

COMPLIANCE MONITORING AND REPORTING PROGRAM

Prepared for:

The Trust Company (Australia) Limited ATF WH Regent Trust
Level 18
123 Pitt Street
SYDNEY NSW 2000

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SLR[®] 

PREPARED BY

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with The Trust Company (Australia) Limited ATF WH Regent Trust (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30213.00000-R01-v0.1	8 July 2021	Colin Davies	Renae Gifford	
630.30213.00000-R01-v0.1	8 July 2021	Colin Davies	Renae Gifford	
630.30213.00000-R01-v0.1	20 August 2021	Colin Davies	Renae Gifford	

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1 Introduction

Condition C8 of Development Consent SSD 10382 requires a Compliance Monitoring and Reporting Program to be prepared and implemented for the construction of an 18 storey student accommodation building located at 90-102 Regent Street, Redfern (the Development). Ongoing Compliance Reports will be carried out in accordance with **Section 3**.

This Compliance Monitoring and Reporting Program has been prepared in accordance with the Department of Planning, Industry and Environment's (DPIE) *Compliance Reporting – Post Approval Requirements* (2018).

1.1 Development Overview

The Development is located in the City of Sydney Local Government Area (LGA) and the Redfern-Waterloo Sites area. The Development is one kilometre from the southern edge of the Sydney Central Business District (CBD) and is within close proximity to a number of universities and the Redfern Railway Station (~320 metres north of the Development).

The Trust Company (Australia) Limited ATF WH Regent Trust obtained Development Consent SSD 10382 on 24 June 2021 from the Department of Planning, Industry and Environment (DPIE) for the student accommodation development.

The Development includes:

- Demolition of existing structures and construction of an 18-storey student accommodation building comprising:
 - 381 student accommodation rooms, providing 408 beds;
 - communal student facilities, including lounge areas, games room, gymnasium and external terraces on level 2;
 - one ground floor retail tenancy; and
 - public domain and landscaping works.

2 Contact Details

Table 1 lists the key contacts during the construction of Development.

Table 1 Contact List

Role	Name	Company	Details
Project Principal and Authorised Reporting Officer	Andrew Bohrien	McKenzie Group	Ph: 0427 924 318 E: abrohier@mckenzie-group.com.au
Project Manager	Aliza Teo	Wee Hur (Australia) Pte Ltd	Ph: 0410 488 987 E: alizateo@weehur.com.sg
Construction Contractor's Project Manager	Jake Khalil	Richard Crookes Constructions	0407 442 536 KhalilJ@richardcrookes.com.au
Demolition Contractor's Project Manager	Jake Khalil	Richard Crookes Constructions	0407 442 536 KhalilJ@richardcrookes.com.au

3 Compliance and Monitoring Schedule

The schedule outlined in **Table 2** details the name of the Compliance Report, the phase of the development it relates to and the date it is due to be submitted to the DPIE. Where the timing is to be confirmed (TBC), the date cannot be determined until the commencement of that Phase of the development is known, timing details will be updated when the date is known.

Table 2 Status of Compliance Reports

Compliance Report	Phase	Frequency	Timing
Pre-Construction Compliance Report	Prior to commencement of construction	Single report only	Sept/Oct 2021
Construction Compliance Report	During Construction	Quarterly from the date of commencement of construction (no later than every 26 weeks)	Quarterly
Pre-Operational Compliance Report	Prior to occupation or commencement of use	Single report only	May 2023
Operation Compliance Report	Post occupation	Annually (52 weeks) from the date of commencement of operation	~ June 2024

The Compliance Table outlined in **Table 4** identifies the requirements of all consent conditions outlined in SSD 10382 that must be complied with during each phase of the development. It also details the compliance monitoring methodology to be used to assess compliance with each condition and sets out the type of data or evidence that will be collected to assess whether compliance has been achieved.

It should be noted that some Monitoring Methodology and Comments/Evidence may not be known at the time of preparing this Compliance Monitoring and Reporting Program. This Program is a live document, therefore the Monitoring Methodology and Comments/Evidence details will be updated when available.

Table 3 details the legend applicable to the proposed timing outlined in **Table 4**.

Table 3 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

Table 4 Compliance Table

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
SCHEDULE 2 - PART A – Administrative Conditions				
Obligation to minimise harm to the environment				
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.	<ul style="list-style-type: none"> • Compliance reports • CEMP • OPM • Legislation
Terms of consent				
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, RRtS and Addendum 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.	<ul style="list-style-type: none"> • EIS, RTS, RRTS, Addendum RRTS • Architectural plans • Landscape plans • Design statement prepared by the architect • Compliance Reports • CEMP • OPM

Architectural Drawings prepared AJ&C Architects			
Drawing No.	Revision	Name of Plan	Date
DA0000	4	Cover Sheet	01/08/2021
DA0004	4	Project Summary	01/08/2021
DA1001	3	Site Plan	28/04/2021
DA1002	3	Site Analysis	28/04/2021
DA1003	4	Street Elevations	01/08/2021
DA1004	3	Demolition Plan	28/04/2021
DA1005	3	Setback Site Plan	28/04/2021
DA1006	3	Setback Plan	28/04/2021
DA1007	3	Site Coverage Plan	28/04/2021
DA2000	4	Basement and Lower Ground Floor Plan	01/08/2021
DA2001	3	Ground (L1) and Level 2 Floor Plans	28/04/2021
DA2002	4	Level 3 and Lower Typical Floor Plans	01/08/2021
DA2003	3	Level 9 and 15 Communal Floor Plans	28/04/2021
DA2004	3	Upper Typical Floor Plan	28/04/2021
DA2005	3	Plant and Roof Plan	28/04/2021
DA3001	4	East Elevation	01/08/2021
DA3002	3	North Elevation	28/04/2021
DA3003	4	West Elevation	01/08/2021
DA3004	3	South Elevation	28/04/2021

Unique ID	Compliance Requirement / Development Consent Condition				Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	DA3011	3	Material Board	26/04/2021			
	DA3101	3	Section A	26/04/2021			
	DA3102	3	Section B	26/04/2021			
	DA3103	3	Section C	26/04/2021			
	DA3104	3	Section D	26/04/2021			
	DA3105	3	Section E	26/04/2021			
	DA5100	3	GFA Diagrams	26/04/2021			
	DA5200	3	Standard Unit Plans 1	26/04/2021			
	DA5201	3	Standard Unit Plans 2	26/04/2021			
	DA5202	4	Signage Detail	01/06/2021			
Landscape Drawings prepared by Turf Design Studio							
	Drawing No.	Revision	Name of Plan	Date			
	L-DA-12	F	Ground Level: Public Domain Landscape Plan	May 2021			
	L-DA-14	F	Level 2 Landscape Plan	May 2021			
	L-DA-15	F	Level 2 Western Communal Terrace Section	May 2021			
	L-DA-18	F	Level 3 Landscape Plan	May 2021			
	L-DA-21	F	Soil Depth Plan	May 2021			
	L-DA-22	F	Canopy Coverage Plan	May 2021			
	L-DA-23	F	Planting Plans	May 2021			
	L-DA-24	F	Planting Palette	May 2021			
	L-DA-27	F	Typical Details	May 2021			

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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 condition A3(a).</p>	At all times	Reporting Officer to check consistency during compliance reporting.	<ul style="list-style-type: none"> • EIS, RTS, RRTS, Addendum RRTS • Architectural plans • Landscape plans • Compliance Reports • CEMP • OPM
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) and A2(d) . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d) , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	-	-
Limits on Consent				
A5	This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	Within five years of the date of consent	Construction is planned to commence during the five (5) years after the date from which it operates.	Commencement of construction prior to July 2026

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A6	<p>This consent does not approve:</p> <p>(a) retail premises, including food and drink premises, fit-out and hours of operation</p> <p>(b) installation of signage.</p> <p>Separate development application(s) must be lodged and consent obtained for the above works and uses (except where exempt and complying development applies).</p>	At all times	Reporting Officer to ensure development is constructed and managed in accordance with approved plans and consent.	<ul style="list-style-type: none"> • Approved plans • Compliance reports • CEMP • Certifier approval
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Compliance reports • CEMP • Certifier approval
Long Service Levy				
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 1441.	Prior to Issue of Construction Certificate	Evidence of satisfaction of this condition will be sighted by the Reporting Officer once the Levy has been paid.	<ul style="list-style-type: none"> • Compliance reports • Receipts of payment • Certifier approval
Legal Notices				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary	At all times	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Compliance reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Revision of Strategies, Plans and Programs				
A10	Within three months of: (a) The submission of a Compliance Report under Conditions C8 and C9 ; (b) The submission of an incident report under Condition A15 ; (c) The approval of any modification of the conditions of this consent; or (d) The issue of a direction of the Planning Secretary under condition A3 which requires a review,	At all times	All Strategies, Plans and Programs to be reviewed within three months and sighted by Reporting Officer.	<ul style="list-style-type: none"> • Compliance Reports • Approval by Planning Secretary, if required • Evidence of management plan version control • Audit Report • Incident Reports
A11	The strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	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.	<ul style="list-style-type: none"> • Approval by Planning Secretary, if required • Evidence of management plan version control

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A12	<p>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.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	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.	<ul style="list-style-type: none"> • Approval by Planning Secretary, if required • Evidence of management plan version control
Evidence of Consultation				
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.	<ul style="list-style-type: none"> • Record of acceptance by Planning Secretary • Compliance reports
Structural Adequacy				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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>Notes:</p> <ul style="list-style-type: none"> Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	At all times	Reporting Officer to site construction and occupation certificates for the building works.	<ul style="list-style-type: none"> CC OC Engineering Plans Construction Compliance Report
Incident Notification, Reporting and Response				
A15	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au 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.	<ul style="list-style-type: none"> Evidence of written notification submitted to the Planning Secretary Incident and Non-Compliance Register Compliance Reports
Non-Compliance Notification				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A16	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	At all times	Written notification provided within seven days and sighted by Reporting Officer.	<ul style="list-style-type: none"> • Evidence of written notification submitted to the Planning Secretary • Incident and Non-Compliance Register • Compliance Reports
A17	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.	At all times	Written notification requirements sighted by Reporting Officer.	<ul style="list-style-type: none"> • Evidence of written notification requirements included as per condition • Incident and Non-Compliance Register
A18	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Reporting Officer to ensure non-compliance has not been previously reported as incident.	<ul style="list-style-type: none"> • Incident and Non-Compliance Register
Monitoring and Environmental Audits				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent auditing.</p> <p>Note: <i>For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</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>	<ul style="list-style-type: none"> • Monitoring Reports • Environmental Audits • CEMP • OPM
Applicability of Guidelines				
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

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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
Operation of Plant and Equipment				
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 condition; 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.	<ul style="list-style-type: none"> Plant pre-start records Compliance Reports Maintenance records
Sydney Metro				
A23	Any conditions or other requirements imposed by Sydney Metro as 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.	<ul style="list-style-type: none"> Sydney Metro approvals/endorsement CEMP OPM

