direct the playing of music towards the public domain or outdoor areas	Post Occupation	Reporting Officer to sight evidence of compliance with this	Compliance Reports Noise monitoring results	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	associated with the premises.	– During Operation	condition	Site security OPM	
F7	Noise associated with the operation of the development shall not give rise to the transmission of “offensive noise” as defined in the <i>Protection of the Environment Operations Act 1997</i> .	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	Compliance Reports Site security OPM	Not triggered
<b>Fire Safety Certificate</b>					
F8	The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with <b>Condition E21</b> of this consent.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	"Compliance Reports OPM Fire Safety Certificate"	Not triggered
<b>Noise Control – Plant and Machinery</b>					
F9	Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following: a) Transmission of “offensive noise” as defined in the <i>Protection of the Environment Operations Act 1997</i> to any place of different occupancy; b) a sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and	Post Occupation – During Operation	Noise will be managed in accordance with the OPM. Reporting Officer to sight monitoring reports and undertake regular inspections.	OPM Inspection records Operation Compliance Report Noise monitoring records	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	c) notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00 am.				
<b>Loading and Unloading</b>					
F10	All loading and unloading operations associated with the site must be carried out: a) in accordance with the endorsed Loading and Servicing Management Plan (see Condition E5), at all times and must not obstruct other properties/units or the public way; and b) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	Compliance Reports OPM	Not triggered
F11	All vehicles must enter and exit the site in a forward direction.	Post Occupation – During Operation	Reporting Officer to undertake regular inspections of the site to ensure F11 is being met.	Compliance Reports OPM	Not triggered
<b>Waste Management</b>					
F12	Waste Management shall be undertaken in accordance with the <b>OWMP</b> (see <b>Condition B78</b> ).	Post Occupation – During Operation	Reporting Officer to undertake inspections and monitor mitigation measures within the OWMP.	OWMP Compliance reports OPM	Not triggered
<b>No Obstruction of the Public Way</b>					
F13	The public way must not be obstructed by any materials, waste, vehicles, refuse, skips or the like under any circumstances.	Post Occupation – During	Reporting Officer to undertake monitoring and inspections of the public way to ensure it complies	Compliance Reports OPM	Not triggered

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
		Operation	with F13.		
<b>Outdoor Furniture</b>					
F14	Lightweight furniture is not permitted within communal open space areas unless securely attached to the floor slab. Use of loose glass-tops and lightweight sheets or covers is not permitted.	Post Occupation – During Operation	Reporting Officer undertake inspections of furniture to ensure it meets F14 requirements.	Compliance Reports OPM	Not triggered
<b>Anti-Graffiti</b>					
F15	Where possible all ground level surfaces are to be treated with anti-graffiti coating to minimise the potential of defacement. In addition, any graffiti evident on the exterior facades and visible from a public place is to be removed within 48 hours.	Post Occupation – During Operation	Reporting Officer to sight documents (including photo evidence) to show this has been achieved.	Compliance Reports OPM Certifier approval OC	Not triggered
<b>Plan of Management for Landscape Maintenance</b>					
F16	Within six months of the issue of the final Occupation Certificate, a Plan of Management for the ongoing maintenance of landscaped areas and tree planting is to be prepared and adopted by the operator of the student accommodation.	Post Occupation – During Operation	Plan of Management for landscape maintenance will be reviewed by the Reporting Officer to confirm Plan is accurate with the condition.	OPM Certifier approval Landscaping maintenance plan	Not triggered
<b>Airspace Protection</b>					
F17	For the purposes of controlled activities within the prescribed airspace for Sydney Airport, all structures must not exceed a maximum height of RL 87m AHD inclusive of all lift overruns, vents, chimneys, aerials, antennas, lightning rods, any rooftop planting, exhaust flues, and the like.	Post Occupation – During Operation	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	Design drawings Engineering drawings Approved plans Certifier approval Crane height certification Crane approval under Airports (Protection of Airspace) Regulations 1996, if required	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
<b>Carparking Permits</b>					
F18	Residents are not permitted to obtain on-street car parking permits from City of Sydney Council.	Post Occupation – During Operation	Reporting Officer to sight documents and show this is achieved.	OPM	Not triggered
<b>Loading and Servicing Management</b>					
F19	The Loading and Servicing Management Plan shall be implemented and maintained by the operator of the student accommodation (see <b>Condition E5</b> ).	Post Occupation – During Operation	The Loading and Servicing Management Plan will be reviewed by the Reporting Officer to confirm Plan is implemented and maintained in accordance with the condition.	OPM Loading and Service Management Plan Inspections	Not triggered
<b>Green Travel Plan</b>					
F20	<p>The updated Green Travel Plan shall be reviewed and updated annually in consultation with the TfNSW, residents, staff and visitors and provide an Implementation Strategy that commits to specific management actions, including operational procedures to be implemented along with timeframes (see Condition E31).</p> <p>The plan (as reviewed and updated annually) shall be implemented and maintained by the operator of the student accommodation.</p>	Post Occupation – During Operation	<p>The Green Travel Plan will be reviewed by the Reporting Officer to confirm Plan is reviewed and updated annually and consulted with TfNSW, residents, staff and visitors and provide an Implementation Strategy that commits to specific management actions, including operational procedures to be implemented along with timeframes.</p> <p>Reporting Officer to review Plan to ensure it is implemented and maintained in accordance with this condition.</p>	OPM Green Travel Plan Inspections	Compliant basix
<b>Transport Access Guide</b>					

