

RICHARD CROOKES  
CONSTRUCTIONS

WEE HUR GIBBONS ST  
SSD 9194

# DPIE MAIN CONSTRUCTION COMPLIANCE REPORT #3 May 2022

30/05/22



## Document Control

<b>Project Name</b>	WEE HUR GIBBON ST
<b>Consent Number</b>	SSD 9194
<b>Description of Project</b>	Construction of a new student accommodation development at 13-23 Gibbons St, Redfern
<b>Project Address</b>	13-23 GIBBONS ST, REDFERN
<b>Proponent</b>	WEE HUR CAPITAL LIMITED
<b>Title of Compliance Report</b>	DPIE Main Construction Compliance Report
<b>Date</b>	30/05/22

<b>Plan Reviewed By:</b>	<b>Plan Reviewed By:</b>	<b>Plan Endorsed By:</b>
Name: Jake Khalil	Name: Cale Holmes	Name: Cale Holmes
Revision no: 3	Revision no: 3	Revision no: 3
Date: 30/05/22	Date: 30/05/22	Date: 30/05/22

## Revision Register


REvision	Date	Revision description	Approval
1	18/11/21	Initial Construction Report	CH
2	28/02/22	General Quarterly Update	CH
3	30/05/22	General Quarterly Update – not changes only to non-conformance tracking, no change to SSDA conditions as no further update triggered.	CH

## Distribution Register Forecast

REvision	Date	Distribution description	Approval
1	18/11/21	Completed and Uploaded to Portal	RCC
2	28/2/22	Completed and Uploaded to Portal	RCC
3	28/5/22	Completed and Uploaded to Portal	RCC

4	28/8/22	To be Uploaded to Planning Portal	RCC
5	28/11/22	To be Uploaded to Planning Portal	RCC

### Authorised Reporting Officer

<b>Name of Authorized Reporting Officer</b>	Cale Holmes
<b>Title</b>	Senior Project Engineer
<b>Signature</b>	
<b>Qualification</b>	Bachelor of Civil Engineering (Project Engineering and Management) University of Sydney + 9 years in Construction Industry
<b>Company</b>	Richard Crookes Constructions
<b>Company Address</b>	Level 3, 4 Broadcast Way Artarmon NSW 2064

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

## Contents

Document Control .....	1
Revision Register .....	1
Distribution Register .....	1
Authorised Reporting Officer .....	2
Contents .....	3
Glossary / Abbreviations .....	4
1. Introduction .....	5
1.1 Project Name and Application Number .....	5
1.2 Site Address .....	5
1.3 Name of Compliance Report .....	5
1.4 Applicable Dates .....	5
1.5 Summary of Activities during Reporting Period .....	5
1.6 Key Project Personnel for the Development .....	6
2. Compliance Status .....	7
3. Total Number of Non-Compliances .....	8
4. Non-Compliances .....	9
5. Previous Report Actions .....	11
6. Incidents .....	12
7. Complaints .....	13
Appendices .....	14
Appendix A – Compliance Report Declaration .....	14
Appendix B .....	15
Compliance Monitoring Table .....	15
Appendix C .....	101
Complaints Register .....	101

## Glossary / Abbreviations

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

## **1. Introduction**

The following Pre-Construction Compliance Monitoring Report has been prepared for submission to the Department in response to SSD 9194 Conditions of Approval C7 to C9. This report has been developed in accordance with the Compliance Reporting Post-Approval Requirements (Department 2018) and is to satisfy the pre-construction requirements as set out in the Compliance Monitoring and Reporting Program

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

Project Name: Wee Hur Gibbons St

Application Number: SSD 9194

### **1.2 Site Address**

The site is located across at 13-23 Gibbons St SP60485

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

This compliance report is Com.

### **1.4 Applicable Dates**

This compliance report covers the construction period between the last report 28/02/2022 to 30/08/22 (Current Date).

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

Richard Crookes Constructions have completed the following construction works in this period included but not limited, noting rain has majorly affected progress in this time frame:

- All substructure and inground services complete
- Basement Slab Complete
- L1 Slab Complete
- L2 Slab Complete
- L3 Slab Complete
- L4 Slab Complete
- L5 Slab Complete
- L6 Slab Complete
- Basement plant rooms complete
- Fit out L1 50% complete
- Façade works L2 and 3 commenced
- Fit out works L2 and 3 commenced

## **1.6 Key Project Personnel for the Development.**

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

- **Head Contractor: Richard Crookes Constructions**

Contact: Cale Holmes / Mob: 0401 026 008 / email: holcal@richardcrookes.com.au

- **Developer/Owner: Wee Hur Capital Limited**

Contact: Aliza Teo / Mob:0410 488 987/ alizateo@weehur.com.sg

## **2. Compliance Status**

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



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

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

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

## 4. Non-Compliances

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

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

Details of recorded Non-Compliances are as below:

1. Consent ID – 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;
  - a. Details of non-compliance:
    - i. Overrun of allowable working hours Fri 18/02/2022 due to concrete supply issues – Department notified prior to non-compliance Fri 18/02/2022 @ 4:49 PM
  - b. Mitigation strategy:
    - i. Azzurri concrete have been notified of the non-compliance and they have since put their concrete supplier Hymix on notice.
2. Consent ID – 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;
  - a. Details of non-compliance:
    - i. Overrun of allowable working hours Fri 25/02/2022 due to mechanical errors with the concrete pumping boom and multiple rain events – Department notified prior to non-compliance Fri 25/02/2022 @ 12:36 PM. City of Sydney Council notified Fri 25/02/2022 @ 3:50 PM
  - b. Mitigation strategy:
    - i. Azzurri concrete have been notified of the non-compliance and they have since committed to having a back up pump available for all pours. Further RCC will no longer be committing to pour days with any chance of considerable rain.

**UPDATE REPORT REV 3 (May 2022):**

3. Consent ID – 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;
  - a. Details of non-compliance:
    - i. Overrun of allowable working hours 18TH MARCH 2022 due to:
    - ii. Traffic
    - iii. Slow concrete supply / supplier changed throughout the pour (which is non - typical)
    - iv. Medical emergency where a concreter required an Ambulance so the pour was paused momentarily.
  - b. Result:
    - i. 4:15pm – Medical emergency on site requiring work stop and ambulance.
    - ii. 4:40pm – work commences again
    - iii. 6:00pm – pump finishes and begins pack up
    - iv. 6:45pm – pump leaves site
  - c. Mitigation strategy:
    - i. Although there were contributing factors to late pour within RCC control, the eventuality of the medical emergency was the major factor keeping RCC from maintaining compliance – ie, should the emergency not have occurred the hours would not have been breached. In this instance note much could be done to mitigate the emergency event.

## 5. Previous Report Actions

### **UPDATE REPORT REV 3 (May 2022):**

From previous report rev 2 February 2022, major action for RCC is to improve the compliance with DA approved hours, specifically regarding late concrete pours caused mostly by poor concrete supply issues.

As a result, Azzurri Concrete on behalf of RCC have terminated their contract with Hymix Concrete and have engaged Gunlake Concrete. Since the last issue noted at 18/03/22, no issues have arisen in regard to conforming with DA hours.

## **6. Incidents**

Nil to date

## **7. Complaints**

See Appendix C - Complaint Register

# Appendices

## Appendix A – Compliance Report Declaration

### Compliance Report Declaration Form


Project Name	Wee Hur Gibbons St
Project Application Number	SSD 9194
Description of Project	Construction of a new student accommodation development at 13 – 23 Gibbons St, Redfern.
Project Address	13-23 Gibbons St, Redfern
Proponent	Richard Crookes Constructions
Title of Compliance Report	Construction Compliance Report #2 February 2022
Date	28/02/2022

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Cale Holmes
Title	Senior Project Engineer
Signature	
Qualification	Bachelor of Civil Engineering (Project Engineering and Management) University of Sydney + 9 years in Construction Industry
Company	Richard Crookes Constructions

## Appendix B

### Compliance Monitoring Table

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
<b>SCHEDULE 2 - PART A – Administrative Conditions</b>					
<b>Obligation to minimise harm to the environment</b>					
A1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	At all times	Compliant	The Compliance Consultant 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"> <li>• RCC continue to follow guidelines as set out in project specific CEMP.</li> <li>• Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.</li> <li>• Incorporation of environmental awareness into site induction procedures and toolbox talks.</li> <li>• Conduct Quality Audit</li> </ul>
<b>Terms of consent</b>					