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A24	Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not 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 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.	<ul style="list-style-type: none"> Evidence of endorsement of approval from Sydney Metro Written consent Certifier Approval
PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATION				
No Works Prior to Construction Certificate				
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.	<ul style="list-style-type: none"> CC Pre-Construction Compliance Report
External Walls and Cladding				
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.	<ul style="list-style-type: none"> CC OC Engineering Plans AS 1530.1 test reports for all materials in the external wall

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B3	Before the issue of a Construction Certificate and an Occupation Certificate, 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.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans • AS 1530.1 test reports for all materials in the external wall • Pre-Construction Compliance Report • Pre-Operational Compliance Report
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 Certification	Reporting Officer to sight CC and OC for the building works.	<ul style="list-style-type: none"> • CC • OC • Record of submission • Record of acceptance by Planning Secretary • Pre-Construction Compliance Report • Pre-Operational Compliance Report
Landscape Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B5	<p>A revised detailed landscape plan must be prepared in consultation with Council. The Landscape Plan shall include but not be limited to the following:</p> <p>a) details regarding soil depth and soil volume for raised planters and garden beds in accordance with the Addendum RRTS.</p> <p>A copy of the Landscape Plan, including evidence of consultation with Council and their comments, 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 a relevant Construction Certificate.</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to sight consultation with Council.</p> <p>Revised Landscape Plan (LP) in accordance with Addendum RRTS 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>	<ul style="list-style-type: none"> • Revised LP • Approval from the Planning Secretary • Records of consultation with Council • Pre-Construction Compliance Report
Building Code of Australia (BCA) Compliance				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B6	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.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • Design drawings • Certifier approval • CC
Gross Floor Area (GFA) Certification				
B7	The GFA of the building must not exceed 9,003 m ² . 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.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • Design drawings • Certifier approval • CC
Maximum Height				
B8	The maximum height of the approved building must not exceed RL 88.35 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.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • Design drawings • Certifier approval • CC
Redfern-Waterloo Contributions Plan 2006				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B9	<p>Prior to issue of any Construction Certificate, a contribution of \$1,020,000 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 \$1,020,000. The works may include pavement treatment, improved lighting, landscaping and street tree planting.</p> <p>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</p>	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.	<ul style="list-style-type: none"> • Compliance reports • Receipts of contributions • Proposal of public domain works if required
Affordable Housing Contribution				
B10	<p>Prior to the issue of any Construction Certificate, an affordable housing contribution of \$684,796 (based on a rate of \$92.44m²/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.	<ul style="list-style-type: none"> • Compliance reports • Receipts of contributions
Compliance with Acoustic Assessment				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B11	All performance parameters and engineering assumptions contained in the Acoustic Report, prepared by Northrop, revision 8, dated 24 February 2021, must be implemented as part of the detailed design assessment and implemented into the design drawings prior to the commencement of the use of the premises in accordance with the design parameters of Condition B12 below and to the satisfaction of the Certifier.	Prior to Issue of Construction Certification	Reporting Officer to sight compliance with parameters, requirements, engineering assumptions and recommendations provided in the Acoustic Report, prepared by Northrop, dated 24 February 2021.	<ul style="list-style-type: none"> Design statement prepared by a suitably qualified acoustic consultant Compliance reports
B12	Prior to the issue of the relevant Construction Certificate, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with the requirements of the aforementioned Report.	Prior to Issue of Construction Certification	Reporting Officer to sight certification of the construction drawings by a suitably qualified acoustic consultant in accordance with the Acoustic Report, prepared by Northrop, dated 24 February 2021.	<ul style="list-style-type: none"> Certification confirming qualification of acoustic consultant Evidence of consultation with and signoff from a qualified acoustic consultant
Road and Rail Noise and Vibration Criteria for Sensitive Developments				
B13	The building must be designed and constructed so that the road traffic noise levels and the rail noise and vibration levels inside the buildings comply with the criteria specified in Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008). 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 provide the certifying authority with the required information for CC approval including building design which complies with the guidelines detailed in B13. Reporting Officer to sight submission of the building design to the Certifier.	<ul style="list-style-type: none"> Design Plans / Statement Engineering Plans Pre-Construction Compliance Report Evidence of submission of building design to the Certifier
Compliance with Wind Impact Assessment				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B14	Prior to the issue of the relevant Construction Certificate, plans shall be submitted to the Certifier demonstrating compliance with the design parameters of the Environmental Wind Tunnel Test, prepared by SLR Consulting Pty Ltd, dated 30 September 2020.	Prior to Issue of Construction Certification	Reporting Officer to sight submission of plans to the Certifier in compliance with SLR report dated 30 September 2020.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • Design drawings / statement • Evidence of consultation with the Certifier
Alignment Levels				
B15	<p>Prior to the issue of the relevant Construction Certificate, alignment levels for the building and site frontages must be submitted to, and approved by, Council. The submission must be prepared by a Registered Surveyor, must be in accordance with Council's Public Domain Manual and must be submitted with a completed Alignment Levels checklist (available in the Public Domain Manual) and Footpath Levels and Gradients Approval Application form (available on the City's website).</p> <p>These alignment levels, as approved by Council, are to be incorporated into the plans submitted with the application for the relevant Construction Certificate for any civil, drainage and public domain work as applicable under this consent. If the proposed detailed design of the public domain requires changes to any previously approved alignment levels, then an amended Alignment Levels submission must be submitted to, and approved by, Council to reflect these changes prior to a Construction Certificate being issued for public domain work.</p>	Prior to Issue of Construction Certification	<p>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 B15.</p> <p>Signed drawings to be sighted by Reporting Officer.</p>	<ul style="list-style-type: none"> • Surveying Certification confirming qualification of Surveyor • Survey Plans • Pre-Construction Compliance Report • Approved alignment levels by Council
Preservation of Survey Marks				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B16	<p>All works in Council’s streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark, contact must be made with Council's Project Manager Survey/Design Services to arrange for the recovery of the mark.</p> <p>Prior to the issue of the relevant Construction Certificate, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 m on each side of the frontages must be submitted to Council.</p> <p>At least forty-eight hours prior to the commencement of any works in the public way within 1 m of a permanent survey mark contact must be made with Council’s Senior Surveyor to arrange for the recovery of the mark.</p> <p>A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with Council's Schedule of Fees and Charges (Reinstatement of Survey Box).</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to provide the certifying authority with evidence of consultation with Council regarding a Survey Plan.</p> <p>Reporting Officer to sight consultation with the Council’s Senior Surveyor regarding recovery of survey marks.</p> <p>Evidence of satisfaction of this condition will be sighted by the Reporting Officer once the fee has been paid to replace a permanent survey mark.</p>	<ul style="list-style-type: none"> • Evidence of consultation with Council • Survey Plans • Pre-Construction Compliance Report • Evidence of payment
Public Domain Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B17	<p>A detailed Public Domain Plan must be lodged with Council’s Public Domain Section and approved by Council prior to issue of the relevant Construction Certificate. The Public Domain Plan is to be submitted with a completed Public Domain Plan checklist (available in Council’s <i>Public Domain Manual</i>).</p> <p>The Public Domain Plan must document all works required to ensure that the public domain complies with Council’s <i>Public Domain Manual, Sydney Streets Design Code</i> and <i>Sydney Streets Technical Specification</i>, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements.</p> <p>The Public Domain Plan must incorporate the approved Alignment Levels (Condition B15). If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to, and approved by, Council to reflect these changes prior to the relevant Construction Certificate.</p>	Prior to Issue of Construction Certification	<p>A specialist consultant will be engaged to prepare a Public Domain Plan.</p> <p>Reporting Officer to review the Public Domain Plan ensuring it complies with; Council’s Public Domain Manual, Sydney Streets Design Code and Sydney Streets Technical Specification; and incorporates Approved Alignment Levels (Condition B15) prior to submission to the Council.</p> <p>Reporting Officer to lodge the Public Domain Plan with the Council.</p>	<ul style="list-style-type: none"> • 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
Public Domain Damage Deposit				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B18	<p>Prior to issue of the relevant Construction Certificate for public domain work or above ground building work, whichever is later, a Public Domain Damage Deposit must be lodged with Council in accordance with Council's adopted Schedule of Fees and Charges and <i>Public Domain Manual</i>.</p> <p>The Public Domain Works Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site.</p> <p>Council's Public Domain Section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to any Construction Certificate being issued.</p> <p>The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the total securities 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	Reporting Officer to sight lodgement of a Public Domain Damage Deposit Bank Guarantee.	Receipt of deposit
Public Domain Lighting				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B19	<p>Prior to the issue of the relevant Construction Certificate for public domain works, a detailed Public Domain Lighting Plan for pedestrian and street lighting in the public domain must be prepared by a suitably qualified, practicing lighting engineer or lighting designer, and must be submitted to and approved by Council. The Public Domain Lighting Plan must be prepared in accordance with Council’s Interim Draft Sydney Lights Design Code, Sydney Streets Design Code, <i>Sydney Streets Technical Specification</i> and <i>Public Domain Manual</i> and must include the following:</p> <p>(a) vertical and horizontal illuminance plots for the public domain lighting design to demonstrate compliance with all relevant Australian Standards and to meet the lighting categories and requirements specified by Council;</p> <p>(b) the location, type and category of existing and proposed lights, including details of luminaire specifications, required to ensure compliance with Council policies and Australian Standards;</p> <p>(c) footing locations and structural details; location and details of underground electrical reticulation, connections and conduits;</p> <p>(d) certification by a suitably qualified, practicing lighting engineer or lighting designer to certify that the design complies with Council policies and all relevant Australian Standards including AS 1158, AS 3000 and AS4282; and</p> <p>(e) structural certification for footing designs by a suitably qualified, practicing engineer to certify that the design complies with relevant Council policies and Australian</p>	<p>Prior to Issue of Construction Certification</p>	<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; Council’s Interim Draft Sydney Lights Design Code, Sydney Streets Design Code, Sydney Streets Technical Specification and Public Domain Manual; and incorporates other requirements specified by Condition B19 prior to submission to the Council.</p> <p>Reporting Officer to lodge the Public Domain Lighting Plan with the Council.</p>	<ul style="list-style-type: none"> • Public Domain Lighting Plan • Certification confirming qualification of designer • Evidence of review of the Public Domain Lighting Plan • Pre-Construction Compliance Report • Evidence of consultation with Council and approval