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
F21	The Transport Access Guide shall be implemented and maintained by the operator of the student accommodation and be made available to staff, guests, clients, customers, and visitors at all times (see <b>Condition E32</b> ).	Post Occupation – During Operation	The Transport Access Guide will be reviewed by the Reporting Officer to confirm Plan is implemented and maintained in accordance with the condition.	OPM Transport Access Guide Inspections	Not triggered
<b>Maintenance of Trees on Site</b>					
F22	Tree maintenance must be implemented and complied with immediately following tree planting, and until the tree reaches the required minimum height limit of six metres in height and six metres canopy width.	Post Occupation – During Operation	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	OPM Landscape plan Arborist report Inspections	Not triggered
F23	Maintenance includes watering, weeding, removal of rubbish from tree bases, pruning (in accordance with AS4373-2007), fertilising, pest and disease control and any other operations required to maintain a healthy robust tree.	Post Occupation – During Operation	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	OPM Landscape plan Arborist report Inspections	Not triggered
F24	At the end of a twelve month maintenance period, written acceptance of the tree/s must be obtained from Council before release of the public domain bond. If a tree fails to thrive and successfully establish during the maintenance period, then Council will require payment for a replacement tree and establishment period according to the City’s Schedule of Fees and Charges.	Post Occupation – During Operation	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	OPM Landscape plan Arborist report Inspections	Not triggered
<b>Maintenance of Landscaping</b>					
F25	Landscaping in communal areas and the podium must be maintained in accordance with the respective maintenance plans in Condition B22.	Post Occupation – During Operation	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	OPM Landscape plan Arborist report Inspections	Not triggered
<b>Defects Liability Period Public Domain Works</b>					



Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
F26	All works to the City's public domain, including rectification of identified defects, are subject to a six month defects liability period from the date of Completion. The date of Completion will be nominated by Council on the Public Domain Works Letter of Completion Operational Acceptance.	Post Occupation – During Operation	Evidence of construction compliance will be sighted by the Reporting Officer.	Certificate of Completion for public domain works Certifier approval Defect liability period completion approval	Not triggered
<b>ADVISORY NOTES</b>					
<b>Appeals</b>					
AN1	The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.	At all times	Reporting Officer to check trigger and consistency during compliance reporting.	Compliance Reports	Compliant
<b>Other Approvals and Permits</b>					
AN2	The Applicant shall apply to Council's Public Domain unit or other relevant authority for all necessary permits, including crane permits, road opening permits, stormwater drainage, footpaths, kerb and gutter, street trees, street lighting and signage, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under section 68 (Approvals) of the <i>Local Government Act 1993</i> or section 138 of the <i>Roads Act 1993</i> .	At all times	Reporting Officer to check trigger and consistency during compliance reporting.	Compliance Reports	Compliant
<b>Responsibility for Other Consents / Agreements</b>					
AN3	The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	At all times	Reporting Officer to check trigger and consistency during compliance reporting.	Compliance Reports	Compliant
<b>Temporary Structures</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
AN4	<p>a) An approval under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 must be obtained from the Authority for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the BCA.</p> <p>b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Authority with the application under State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 to certify the structural adequacy of the design of the temporary structures.</p>	At all times	Reporting Officer to check trigger and consistency during compliance reporting.	Compliance Reports	Compliant
<b>Disability Discrimination Act</b>					
AN5	This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the <i>Disability Discrimination Act 1992</i> . The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The <i>Disability Discrimination Act 1992</i> covers disabilities not catered for in the minimum standards called up in the BCA which references <i>AS 1428.1 - Design for Access and Mobility</i> . AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the <i>Disability Discrimination Act 1992</i> currently available in Australia.	At all times	Reporting Officer to check trigger and consistency during compliance reporting.	Compliance Reports	Compliant
<b>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
AN6	<p>a) The Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.</p> <p>b) This application has been assessed in accordance with the EP&amp;A Act. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the EPBC Act does not have application. The EPBC Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.</p>	At all times	Reporting Officer to check trigger and consistency during compliance reporting.	Compliance Reports	Compliant
<b>Building Plan Approval</b>					
AN7	<p>You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).</p> <p>For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see plumbing, building and developing</p>	Prior to Commencement of Works	Reporting Officer to check trigger and consistency during compliance reporting.	Compliance Reports	Compliant

Uniq ue ID	Compliance Requirement / Development Consent Condition	Timing / Developmen t Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
	then building over or next to assets).				
<b>Works and Signposting</b>					
AN8	All works and signposting (including any adjustment/relocation works) shall be at no cost to RMS.	At all times			Compliant

<b>SCHEDULE 2 - PART A – Administrative Conditions</b>					
<b>APPENDIX 1 - INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>					
1.	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A16 or, having given such notification, subsequently forms the view that an incident has not occurred.	At all times	Written notification provided immediately and sighted by Reporting Officer.	Evidence of written notification submitted to the Planning Secretary Incident and Non-Compliance Register Compliance Reports	Compliant
2.	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident;	At all times	Written notification provided immediately and sighted by Reporting Officer.	Evidence of written notification submitted to the Planning Secretary Incident and Non-Compliance Register Compliance Reports	Compliant

SCHEDULE 2 - PART A – Administrative Conditions					
	<p>e. identify any actual or potential non-compliance with conditions of consent;</p> <p>f. describe what immediate steps were taken in relation to the incident;</p> <p>g. identify further action(s) that will be taken in relation to the incident; and</p> <p>h. identify a project contact for further communication regarding the incident.</p>				
3.	<p>Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p>	At all times	Incident Report sighted by Reporting Officer.	<p>Evidence of written notification submitted to the Planning Secretary Incident and Non-Compliance Register</p> <p><b>Compliance Reports</b></p>	Compliant
4.	<p>The Incident Report must include:</p> <p>a. a summary of the incident;</p> <p>b. outcomes of an incident investigation, including identification of the cause of the incident;</p> <p>c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</p> <p>d. details of any communication with other stakeholders regarding the incident.</p>	At all times	Incident Report sighted by Reporting Officer.	<p>Evidence of written notification submitted to the Planning Secretary Incident and Non-Compliance Register</p> <p><b>Compliance Reports</b></p>	Compliant

**Appendix C**  
**Complaints Register**

No	Date	Description of Complaint	Action Taken or Reason Why No Action was Taken	Monitoring Details of Follow up Contact	Date Complaint Closed/Resolved
1					



## SYDNEY

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