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	Standards.			
Public Domain Works – Hold Points and Handover				
B20	Prior to the relevant Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work, is to be determined with, and approved by, Council's Public Domain section in accordance with Council's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i> .	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. Reporting Officer to sight evidence of consultation and approval of design by the Council's Public Domain section.	<ul style="list-style-type: none"> • Design drawings • Evidence of consultation with and signoff from Council
Stormwater and Drainage				
B21	Prior to the issue of the relevant Construction Certificate (excluding approved preparatory or demolition work), details of the proposed stormwater disposal and drainage from the development, including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths, must be submitted to and approved by Council. All approved details for the disposal of stormwater and drainage are to be implemented in the development.	Prior to Issue of Construction Certification	Reporting Officer to engage a qualified engineer to design stormwater disposal and drainage in accordance with Council's standards. Reporting Officer to sight evidence of consultation and approval of design by the Council.	<ul style="list-style-type: none"> • Stormwater plans / design drawings • Design statement for stormwater works • Evidence of consultation with and signoff from Council

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B22	The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted prior to a Construction Certificate being issued excluding any approved preparatory, demolition or excavation works.	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.	<ul style="list-style-type: none"> • Design drawings • Evidence of consultation with and signoff from Sydney Water
B23	<p>Any proposed connection to Council's underground drainage system will require the owner to enter into a Deed of Agreement with the Council and obtain registration on Title of a Positive Covenant, prior to issue of the relevant Construction Certificate for public domain works, and prior to the commencement of any work within the public way (excluding demolition, remediation and preparatory works).</p> <p>An "Application for Approval of Stormwater Drainage Connections" must be submitted to Council with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system.</p>	Prior to Issue of Construction Certification	<p>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.</p> <p>Reporting Officer to sight evidence of submission of an Application for Approval of Stormwater Drainage Connections to Council as well as the accompanying fee.</p>	<ul style="list-style-type: none"> • Deed of Agreement • Registration on title of a Positive Covenant • Evidence of submission of an Application for Approval of Stormwater Drainage Connections as well as the accompanying fee to Council
B24	Prior to the issue of the relevant Construction Certificate, a stormwater quality assessment must be undertaken by a suitably qualified drainage engineer and must be approved by Council, demonstrating how the development will be designed to ensure that the flow of post-development pollutants from the site due to stormwater will be reduced.	Prior to Issue of Construction Certification	<p>Reporting Officer to engage a suitably qualified Drainage Engineer to complete a stormwater quality 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>	<ul style="list-style-type: none"> • Engineering Certification confirming qualification of the Drainage Engineer • Stormwater quality assessment • Evidence of consultation with and signoff from Council

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Drainage and Service Pit Lids				
B25	Drainage and service pit lids throughout the public domain shall be heel guard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with <i>the City of Sydney's Sydney Streets Design Code</i> and <i>Sydney Streets Technical Specification</i> . Details of drainage and service pit lids shall be submitted and approved by Council prior to issue of the relevant Construction Certificate.	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.	<ul style="list-style-type: none"> Detailed design for drainage and service pit lids Evidence of consultation with and signoff from Council
Structural Details				
B26	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the Certifier, the relevant structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) the development consent.	Prior to Issue of Construction Certification	Evidence of structural drawings which meet requirements detailed in B26 (prepared and signed by a qualified Structural Engineer) as approved by Council will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Engineering Certification confirming qualification of the Structural Engineer Structural drawings Evidence of consultation with and signoff from Council
Schedule of Materials				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B27	Prior to the issue of the relevant Construction Certificate a list of the final schedule of materials shall be submitted to the Planning Secretary. The Applicant shall also submit a copy of the schedule of materials to the Certifier with the application for the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of the final schedule of materials has been provided to the Planning Secretary and the Certifier.	<ul style="list-style-type: none"> • Schedule of materials • Pre-Construction Compliance Report • Evidence of consultation with the Planning Secretary • Evidence of consultation with the Certifier
Reflectivity				
B28	The building materials used on the facades of the building shall have a maximum normal specular reflectivity of visible light of 20 per cent and shall be designed to minimise glare. A report/statement demonstrating compliance with these requirements is to be submitted to the Certifier prior to issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of a report/statement which demonstrates compliance with reflectivity requirements detailed in B28. Reporting Officer to sight evidence the report/ statement has been provided to the Certifier.	<ul style="list-style-type: none"> • Design statement • Pre-Construction Compliance Report • Evidence of consultation with the Certifier
Geotechnical Design, Certification and Monitoring Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B29	<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> <ol style="list-style-type: none"> i. provide appropriate support and retention to neighbouring property; ii. ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure; and iii. ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table. 	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 B32(a).</p>	<ul style="list-style-type: none"> • Engineering Certification confirming qualification of the Engineer • Design statement • Certification of civil and structural design regarding subsurface structures meet design criteria

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>(b) A Geotechnical Monitoring Plan (GMP) to be implemented during construction that:</p> <ul style="list-style-type: none"> i. is based on a geotechnical investigation of the site and subsurface conditions, including groundwater; ii. details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard; iii. details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and iv. details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded. v. The certification and the GMP is to be submitted to the Certifier prior to the commencement of any works other than above ground demolition and site clearing works. Copies of the certification and GMP must be provided to the Planning Secretary. 	<p>Prior to Issue of Construction Certification</p>	<p>Reporting Officer to review GMP prior to submission to the Certifier to ensure it meets conditions detailed in B29 (b). Reporting Officer to provide copies of GMP certification to the Planning Secretary.</p>	<ul style="list-style-type: none"> • GMP • Evidence of consultation with the Certifier • Evidence of submission of certification to the Planning Secretary

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B29	Prior to issue of the relevant Construction Certificate, a detailed Public Art Strategy shall be submitted to the Planning Secretary. The Strategy must incorporate the recommendations of the Integration of Aboriginal Cultural Values into Development Design Report submitted with the EIS (dated 14 December 2018), and 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 meet requirements detailed in B30.	<ul style="list-style-type: none"> • Public Art Strategy • Design statement • Pre-Construction Compliance Report • Evidence of submission to the Planning Secretary
Mechanical Plant Noise Mitigation				
B30	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.	Prior to Issue of Construction Certification	Reporting Officer to engage a suitably qualified acoustic engineer to design noise mitigation measures in accordance with requirements detailed in B30. Reporting Officer to sight evidence of submission to the Certifier.	<ul style="list-style-type: none"> • Mechanical plans • Design statement prepared by a mechanical engineer • Design statement prepared by an acoustic consultant
Mechanical Ventilation				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B31	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.	<ul style="list-style-type: none"> Mechanical plans Design statement prepared by a mechanical engineer
B32	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.	<ul style="list-style-type: none"> Mechanical plans Design statement prepared by a mechanical engineer
Basix Certification				
B33	The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1130725M_03 (dated 24 June 2021), 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. 1130725M_03 to the Certifying Authority will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> BASIX Certificate Architectural Plans showing the BASIX requirements Evidence of submission of BASIX certification to the Certifier
Ecologically Sustainable Development (ESD)				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B34	The building must incorporate all design, operation and construction measures as identified in the ESD Assessment Report, prepared by Vipac, dated 15 October 2020. 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.	<ul style="list-style-type: none"> • ESD Strategy • Design statement • Pre-Construction Compliance Report
Sydney Water Requirements				
B35	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).	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of application for a Compliance Certificate from Sydney Water.	<ul style="list-style-type: none"> • Compliance Certificate application • Pre-Construction Compliance Report
Installation of Water Efficient Fixtures and Fittings (Non-Residential Uses)				
B36	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 B36. Reporting Officer to sight evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in B36 to the Certifier.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • Evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in B36 to the Certifier

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B37	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 B37. Reporting Officer to sight evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in B37 to the Certifier.	<ul style="list-style-type: none"> Pre-Construction Compliance Report Evidence of submission of compliance documents regarding the installation of taps and showerheads which meet requirements detailed in B37 to the Certifier
B38	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 B38. Reporting Officer to sight evidence of submission of compliance documents regarding the installation of urinals which meet requirements detailed in B38 to the Certifier.	<ul style="list-style-type: none"> Pre-Construction Compliance Report Evidence of submission of compliance documents regarding the installation of urinals which meet requirements detailed in B38 to the Certifier
B39	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.	<ul style="list-style-type: none"> Pre-Construction Compliance Report Certifier approval of smart controls for flushing system
Bicycle Parking				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B40	<p>A minimum of 134 bicycle parking spaces are to be provided for students and staff (including staff from the retail tenancy).</p> <p>The layout, design and security of all bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015.</p> <p>Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of the relevant Construction Certificate.</p>	Prior to Issue of Construction Certification	<p>Assess against development controls in SSD 10382 or approved plans.</p> <p>Reporting Officer to sight evidence of submission of compliance documents regarding requirements detailed in B40 to the Certifier.</p>	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • Design statement • Evidence of submission of compliance documents regarding requirements detailed in B40 to the Certifier
Access for People with Disabilities				
B41	<p>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.</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to sight a certificate completed by a suitably qualified person and submitted to the Certifier acknowledging requirements in B41 have been met.</p> <p>Reporting Officer to sight evidence the certificate has been provided to the Certifier.</p>	<ul style="list-style-type: none"> • 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

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Sanitary Facilities for Disabled Persons				
B42	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 B42 have been met. Reporting Officer to sight evidence the certificate has been provided to the Certifier.	<ul style="list-style-type: none"> • Certification confirming qualification of suitably qualified person • Certification (for B42) • Pre-Construction Compliance Report • Evidence of submission of the certificate to the Certifier
Outdoor Lighting				
B43	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 the relevant Construction Certificate.	Prior to Issue of Construction Certification	Certifying authority to sign off on lighting installation design. Reporting Officer to sight signed certification.	<ul style="list-style-type: none"> • Lighting plans • Statement prepared by an Electrical engineer confirming compliance with this condition • Pre-Construction Compliance Report • Certifier approval
Crime Prevention Through Environmental Design (CPTED)				
B44	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 7 October 2020, 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.	<ul style="list-style-type: none"> • Compliance reports • Evidence of submission of compliance reports to the Certifier

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Tactile Ground Surface Indicators and Handrails				
B45	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.	<ul style="list-style-type: none"> • Survey drawings • Approved plans • Certifier approval
CBD Rail Link Corridor				
B46	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 with these requirements 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.	<ul style="list-style-type: none"> • Final drawings and reports (CBD Rail Link Corridor protection) endorsed by TfNSW • Certifier approval
Loading and Servicing Management				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B47	<p>Prior to the issue of any Construction Certificate, the applicant shall prepare a Loading and Servicing Management Plan in consultation with 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> <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; and</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>A copy of the final plan shall be sent to the Planning Secretary. Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of the relevant Construction Certificate.</p>	Prior to Issue of Construction Certification	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 Certifier.	<ul style="list-style-type: none"> • Loading and Servicing Management Plan endorsed by TfNSW • Evidence of submission to Planning Secretary and evidence of compliance as issued to Certifier
Sydney Metro - Engineering				

B48	<p>Prior to the issuing of any Construction Certificate, the Applicant must prepare and provide to Sydney Metro for approval/ certification of the following:</p> <ul style="list-style-type: none"> a) Environmental Impact Statement (Project Code P0009731) prepared by Urbis dated 4 November 2020. b) Report on Geotechnical Investigation Student Housing Development (Doc No. R.001.Rev1) Revision 1 prepared by Douglas Partners dated 30 September 2020. c) Sydney Metro Drawings prepared by Webber Design: <ul style="list-style-type: none"> • Dwg no. BB 4001, Revision 1 dated 29 September 2020 • Dwg no. BB 5001, Revision 1 dated 29 September 2020 • Dwg no. BB 0080, Revision 1 dated 29 September 2020 d) 20018 Transmittal prepared by Webber Design: <ul style="list-style-type: none"> • Dwg no. 20018_S030, Revision P1 dated 05 February 2021 • Dwg no. 20018_S081, Revision P2 dated 25 February 2021 • Dwg no. 20018_S082, Revision P2 dated 25 February 2021 • Dwg no. 20018_S083, Revision P1 dated 25 February 2021 e) SSD10382_Architectural Drawing package (Project no. 19026) Issue 2 prepared by Allen Jack + Cottier Architects. f) Electrolysis & Stray Traction Current Report (Doc no. A715-448-294) prepared by Cathodic Protection Services dated 21 October 2020. g) Train Tunnel Vibration Impact Assessment letter (Doc 	<p>Prior to Issue of Construction Certification</p>	<p>Reporting Officer to sight evidence of preparation of submission of documents as referred to in Condition B48 to Sydney Metro for approval.</p>	<ul style="list-style-type: none"> • Sydney Metro Approval of documents prepared and submitted as per Condition B48 • Evidence of confirmation from Sydney Metro that requirements of this condition have been satisfied (B48).
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Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>no. 20201184.2/1901A/RO/AW) prepared by Acoustic Logic dated 19 January 2021.</p> <p>h) Metro Tunnel Vibration Management Plan (Doc no. 20201184.1/2402A/R1/AW) Revision 1 prepared by Acoustic Logic dated 24 February 2021.</p> <p>i) Report on Preliminary Numerical Modelling and Impact Assessment Student Housing Development (Doc No. R.001.Rev0) Revision 0 prepared by Douglas Partners dated 23 February 2021.</p> <p>j) Site Survey drawings (Reference no. 50670 001DT) Revision D prepared by LTS Lockley dated 30 September 2020.</p> <p>k) Rail Risk Management Plan (Doc no. GKA REG 001) prepared by GKA Management dated 25 February 2021.</p> <p>l) Development Application Stage _ Sydney Metro Response to RFI no.2 prepared by Wee Hurt Capital PTE LTD dated 15 March 2021.</p> <p>The Certifier is not to issue any Construction Certificate until written confirmation has been received from Sydney Metro confirming the requirements of this condition have been satisfied.</p>			
Sydney Metro – Rail Corridor				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B49	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 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.	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 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.	<ul style="list-style-type: none"> • Design Plans/ Statements • Engineering Plans • Pre-Construction Compliance Reports • Evidence of structural design review
Sydney Metro – Survey and Services				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B50	<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 B50(B) and sight evidence to confirm survey report provided to Sydney Metro prior to commencement of works to demonstrate compliance to this condition.</p>	<ul style="list-style-type: none"> • Registration for suitably qualified Surveyor • Survey Report completion and submission to Sydney Metro prior to commencement of works.
B51	<p>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.</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to sight evidence of services search to meet requirements of Condition B51 (including consultation with Sydney Metro if services are located and need to be relocated or incorporated within development site.</p>	<ul style="list-style-type: none"> • Evidence of services search as per Condition B51 • Evidence of discussion with Sydney Metro (if applicable)
Sydney Metro – Noise and Vibration				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B52	<p>The building must be designed and constructed:</p> <p>(a) to comply with State Environmental Planning Policy (Infrastructure) 2007 and 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;</p> <p>(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</p> <p>(c) to not have any noise or vibration impacts on the rail corridor or rail infrastructure.</p> <p>Details demonstrating compliance with this requirement are to be submitted to the Certifier prior to the issuing of the relevant Construction Certificate.</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to sight evidence of all reports, designs and plans detailed in B52.</p> <p>Reporting Officer to sight evidence of submission of reports to the Certifier and Council prior to a Construction Certificate being issued by the Certifier.</p>	<ul style="list-style-type: none"> • Design Plans • Engineering Plans • Pre-Construction Compliance Report • Evidence of submission of reports to Certifier and Council

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B53	<p>The Applicant must incorporate as part of the development all the measures recommended in the following reports:</p> <p>(a) Metro Tunnel Vibration Management Plan (Doc no. 20201184.1/2402A/R1/AW) Revision 1 prepared by Acoustic Logic dated 24 February 2021.</p> <p>(b) Train Tunnel Vibration Impact Assessment letter (Doc no. 20201184.2/1901A/R0/AW) prepared by Acoustic Logic dated 19 January 2021.</p> <p>Copies of the reports 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</p>	Prior to Issue of Construction Certification	<p>Reporting Officer to sight evidence of incorporation of all measures recommended in reports listed in Condition B53.</p> <p>Reporting Officer to sight submission of the reports submitted to the Certifier and Council prior to CC being issued.</p>	<ul style="list-style-type: none"> • Design Plans / Statement • Engineering Plans • Pre-Construction Compliance Report • Evidence of submission of reports to Certifier and Council
Sydney Metro – Construction				
B54	<p>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.</p>	Prior to Issue of Construction Certification	<p>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.</p> <p>Reporting Officer to sight CC</p>	<ul style="list-style-type: none"> • CC

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B55	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.	<ul style="list-style-type: none"> CC
B56	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 B56 to and endorsed by Sydney Metro.	<ul style="list-style-type: none"> Evidence of submission of information to and endorsement from Sydney Metro
B57	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.	<ul style="list-style-type: none"> Evidence of a Risk Assessment/Management Plan and detailed Safe Work Method Statements submitted to and endorsed by Sydney Metro.

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B58	<p>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.</p> <ul style="list-style-type: none"> Reason: construction of the proposed development presents a risk of potential damage to the Sydney Metro - City & Southwest rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated. 	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Evidence of contact with Sydney Metro's Corridor Protection Team Public liability insurance cover to satisfactory level, if required. Certifier approval

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B59	<p>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.</p> <ul style="list-style-type: none"> Reason: construction of the proposed development presents a risk of potential damage to the Sydney Metro - City & Southwest rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated. 	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Evidence of contact with Sydney Metro's Corridor Protection Team Lodgement of bond / bank guarantee, if required. Certifier approval
Sydney Metro – Drainage				
B60	<p>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.</p>	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Design Drawings Design Statements Signoff/Approval from Sydney Metro (if applicable).
Sydney Metro – Documentation				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B61	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.	<ul style="list-style-type: none"> Evidence of submission of endorsed documents submitted to Council
Built Heritage and Non-Aboriginal Archaeology				
B62	The recommendations within Section 9.2.1 and 9.2.2 of the Statement of Heritage Impact, prepared by Artefact, revision 2, dated 14 October 2020 and Section 5.0 of the Addendum to the Statement of Heritage Impact, prepared by Artefact, revision 2, dated 16 February 2021, shall be implemented as relevant to the site and Development. Prior to the issue of a relevant Construction Certificate, details demonstrating compliance with this requirement shall be submitted to the Certifier.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Statement of Heritage Impact Addendum to Statement of Heritage Impact Evidence of recommendations implemented as relevant to site and development
B63	An archaeological consultant shall be nominated for the works. The consultants shall have appropriate qualifications and experience commensurate with the scope of the works and should meet the Heritage Council's Criteria for Excavation Directors, 2019. The name and experience of these consultants shall be submitted to the Planning Secretary prior to commencement of works.	Prior to Issue of Construction Certification	Reporting Officer to sight certification/qualifications and experience of the Archaeological Consultant commensurate with the scope of works and meet the Heritage Council's Criteria for Excavation Directors, 2019. Name and experience of consultant submitted to Planning Secretary.	<ul style="list-style-type: none"> Certification confirming qualifications and experience of Archaeological Consultant commensurate with Condition B63 Evidence of submission of details of Consultant to Planning Secretary

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B64	All construction contractors, subcontractors and personnel are to be inducted and informed by the nominated archaeological consultant prior to commencing work other than above ground demolition and site clearing works on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with guidelines issued by the Heritage Council of NSW.	Prior to Issue of Construction Certification	Induction of all construction contractors, subcontractors and personnel by nominated Archaeological Consultant.	<ul style="list-style-type: none"> Evidence of completed inductions all construction contractors, subcontractors and personnel by nominated Archaeological Consultant in accordance with the requirements of Condition B64.
B65	After any archaeological works have been undertaken, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, Council and the Planning Secretary. The proponent shall also be required to nominate a repository for the relics salvaged from any historical archaeological excavations.	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of final excavation reports lodged with the Heritage Council of NSW, Council and the Planning Secretary and nomination of a repository for the relics salvaged from any historical archaeological excavations.	<ul style="list-style-type: none"> Evidence of final excavation reports lodged with the Heritage Council of NSW, Council and the Planning Secretary Evidence of nominated repository for the relics salvaged from any historical archaeological excavations
Aboriginal Cultural Heritage				
B66	The recommendations within Section 9.3 of the Aboriginal Cultural Heritage Assessment Report, prepared by Artefact, revision 6, dated 14 October 2020, shall be implemented as relevant to the site and Development. Prior to the issue of any relevant Construction Certificate, details demonstrating compliance with this requirement shall be submitted to the Certifier.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report Evidence of recommendations implemented as relevant to site and development
B67	The non-Aboriginal Archaeological Research Design and Methodology Report shall include consideration of Aboriginal cultural heritage values.	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Non-Aboriginal Archaeological Research Design and Methodology Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Public Art Strategy				
B68	<p>A detailed Public Art Strategy must be prepared in consultation with Council. The Public Art Strategy must incorporate the recommendations of Section 06 of the Design Report, dated 29 October 2020, submitted with the EIS, and contain the final design, materials, finishes, construction methodology, ownership, and ongoing maintenance methodology and associated budgeting arrangements.</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>	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 B68.	<ul style="list-style-type: none"> • Public Art Strategy • Design statement • Pre-Construction Compliance Report • Evidence of submission to the Certifier and Planning Secretary
Heritage Interpretation Strategy and Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B69	<p>A detailed Heritage Interpretation Strategy and a Heritage Interpretation Plan must be prepared in consultation with Council. The Heritage Interpretation Strategy and Heritage Interpretation Plan must incorporate:</p> <p>(a) Aboriginal history and cultural heritage in accordance with the recommendations of section 9.3.1 of the Aboriginal Cultural Heritage Assessment Report, prepared by Artefact, revision 6, dated 14 October 2020; and</p> <p>(b) measures outlining the history and evolution of the area, including and acknowledging Aboriginal associations and values, in accordance with the recommendations of section 9.2.1 of the Statement of Heritage Impact, prepared by Artefact, revision 2, dated 14 October 2020.</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>	Prior to Issue of Construction Certification	Reporting Officer to sight evidence of preparation and submission of a detailed Heritage Interpretation Strategy and a Heritage Interpretation Plan as required by Condition B69 to the Certifier and Planning Secretary	<ul style="list-style-type: none"> • Detailed Heritage Interpretation Strategy and a Heritage Interpretation Plan • Evidence of submission to Certifier and Planning Secretary
Operational Waste Management Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B70	<p>A detailed Operational Waste Management Plan (OWMP) 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 OWMP 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> <p>(a) The use of the premises and the number and size of occupancies.</p> <p>(b) The type and quantity of waste to be generated by the development.</p> <p>(c) Details of the proposed recycling and waste disposal contractors.</p> <p>(d) Waste storage facilities and equipment.</p> <p>(e) Access and traffic arrangements for waste disposal contractor vehicles.</p> <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>	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 B70.</p> <p>Evidence of compliance to Condition B70 will be submitted to the Certifier and Planning Secretary.</p>	<ul style="list-style-type: none"> Evidence the OWMP has been prepared in consultation with the Council and in accordance with requirements of Condition B70. Evidence of submission of compliance to Certifier and Planning Secretary.
Land Dedication Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B71	<p>A detailed Land Dedication Plan detailing any land to be dedicated to Council as part of the footpath widening to William Lane and Marian Street, is required to be submitted to and approved by Council, prior to the issue of the relevant construction certificate.</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.	<ul style="list-style-type: none"> Land Dedicated Plan Evidence of submission of Plan to and approved by Council Evidence of compliance submitted to Certifier
Flood Planning Levels				
B72	<p>The development shall be constructed to comply with the recommended flood planning levels indicated within the Flood Study Assessment Report prepared by JHA Consulting Engineers dated 13 April 2021. Details demonstrating that the development will comply with the recommended flood planning levels shall be submitted to the Certifier prior to the issue of the relevant Construction Certificate.</p>	Prior to Issue of Construction Certification	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Development plans/design statements Evidence of compliance with flood planning levels submitted to Certifier
Design Excellence and Integrity				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B73	<p>To ensure design continuity and excellence of the approved scheme is maintained, Allen Jack and Cottier (lead architect for the EIS) is to be retained throughout the development process, to:</p> <ul style="list-style-type: none"> (a) endorse the design drawings for construction; (b) endorse the design drawings for the contract documentation; (c) maintain consultant continuity and design integrity during the tender and construction phases through to completion of the project; (d) provide any documentation required by the consent authority verifying the design intent has been achieved at completion; and (e) attend all meetings that pertain to design issues with the community, authorities and other stakeholders, as required. <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.	<ul style="list-style-type: none"> • Evidence of retention of Allen Jack and Cottier (lead architect for the EIS) to meet the requirements of Condition B73 • Evidence of compliance with condition submitted to Certifier
PART C – PRIOR TO COMMENCEMENT OF WORKS				
Notification of Commencement				
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.	<ul style="list-style-type: none"> • Compliance reports • Evidence of submission of notification to the Department

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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.	<ul style="list-style-type: none"> • Compliance reports • Evidence of submission of notification to the Department
Certified Plans				
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 following conditions.	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.	<ul style="list-style-type: none"> • Compliance reports • Evidence of submission of notification to the Department
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.	<ul style="list-style-type: none"> • Evidence of submission of notification to the Department
Access to Information				
C5	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition 0 of this consent;	Prior to Commencement of Works (at least 48 hours prior)	Updates to website. Reporting Officer to sight the latest information required by the condition is on website.	<ul style="list-style-type: none"> • Latest version of all information uploaded to website • Pre-Construction and Ongoing Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<ul style="list-style-type: none"> (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>			
Community Communication Strategy				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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.	<ul style="list-style-type: none"> • Community Communication Strategy • Record of submission date

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C7	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation <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>	<ul style="list-style-type: none"> • Community Communication Strategy • Record of submission date • Record of approval from the Planning Secretary and the Certifier

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Compliance Reporting				
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 Commencement 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.	<ul style="list-style-type: none"> Evidence of submission date Compliance Monitoring and Reporting Program Pre-Construction Compliance Report
C9	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Prior to Commencement of Works	Reporting Officer to sight Compliance Reports.	<ul style="list-style-type: none"> Compliance Reports Compliance Reporting Post Approval Requirements (Department 2018)
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 Commencement of Works	Reporting Officer to sight report on website and written notification. Updates to website by Wee Hur.	<ul style="list-style-type: none"> Publicly available Compliance Reports Evidence of notification to the Planning Secretary
Compliance				
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 Commencement 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.	<ul style="list-style-type: none"> Induction/training records CEMP Construction Compliance Report Construction contracts

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Complaints and Enquiries Procedure				
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.	<ul style="list-style-type: none"> • Compliance Reports • Certifier approval

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Pre-Construction Dilapidation Report				
C13	<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> <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: a PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;</p> <p>(a) a PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;</p> <p>(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;</p> <p>(c) each image is to be numbered and cross referenced to a site location plan;</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 C13.</p>	<ul style="list-style-type: none"> • Pre-construction dilapidation report prepared by a Structural Engineer • Engineering Certification confirming qualification of the Structural Engineer • Pre-Construction Compliance Report • Evidence of submission to the Council and affected property owners

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>(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</p> <p>(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.</p>			
Contamination				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C14	<p>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.</p>	<p>Prior to Commencement of Works</p>	<p>An Unexpected Finds Protocol – Contamination (UFP – Contamination) will be prepared, sighted by the Reporting Officer.</p>	<ul style="list-style-type: none"> • UFP – Contamination • Pre-Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C15	<p>Prior to the commencement of works, other than above ground demolition and site clearing works, the Applicant must engage an EPA-accredited auditor to prepare a Section B Site Audit Statement or Interim Site Audit Advice that confirms that the remediation action plan is appropriate for the site and that the site can be made suitable for the proposed use.</p> <p>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.</p>	Prior to Commencement of Works	<p>Appoint EPA-accredited auditor to prepare a Section B Site Audit Statement or Interim Site Audit Advice that confirms appropriate remediation action plan.</p> <p>Submit documents to Planning Secretary</p>	<ul style="list-style-type: none"> • Section B Site Audit Statement or Interim Site Audit Advice from EPA accredited auditor • Evidence of submission of documents to Planning Secretary
Construction Environmental Management Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C16	<p>Prior to the commencement of any works, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifier. The CEMP shall address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> (a) hours of work; (b) 24-hour contact details of e manager; (c) traffic management; (d) noise and vibration management, prepared by a suitably qualified person; management of dust to protect the amenity of the neighbourhood; (e) erosion and sediment control; (f) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; (g) an asbestos management plan; (h) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting; and (i) flora and fauna management. <p>The CEMP 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 CEMP, the consent shall prevail</p> <p>The applicant shall submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.</p>	Prior to Commencement of Works	The CEMP will be prepared, sighted by the Reporting Officer and approved by the Planning Secretary.	<ul style="list-style-type: none"> • CEMP • CEMP submission to Planning Secretary / Council • Planning Secretary / Council approval • Pre-Construction Compliance Report
Construction Pedestrian and Traffic Management Plan				

C17	<p>Prior to the commencement of works, the Applicant shall prepare a detailed Construction Pedestrian and Traffic Management Plan (CPTMP). The CPTMP needs to specify matters including, but not limited to, the following:</p> <p>(a) A description of the development;</p> <p>(b) Location of any proposed work zone(s);</p> <p>(c) Details of crane arrangements including location of any crane(s);</p> <p>(d) Haulage routes noting that Marian Street is one-way westbound and is only accessed from Regent Street;</p> <p>(e) Proposed construction hours;</p> <p>(f) Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;</p> <p>(g) Details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;</p> <p>(h) Details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site;</p> <p>(i) Pedestrian and traffic management measures;</p> <p>(j) Construction program and construction methodology;</p> <p>(k) A detailed plan of any proposed hoarding and/or scaffolding;</p> <p>(l) Consultation strategy for liaison with surrounding stakeholders, including other developments under construction;</p> <p>(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</p>	<p>Prior to Commencement of Works</p>	<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 Secretary.</p>	<ul style="list-style-type: none"> • CEMP • Evidence of consultation / submission with Customer Journey Planning/TfNSW and Council • Final CPTMP endorsed by the TfNSW submitted to Planning Secretary.
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Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>impacts on the surrounding road network; and</p> <p>(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.</p> <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>			
Construction Noise and Vibration Management Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C18	<p>Prior to the commencement of any construction work (including demolition), a Construction Noise and Vibration Management 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"> (a) be prepared in accordance with the EPA’s Interim Construction Noise Guideline; (b) identify nearby sensitive receivers and land uses; (c) identify the noise management levels for the project; (d) identify the construction methodology and equipment to be used and the key sources of noise and vibration; (e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration; (f) be consistent with and incorporate all relevant recommendations and noise and vibration mitigation measures outlined in the Acoustic Report, prepared by Northrop, dated 24 February 2021; (g) ensure all potentially impacted sensitive receivers are informed by letterbox drops prior to the commencement of construction of the nature of works to be carried out, the expected noise levels and duration, as well as contact details for a construction community liaison officer; and (h) include a suitable proactive construction noise and vibration monitoring program which aims to ensure the construction noise and vibration criteria in this consent are not exceeded. <p>Prior to the commencement of works, a copy of the</p>	Prior to Commencement of Works	<p>A specialist consultant will be engaged to prepare CNVMP. Reporting Officer to review CNVMP.</p> <p>The CEMP will be submitted to Council and the Planning Secretary.</p>	<ul style="list-style-type: none"> • CNVMP • Evidence of submission of the CNVMP to Council / Planning Secretary • Pre-Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	CNVMP must be submitted to Council and the Planning Secretary.			
Air Quality and Odour Management Plan				
C19	<p>Prior to the commencement of work, an Air Quality and Odour Management Plan (AQOMP) must be prepared and submitted to the Certifier. The AQOMP must recommend measures to minimise and manage any odours arising from excavation, stockpiling and, if applicable, removal of contaminated soils including, but not limited to:</p> <p>(a) staged excavation to limit the surface area of exposed odorous material;</p> <p>(b) application of odour suppressants;</p> <p>(c) effective covering of stockpiles and truckloads of excavation spoil; and</p> <p>(d) expedited removal of odorous material from the development to a facility legally able to accept those wastes.</p> <p>The AQOMP must include proactive and reactive management strategies, key performance indicators, monitoring measures, record keeping, response mechanisms, contingency and compliance reporting measures.</p>	Prior to Commencement of Works	<p>A specialist consultant will be engaged to prepare AQOMP. Reporting Officer to review AQOMP prior to submission to the Planning Secretary.</p>	<ul style="list-style-type: none"> • AQOMP • AQOMP submitted to Planning Secretary • Pre-Construction Compliance Report
Waste Management Plan				
C20	Prior to the commencement work, a Waste Management	Prior to	Evidence of satisfaction of this	<ul style="list-style-type: none"> • WMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>Plan (WMP) must be prepared and submitted to the Certifier. The WMP must:</p> <ul style="list-style-type: none"> (a) demonstrate that an appropriate area will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works; (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; (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"; (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; (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 (f) require that concrete waste and rinse water are not disposed on the site and are prevented from entering Sydney Harbour. <p>The design and management of waste must comply with the requirements of City of Sydney Development Control</p>	Commencement of Works	condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Evidence of submission of the WMP to the Certifier • Compliance reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	Plan 2012.			
Controlled Activities within Protected Airspace				
C21	<p>For the purposes of controlled activities within the protected airspace of Sydney Airport, the Building must not exceed a maximum height of RL 88.35 m AHD, inclusive of all lift over-runs, vents, chimneys, aerials, TV antennae, lighting rods, any roof top garden plantings, exhaust flues etc.</p> <p>Construction cranes may be required to operate at a height significantly higher than that of the approved building and consequently, may not be approved under the Airports (Protection of Airspace) Regulations 1996. Separate approval must therefore be sought under the Airports (Protection of Airspace) Regulations 1996, prior to the commencement of works, other than above ground demolition and site clearing works, for any cranes required to construct the building.</p>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Design drawings • Engineering drawings • Approved plans • Certifier approval • Crane height certification • Crane approval under <i>Airports (Protection of Airspace) Regulations 1996</i>, if required
Utility Services				
C22	Prior to the commencement of work, other than above ground demolition and site clearing works, 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 Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Agreement with utility authorities over services

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C23	Prior to the commencement of work, 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.	<ul style="list-style-type: none"> Written advice received from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier, where relevant
Protection of Survey Infrastructure				
C24	Prior to the commencement of any work on site, a statement, prepared by a Surveyor registered under the Surveying Act 2002, 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 Officer.	<ul style="list-style-type: none"> 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.
Hoardings				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C25	<p>A separate application under section 138 of the <i>Roads Act 1993</i> 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:</p> <p>(a) architectural, construction and structural details of the design as well as proposed artwork; and</p> <p>(b) structural certification prepared and signed by an appropriately qualified practising structural engineer</p> <p>Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.</p>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Approval from relevant road authority • Structural Works Inspection Certificate • Structural certification
Barricade Permit				
C26	<p>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.</p>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Evidence of the road authority's satisfaction of the Barricade details • Section 138 approval • Certifier approval
Road Occupancy Licence				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C27	<p>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.</p> <p>Note: <i>A construction zone will not be permitted on Gibbons Street.</i></p>	Prior to Commencement of Works	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • ROL • Traffic Control Plan • Certifier approval
PART D – DURING CONSTRUCTION				
Demolition				
D1	<p>Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the PCA before the commencement of works.</p>	During Construction	<p>Reporting Officer to monitor:</p> <ul style="list-style-type: none"> • Demolition works • Contractors log in/out records • Contractors Safe Work Methods <p>Reporting Officer to sight:</p> <ul style="list-style-type: none"> • Work plans • Statement of compliance 	<ul style="list-style-type: none"> • Work plans • Statement of compliance • Compliance Reports • Certifier approval • Contractor information
Construction Hours				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D2	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7.00 am and 6.00 pm, Mondays to Fridays inclusive; and (b) between 7.30 am and 3.30 pm, Saturdays	During Construction	Reporting Officer to monitor the following contractor information: <ul style="list-style-type: none"> Staff and subcontractors log in/out records Site induction records Site access and designated access points Complaints Non-compliance registers 	<ul style="list-style-type: none"> Complaints Register Incidents / Non-compliance Register Contractor information CEMP Compliance Reports CNVMP Records of hours
D3	No work may be carried out on Sundays or public holidays.	During Construction	Reporting Officer to monitor the following contractor information: <ul style="list-style-type: none"> Staff and subcontractors log in/out records Site induction records Site access and designated access points Complaints Non-compliance registers 	<ul style="list-style-type: none"> Complaints Register Incidents / Non-compliance Register Contractor information CEMP Compliance Reports CNVMP Records of hours
D4	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.	<ul style="list-style-type: none"> Monitoring reports CEMP Records of hours CNVMP
D5	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.	<ul style="list-style-type: none"> Notification records

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D6	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: <ul style="list-style-type: none"> Staff and subcontractors log in/out records Site induction records Site access and designated access points Complaints Non-compliance registers 	<ul style="list-style-type: none"> Complaints Register Incidents / Non-compliance Register Contractor information CEMP Compliance Reports CNVMP Records of hours
Implementation of Management Plans				
D7	The Applicant shall ensure that the requirements of the CEMP, CPTMP, CNVMP, AQOMP, GMP, UFP and WMP required by Parts B and C of this consent are implemented during construction.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Compliance Reports Complaints Register Incidents / Non-compliance Register
Construction Noise and Vibration Management				
D8	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 CEMP and CNVMP .	During Construction	Reporting Officer to undertake monitoring and inspections to ensure measures listed in the CEMP/CNVMP are implemented.	<ul style="list-style-type: none"> Compliance Reports Complaints Register Incidents / Non-compliance Register Included in CEMP CNVMP Noise monitoring results

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D9	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.	<ul style="list-style-type: none"> Noise monitoring results CNVMP
D10	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.	<ul style="list-style-type: none"> CEMP CPTMP Compliance Reports
D11	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.	<ul style="list-style-type: none"> CEMP Compliance Reports CNVMP Noise monitoring results
D12	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required, they must only be installed where outlined in the CEMP .	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> CEMP Compliance Reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D13	<p>Vibration caused by construction at any residence or structure outside the subject site must be limited to:</p> <p>(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>;</p> <p>(b) for structural damage vibration to heritage buildings, <i>German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure</i>;</p> <p>(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</p> <p>(d) these limits apply unless otherwise outlined in the CEMP</p>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • CEMP • Compliance Reports • CNVMP • Vibration monitoring results
Approved Plans to be On-Site				
D14	<p>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.</p>	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

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Site Notice				
D15	<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> <p>(a) the notice is to be able to be read by the general public;</p> <p>(b) the notice is to be rigid, durable and weatherproof and is to be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • CEMP • Compliance Reports
Disposal of Seepage and Stormwater				
D16	<p>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.</p>	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • CEMP • Compliance Reports • Stormwater system design reports • Certifier approval • Council approval for discharge, if required

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Covering of Loads				
D17	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.	<ul style="list-style-type: none"> Construction Compliance Report
Vehicle Cleansing				
D18	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.	<ul style="list-style-type: none"> Construction Compliance Report
Waste Management				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D19	<p>Notwithstanding the WMP referred to in Condition C20, the Applicant must ensure that:</p> <p>(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>;</p> <p>(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;</p> <p>(c) waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour;</p> <p>(d) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;</p> <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>	During Construction	Reporting Officer to undertake inspections and monitor mitigation measures within the CEMP / WMP.	<ul style="list-style-type: none"> • WMP • CEMP • Compliance Reports
Stockpile Management				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D20	<p>The Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) stockpiles of excavated material do not exceed 4 metres in height; (b) stockpiles of excavated material are constructed and maintained to prevent cross contamination; and (c) suitable erosion and sediment controls are in place for stockpiles. 	During Construction	<p>Reporting Officer to undertake monitoring and inspections. Reporting Officer to sight any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.</p>	<ul style="list-style-type: none"> • CEMP • Construction Compliance Report • Specialist Inspections / Assessment reports
Dust Control Measures				
D21	<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> <ul style="list-style-type: none"> (a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions; (b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed; (c) all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour; (d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs; (e) all vehicles carrying spoil or rubble to or from the site 	During Construction	<p>Reporting Officer to undertake monitoring and inspections. Reporting Officer to sight any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.</p>	<ul style="list-style-type: none"> • CEMP • Construction Compliance Report • Specialist Inspections/Assessment reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>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>			
No Obstruction of the Public Way				
D22	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.	<ul style="list-style-type: none"> • Inspection reports • CEMP • Construction Compliance Report
Damage to the Public Way				
D23	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.	<ul style="list-style-type: none"> • Monitoring reports • CEMP • Construction Compliance Report
Erosion and Sediment Control				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D24	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.	<ul style="list-style-type: none"> • Compliance Reports • Water monitoring results
Setting out of Structures				
D25	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.	<ul style="list-style-type: none"> • Certification confirming qualification of Registered Surveyor • Drawings/ Plan • Evidence of submission of the building layout to the Certifier
Impacts of Below Ground (Sub Surface) Works – Aboriginal Objects				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D26	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 EESG 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 EESG is received by the Applicant.	During Construction	<p>Reporting Officer to be notified by contractors of any unexpected finds and confirm compliance of this condition.</p> <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) and Council have been informed.</p> <p>Reporting Officer to sight authorisation from EESG prior to works recommencing at site.</p> <p>Reporting Officer to sight unexpected finds procedure contained in the Statement of Heritage Impact.</p>	<ul style="list-style-type: none"> Evidence of notification of EESG and Council regarding uncovering of an unidentified Aboriginal object (s) Evidence of authorisation from EESG regarding recommencement of works Unexpected finds procedure contained in the Statement of Heritage Impact CEMP
D27	If Aboriginal historical archaeological deposits are discovered unexpectedly during works, the deposits must be dealt with according to the unexpected finds procedure contained in Section 9.3.3 of the Aboriginal Cultural Heritage Assessment Report, prepared by Artefact, revision 6, dated 14 October 2020	During Construction	Reporting Officer to be notified by contractors of any Aboriginal historical archaeological deposits and confirm compliance of this condition.	<ul style="list-style-type: none"> Evidence of compliance against this condition and in Section 9.3.3 of the Aboriginal Cultural Heritage Assessment Report Aboriginal Cultural Heritage Assessment Report
Asbestos and Hazardous Waste Removal				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D28	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.	<ul style="list-style-type: none"> Hazardous material reports Hazardous material removal documents
D29	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.	<ul style="list-style-type: none"> Compliance Report Classification documentation Waste records
D30	Removal of asbestos and other hazardous building materials must be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be provided before waste classification, disposal or site validation is undertaken.	During Construction	Reporting Officer to sight evidence of Asbestos Clearance Certificate.	<ul style="list-style-type: none"> Compliance Report Asbestos Clearance Certificate.
Contamination				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D31	All remediation work must be undertaken in accordance with the remediation action plan and site auditor's section B Site Audit Statement or Interim Site Audit Advice.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer	<ul style="list-style-type: none"> • Remediation Action Plan • site auditor's section B Site Audit Statement or Interim Site Audit Advice • Compliance Report
D32	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site so as to result in significant contamination [note this would render the Applicant the 'person responsible for the contamination under section 6(2) of the Contaminated Land Management Act 1997].	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer	<ul style="list-style-type: none"> • Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D33	The EPA is to be notified under section 60 of the Contaminated Land Management Act 1997 for any contamination identified which meets the triggers in the Guidelines for the Duty to Report Contamination under the Contaminated Land Management Act 1997 (EPA, 2015) (www.epa.nsw.gov.au/resources/clm/150164-report-land-contamination-guidelines.pdf).	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer	<ul style="list-style-type: none"> • Notification to EPA (if required) • Compliance Reports
D34	The Applicant must implement the UFP (see Condition C14) 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	Evidence of satisfaction of this condition will be sighted by the Reporting Officer with citation of consultation with Department if required.	<ul style="list-style-type: none"> • Compliance Report • Evidence of consultation with the Department • Unexpected finds procedure contained in the Statement of Heritage Impact • CEMP
SafeWork NSW Requirements				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D35	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"> • Contractors log in/out records • Contractors Safe Work Methods • Site induction records • Site access and designated access points 	<ul style="list-style-type: none"> • Contractors log in/out records • Contractors Safe Work Methods • Site induction records
Hoarding/Fencing Requirements				
D36	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and (b) the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application 	During Construction	Reporting Officer to sight compliance reports which provide evidence no advertising is displayed on subject hoarding/fencing. Reporting Officer to sight documents (including photo evidence) to show graffiti has been removed.	<ul style="list-style-type: none"> • Compliance Reports
Loading and Unloading during Construction				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D37	<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>Note: A work zone will not be permitted on Regent Street and Marian Street, without prior approval of TfNSW</p>	During Construction	Reporting Officer to sight documents and show this is achieved.	<ul style="list-style-type: none"> • CEMP • Evidence of consent for a Works Zone if required from the relevant road authority
Contact Telephone Number				
D38	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.	<ul style="list-style-type: none"> • Certifier approval • Phone attendees qualifications
D39	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	<ul style="list-style-type: none"> • Evidence of builder's contact number distributed according to Condition D39 (notification records) • Evidence builder's contact number is current during construction

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Stormwater Ingress				
D40	Access to the basement including the staircase and lift shaft shall be adequately covered during above ground demolition works to prevent stormwater ingress.	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • CEMP • Inspections
Sydney Metro – Supervision				
D41	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.	<ul style="list-style-type: none"> • 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
Sydney Metro – Consultation				
D42	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who: <ul style="list-style-type: none"> (a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro; (b) acts as the authorised representative of the Applicant; and (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. 	During Construction	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Evidence of representative with responsibilities in accordance with Condition D42 • Evidence of position description • CEMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D43	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.	<ul style="list-style-type: none"> 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.)
D44	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.	<ul style="list-style-type: none"> Evidence of forwarding of all requests/documentation to relevant Sydney Metro team where a condition of consent requires consultation.
Sydney Metro – Inspections				
D45	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: (a) site investigations; (b) foundation, pile and anchor set out; (c) set out of any other structures below ground surface level or structures which will transfer any load or bearing; (d) foundation, pile and anchor excavation; (e) other excavation; (f) surveying of foundation, pile and anchor excavation and surveying as-built excavations; (g) other concreting; or (h) any other event that Sydney Trains has notified to the Applicant.	During Construction	Reporting Officer to sight evidence of consultation between owner and Sydney Trains regarding works described in D45 5 days prior to commencement of works.	<ul style="list-style-type: none"> Compliance Reports Evidence of consultation with the Sydney Trains

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D46	<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.	<ul style="list-style-type: none"> Evidence of inspections (if required)
D47	<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,</p> <p>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.	<ul style="list-style-type: none"> Evidence of Sydney Metro inspection, meetings if required.
PART E – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Occupation Certificate				
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.	Prior to Occupation or Commencement of Use	Reporting Officer to sight the Occupation Certificate.	<ul style="list-style-type: none"> OC Certifier approval
GFA and Height Certification				
E2	A Registered Surveyor is to certify that the GFA of the building does not exceed 9,003 m2 and the height of the building does not exceed 18-storeys and RL 88.35 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	<p>Reporting Officer to sight the GFA of the building (certified by a Registered Surveyor) does not exceed 18-storeys and RL 88.35 m AHD</p> <p>Reporting Officer to sight evidence of submission of the GFA of the building to the PCA.</p>	<ul style="list-style-type: none"> Certification confirming qualification of Registered Surveyor GFA documentation and drawings Evidence of submission of the GFA of the building to the PCA
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 the finished height of the building (certified by a Registered Surveyor) has been provided to Sydney Airport Corporation Ltd (SACL) Airfield Design Manager.	<ul style="list-style-type: none"> Certification confirming qualification of Registered Surveyor Finished height of the building drawings Evidence of submission of the finished height of the building to Sydney Airport Corporation Ltd (SACL) Airfield Design Manager
Operational Plan Management				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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 shall address (but not be limited to):</p> <p>(a) management of communal areas, coffee kiosk 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.	<ul style="list-style-type: none"> • Pre-Operational Compliance Report • OPM • Planning Secretary approval
Tree Planting, Landscaping and Public Domain Works				
E5	All tree planting, landscaping and public domain works approved by Condition A2 , must be completed in accordance with the approved plans, including the detailed landscape plan (see Condition B5), 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.	<ul style="list-style-type: none"> • CC • OC
Road Damage				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E6	<p>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.</p> <p>Note: <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></p>	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Evidence of repairing or covering costs as per this condition Compliance reports Certifier approval
Sydney Water Compliance				
E7	A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> 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	<p>Reporting Officer to sight evidence of obtainment of a Section 73 Compliance Certificate.</p> <p>Reporting Officer to sight evidence of submission of the Section 73 Compliance Certificate to the Certifier.</p>	<ul style="list-style-type: none"> Section 73 Compliance Certificate Evidence of submission of the Section 73 Compliance Certificate to the Certifier
Utility Providers				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E8	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.	<ul style="list-style-type: none"> • Certification confirming written advice obtained.
Post Construction Dilapidation Report				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E9	<p>Prior to the issue of any Occupation Certificate:</p> <p>(a) The Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.</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> <p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and</p> <p>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) A copy of this report is to be forwarded to the Council and the Planning Secretary and each of the affected property owners.</p>	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>	<ul style="list-style-type: none"> • Certification confirming qualification of suitably qualified person • Dilapidation Report • Pre-Construction Compliance Report • Evidence of submission of the Dilapidation report to the Council • Evidence the Planning Secretary and all affected property owners received a copy of the Dilapidation Report
Completion of Public Domain Works				
E10	<p>The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the Public Domain Manual before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.</p>	Prior to Occupation or Commencement of Use	Evidence of construction compliance will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Engineering plans and design • Construction Certification

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E11	<p>Prior to a Certificate of Completion being issued for public domain works and prior to the issue of any Occupation Certificate, electronic works-as-executed (as-built) plans and documentation, certified by a suitably qualified, independent professional must be submitted to, and accepted by, Council for all public domain works. Completion and handover of the constructed public domain works must be undertaken in accordance with the Council's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i>, including requirements for as-built documentation, certification, warranties and the defects liability period.</p>	Prior to Occupation or Commencement of Use	<p>Reporting Officer to sight sign off on electronic works-as-executed (as-built) plans and documentation by a suitably qualified, independent professional.</p> <p>Reporting Officer to sight sign off by Council on completion and handover of public domain works.</p> <p>Reporting Officer to lodge the plans with Council.</p>	<ul style="list-style-type: none"> • Certification confirming qualification of independent professional • Evidence of sign off on electronic works-as-executed (as-built) plans and documentation by a suitably qualified, independent professional • Evidence of submission and sign off by Council of plans. • Evidence of completion and handover of the constructed public domain works in accordance with Council's requirements • Evidence of acceptance by, Council for all public domain works
E12	<p>All works to the City's public domain, including rectification of identified defects, are subject to a 12-month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Completion for public domain works.</p>	Prior to Occupation or Commencement of Use	<p>Evidence of construction compliance will be sighted by the Reporting Officer.</p>	<ul style="list-style-type: none"> • Certificate of Completion for public domain works • Certifier approval • Defect liability period completion approval
E13	<p>The public domain lighting works are to be completed in accordance with the approved plans, TfNSW (RMS) requirements and Council's <i>Public Domain Manual</i> before any Occupation Certificate is issued.</p>	Prior to Occupation or Commencement of Use	<p>Evidence of construction compliance will be sighted by the Reporting Officer.</p>	<ul style="list-style-type: none"> • Engineering plans and design • Construction Certification

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Stormwater and Drainage				
E14	Prior to the issue of any Occupation Certificate, a Positive Covenant must be registered on the title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.	Prior to Occupation or Commencement 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.	<ul style="list-style-type: none"> Registration document/s for a Positive Covenant
Structural Inspection Certificate				
E15	<p>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:</p> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	Prior to Occupation or Commencement of Use	<p>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 E15 have been met.</p> <p>Reporting Officer to sight evidence of submission of the final drawings to the approval authority and the Council.</p>	<ul style="list-style-type: none"> 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
Environmental Performance				
E16	Prior to the issue of the any Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 1130725M_03 (dated 24 June 2021).	Prior to Occupation or Commencement of Use	Evidence of compliance with BASIX Certificate No. 1130725M_03 commitments to the Certifying Authority will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Certifier approval OC Compliance reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E17	All non-residential environmental commitments referred to in Conditions B36 to B39 for the development must be fulfilled prior to the issue of the relevant Occupation Certificate.	Prior to Occupation or Commencement of Use	Reporting Officer to sight evidence all non-residential environmental commitments have been met.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports
Ecologically Sustainable Development				
E18	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 ESD Assessment Report, dated 15 October 2020 (see Condition B34).	Prior to Occupation or Commencement of Use	Reporting Officer to sight compliance with recommendations provided in the report listed in B34	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports
Mechanical Ventilation				
E19	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: <ol style="list-style-type: none"> the BCA; <i>Australian Standard AS1668</i> and other relevant codes; the development consent and any relevant modifications; and, any dispensation granted by Fire and Rescue NSW. 	Prior to Occupation or Commencement of Use	Reporting Officer to sight evidence to the Certifier of installation and performance of mechanical systems complies with the requirements detailed in E19.	<ul style="list-style-type: none"> • Compliance reports • Testing reports • Certifier approval • OC • Approval from Fire and Rescue NSW, if required

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Numbering				
E20	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 Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports
Crime Prevention through Environmental Design				
E21	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 7 October 2020 have been implemented.	Prior to Occupation or Commencement of Use	Reporting Officer to sight compliance with recommendations provided in the CPTED Report.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports
Wind Mitigation Measures				
E22	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 Environmental Wind Tunnel Test, prepared by SLR Consulting Pty Ltd, dated 30 September 2020.	Prior to Occupation or Commencement of Use	Reporting Officer to sight compliance with wind mitigation recommendations.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports
Fire Safety Certification				
E23	Prior to the occupation or commencement of use of the development, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and be prominently displayed in the building.	Prior to Occupation or Commencement of Use	Reporting Officer to sight evidence of obtainment of a Fire Safety Certificate. Reporting Officer to sight evidence of submission of the Fire Safety Certificate to the relevant authority.	<ul style="list-style-type: none"> • Fire Safety Certificate • Evidence of consultation with the relevant authority regarding the Fire Safety Certificate

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Sanitary Facilities for Disabled Persons				
E24	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 Condition B42 .	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Design plans • Certifier approval • OC • Compliance reports
Bicycle and Facilities for Cyclists Certification				
E25	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 and facilities for cyclists required under Condition B40 .	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Design plans • Certifier approval • OC • Compliance reports
Waste and Recycling Collection				
E26	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 Commencement of Use	Reporting Officer to sight evidence of contract with a licensed waste contractor.	<ul style="list-style-type: none"> • Waste removal contract document • Certifier approval • OC • Compliance reports
E27	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 Commencement 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. Reporting Officer to sight that waste storage areas are clearly signposted.	<ul style="list-style-type: none"> • Evidence of consultation with the Council's City Services Department • Compliance Reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E28	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 OWMP .	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer by providing waste monitoring results to the Certifier.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports • Waste monitoring results
Acoustic Compliance				
E29	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 Condition B11 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 Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer by providing noise monitoring results to the Certifier.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports • Noise monitoring results
Public Art Strategy Implementation				
E30	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 Condition B68).	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports • Public Art Strategy
Heritage Interpretation Plan Implementation				
E31	Prior to issue of the relevant Occupation Certificate, evidence shall be submitted to the Certifier demonstrating all elements of the detailed Heritage Interpretation Plan , have been implemented (see Condition B69).	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Certifier approval • OC • Compliance reports • Heritage Interpretation Plan

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
External Walls and Cladding Flammability				
E32	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 Condition B2 .	Prior to Occupation or Commencement of Use	Reporting Officer to sight CC and OC for the building works	<ul style="list-style-type: none"> • OC • Engineering Plans • Certifier approval • Compliance reports
Protection of Public Infrastructure				
E33	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. 	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> • Applicable authority approvals • Evidence of repairing or covering costs as per this condition • Compliance reports • Certifier approval
Green Travel Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E34	<p>Prior to issue of an Occupation Certificate, the Green Travel Plan (prepared by TTPP Transport Planning, version V02, dated 13 October 2020) shall be updated in consultation with TfNSW, to increase the mode share of public transport and active transport for all residents, staff and visitors and shall 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 E34 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>	<ul style="list-style-type: none"> Updated Green Travel Plan in accordance with requirements of Condition E34 Updated Green Travel Plan endorsed by TfNSW Evidence of compliance issued to Certifier.
Transport Access Guide				
E35	<p>Prior to issue of an Occupation Certificate, a Transport Access Guide shall 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 iv. 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>Reporting Officer to sight evidence that a Transport Access Guide has been prepared in consultation with TfNSW to meet the requirements of Condition E35 and is submitted to the Planning Secretary.</p> <p>Reporting Officer to sight evidence of compliance with condition submitted to the Certifier.</p>	<ul style="list-style-type: none"> Transport Access Guide prepared in accordance with requirements of Condition E35 Evidence of compliance issued to Certifier.

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Sydney Metro				
E36	Prior to the issuing of 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.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Evidence of submission of endorsed documents by, given to or issued by Sydney Metro submitted to Council.
E37	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 Metro confirming that this condition has been satisfied.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Evidence of as-built drawings submitted to Sydney Metro by registered surveyor to meet the requirements of Condition E37. Evidence of compliance to Condition E37 issued to Certifier.
Remediation – Site Validation				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E38	<p>Prior to occupation, the Applicant shall submit a detailed Site Audit Summary report and Site Audit Statement and Validation Report to the EPA, Council, Planning Secretary and Certifier.</p> <p>The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the EPA to issue Site Audit Statements.</p> <p>The site auditor must also verify that any excavated material disposed off site, has been appropriately classified, validated, managed and the relevant approvals obtained in accordance with the relevant legislation and any relevant approved materials management plan(s).</p>	Prior to Occupation or Commencement of Use	<p>Reporting Officer to sight evidence of submission of a Detailed Site Audit Summary Report and Site Audit Statement and Validation Report to the EPA, Council, Planning Secretary and Certifier in accordance with the requirements of Condition E38.</p> <p>Reporting Officer to sight evidence to demonstrate site auditor has verified any excavated material disposed off site has been done so in accordance with the requirements of Condition E38.</p>	<ul style="list-style-type: none"> Evidence of submission of a Detailed Site Audit Summary Report and Site Audit Statement and Validation Report to the EPA, Council, Planning Secretary and Certifier in accordance with the requirements of Condition E38. Evidence of appropriate disposal classification and disposal of material in accordance with requirements of Condition E38 Compliance Report
E39	<p>Prior to occupation, the Long Term Environmental Management Plan as required by the remediation action plan shall be approved a EPA-accredited auditor as part of a Part A Site Audit Statement (Part A2).</p> <p>Details demonstrating compliance with the above requirements must be submitted to the Certifier. A copy of all the documentation outlined in Condition E39 and Condition E40 must be submitted to the Planning Secretary.</p>	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Evidence of approval of the Long Term Environmental Management Plan by EPA accredited Auditor Evidence of compliance with Condition E39 submitted to Certifier Evidence of documentation outlined in Conditions E39 and E40 submitted to Planning Secretary

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
E40	On completion of the remediation works, the Council shall be notified in accordance with the relevant requirements of SEPP 55 – Remediation of Land.	Prior to Occupation or Commencement of Use	Evidence of satisfaction of this condition will be sighted by the Reporting Officer.	<ul style="list-style-type: none"> Evidence of notification to the Council with the relevant requirements of SEPP 55 – Remediation of Land.
PART F – POST OCCUPATION – DURING OPERATION				
Operational Plan of Management				
F1	The OPM 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.	<ul style="list-style-type: none"> Compliance Reports Noise monitoring results Evidence of consultation with the Owners regarding failure to meet management plan/s requirement/s.
Operational Restrictions				
F2	The use of the communal facilities, including the external terraces on level 2, is restricted to residents and their guests.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	<ul style="list-style-type: none"> Compliance Reports Sign in records Site security OPM

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
F3	Use of the of the external terraces on level 2 are restricted to: (a) Northern terrace: (i) between 8 am and 10 pm, Sundays to Thursdays inclusive; and (ii) between 8 am and midnight on Fridays, Saturdays and any day immediately before a public holiday (b) Eastern and western terrace: (i) between 8 am and 10 pm, 7 days a week	Post Occupation – During Operation	Reporting Officer to undertake inspections to ensure F3 is being met.	<ul style="list-style-type: none"> • Compliance Reports • Site security • OPM
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	<ul style="list-style-type: none"> • Compliance Reports • Noise monitoring results • Site security • OPM
F5	Alcohol is prohibited to be consumed within the building, except within student rooms and the ground floor communal areas.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	<ul style="list-style-type: none"> • Compliance Reports • Site security • OPM
F6	Internal speakers must not be placed to direct the playing of music towards the public domain or outdoor areas associated with the premises.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	<ul style="list-style-type: none"> • Compliance Reports • Noise monitoring results • Site security • OPM • Inspections

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
F7	Noise associated with the operation of the development shall not give rise to the transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	<ul style="list-style-type: none"> • Compliance Reports • Site security • OPM
Fire Safety Certificate				
F8	The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with Condition E24 of this consent.	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	<ul style="list-style-type: none"> • Compliance Reports • OPM • Fire Safety Certificate
Noise Control – Plant and Machinery				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
F9	<p>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:</p> <p>(a) transmission of “offensive noise” as defined in the Protection of the <i>Environment Operations Act 1997</i> to any place of different occupancy;</p> <p>(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</p> <p>(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</p>	Post Occupation – During Operation	Noise will be managed in accordance with the OPM. Reporting Officer to sight monitoring reports and undertake regular inspections.	<ul style="list-style-type: none"> • OPM • Inspection records • Operation Compliance Report • Noise monitoring records
Loading and Unloading				
F10	<p>All loading and unloading operations associated with the site must be carried out:</p> <p>(a) within the confines of the site, at all times and must not obstruct other properties/units or the public way; and</p> <p>(b) in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.</p>	Post Occupation – During Operation	Reporting Officer to sight evidence of compliance with this condition	<ul style="list-style-type: none"> • Compliance Reports • OPM

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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.	<ul style="list-style-type: none"> • Compliance Reports • OPM
Waste Management				
F12	Waste Management shall be undertaken in accordance with the OWMP (see Condition B70).	Post Occupation – During Operation	Reporting Officer to undertake inspections and monitor mitigation measures within the OWMP.	<ul style="list-style-type: none"> • OWMP • Compliance reports • OPM
No Obstruction of the Public Way				
F13	The public way must not be obstructed by any materials, waste, vehicles, refuse, skips or the like under any circumstances.	Post Occupation – During Operation	Reporting Officer to undertake monitoring and inspections of the public way to ensure it complies with F13.	<ul style="list-style-type: none"> • Compliance Reports • OPM
Outdoor Furniture				
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.	<ul style="list-style-type: none"> • Compliance Reports • OPM
Anti-Graffiti				
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.	<ul style="list-style-type: none"> • Compliance Reports • OPM • Certifier approval • OC
Plan of Management for Landscape Maintenance				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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.	<ul style="list-style-type: none"> • OPM • Certifier approval • Landscaping maintenance plan
Car Parking Permits				
F17	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.	<ul style="list-style-type: none"> • OPM
Loading And Servicing Management				
F18	The Loading and Servicing Management Plan shall be implemented and maintained by the operator of the student accommodation (see Condition B47).	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.	<ul style="list-style-type: none"> • OPM • Loading and Service Management Plan • Inspections
Green Travel Plan				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
F19	<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 E34).</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 (see Condition E34).</p> <p>Reporting Officer to review Plan to ensure it is implemented and maintained in accordance with this condition.</p>	<ul style="list-style-type: none"> • OPM • Green Travel Plan • Inspections
Transport Access Guide				
F20	<p>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 Condition E35).</p>	Post Occupation – During Operation	<p>The Transport Access Guide will be reviewed by the Reporting Officer to confirm Plan is implemented and maintained in accordance with the condition.</p>	<ul style="list-style-type: none"> • OPM • Transport Access Guide • Inspections
SIGNAGE				
F21	<p>Future signage must be installed consistent with the approved signage zones.</p>	Post Occupation – During Operation	<p>Reporting Officer to conduct inspections to confirm signage installed in approved signage zones</p>	<ul style="list-style-type: none"> • OPM • Inspections

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
F22	Signage illumination must not exceed relevant Australian Standards.	Post Occupation – During Operation	Reporting Officer to sight signage specification documents and show this is achieved.	<ul style="list-style-type: none">• OPM• Inspections• Signage specifications

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