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence																																																																																																				
A2.	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) in accordance with the EIS, RTS and RRTS. If the EIS, RTS and RRTS are inconsistent with the conditions of consent, the conditions shall prevail; and</p> <p>(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.</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural Drawings prepared AJ&amp;C Architects</th> </tr> <tr> <th>Drawing No.</th> <th>Revision</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>DA1001</td> <td>4</td> <td>Site Plan</td> <td>15/07/2020</td> </tr> <tr> <td>DA1004</td> <td>1</td> <td>Demolition Plan</td> <td>10/01/2019</td> </tr> <tr> <td>DA2001</td> <td>15</td> <td>Basement and Level 1</td> <td>15/07/2020</td> </tr> <tr> <td>DA2002</td> <td>11</td> <td>Level 2 and 3</td> <td>21/08/2020</td> </tr> <tr> <td>DA2003</td> <td>11</td> <td>Level 4</td> <td>15/07/2020</td> </tr> <tr> <td>DA2004</td> <td>10</td> <td>Level 5-8 and Typical Tower Plan</td> <td>15/07/2020</td> </tr> <tr> <td>DA2005</td> <td>8</td> <td>Plant and Roof Plan</td> <td>03/04/2020</td> </tr> <tr> <td>DA3001</td> <td>10</td> <td>Elevation North and East</td> <td>15/07/2020</td> </tr> <tr> <td>DA3002</td> <td>11</td> <td>Elevation South and West</td> <td>21/08/2020</td> </tr> <tr> <td>DA3003</td> <td>2</td> <td>Material Board</td> <td>25/09/2019</td> </tr> <tr> <td>DA3104</td> <td>9</td> <td>Sections</td> <td>15/07/2020</td> </tr> <tr> <td>DA5100</td> <td>3</td> <td>Adaptable Unit Plans</td> <td>21/08/2020</td> </tr> <tr> <td>DA5103</td> <td>8</td> <td>GFA Diagrams</td> <td>15/07/2020</td> </tr> <tr> <td>DA5106</td> <td>6</td> <td>Signage Detail</td> <td>14/07/2020</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Landscape Drawings prepared by Turf Design Studio</th> </tr> <tr> <th>Drawing No.</th> <th>Revision</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>L-DA-11</td> <td>D</td> <td>Tree Management Plan</td> <td>06/07/20</td> </tr> <tr> <td>L-DA-12</td> <td>D</td> <td>Landscape Plan – Ground Floor Structure Plan</td> <td>06/07/20</td> </tr> <tr> <td>L-DA-13</td> <td>D</td> <td>Landscape Plan – Ground Floor Tree Planting Overlay</td> <td>06/07/20</td> </tr> <tr> <td>L-DA-14</td> <td>D</td> <td>Landscape Plan – Level 4 Communal Terrace</td> <td>06/07/20</td> </tr> <tr> <td>L-DA-15</td> <td>D</td> <td>Hardscape – Material Palette</td> <td>06/07/20</td> </tr> <tr> <td>L-DA-16</td> <td>D</td> <td>Softscape – Ground</td> <td>06/07/20</td> </tr> <tr> <td>L-DA-17</td> <td>D</td> <td>Softscape – Level 4 Communal Terrace</td> <td>06/07/20</td> </tr> </tbody> </table>	Architectural Drawings prepared AJ&C Architects				Drawing No.	Revision	Name of Plan	Date	DA1001	4	Site Plan	15/07/2020	DA1004	1	Demolition Plan	10/01/2019	DA2001	15	Basement and Level 1	15/07/2020	DA2002	11	Level 2 and 3	21/08/2020	DA2003	11	Level 4	15/07/2020	DA2004	10	Level 5-8 and Typical Tower Plan	15/07/2020	DA2005	8	Plant and Roof Plan	03/04/2020	DA3001	10	Elevation North and East	15/07/2020	DA3002	11	Elevation South and West	21/08/2020	DA3003	2	Material Board	25/09/2019	DA3104	9	Sections	15/07/2020	DA5100	3	Adaptable Unit Plans	21/08/2020	DA5103	8	GFA Diagrams	15/07/2020	DA5106	6	Signage Detail	14/07/2020	Landscape Drawings prepared by Turf Design Studio				Drawing No.	Revision	Name of Plan	Date	L-DA-11	D	Tree Management Plan	06/07/20	L-DA-12	D	Landscape Plan – Ground Floor Structure Plan	06/07/20	L-DA-13	D	Landscape Plan – Ground Floor Tree Planting Overlay	06/07/20	L-DA-14	D	Landscape Plan – Level 4 Communal Terrace	06/07/20	L-DA-15	D	Hardscape – Material Palette	06/07/20	L-DA-16	D	Softscape – Ground	06/07/20	L-DA-17	D	Softscape – Level 4 Communal Terrace	06/07/20	At all times	Compliant	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> <li>Current stage construction CC1 (Demolition, Groundworks and Structure) and CC2 (façade, Services and Fit Out) consistent with the approved plan.</li> <li>All ongoing monitoring, reporting and construction works are in accordance with the consent conditions and corresponding documents, as evidenced by this compliance report.</li> <li>The development is being procured in accordance with these requirements.</li> </ul>
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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</p>	At all times	Compliant	Compliance Consultant to check consistency during compliance reporting.	<p>All written directions received from the Planning Secretary are being progressively reviewed and addressed as evidenced by this compliance report.</p> <ul style="list-style-type: none"> <li>no written directions received to date</li> </ul>																																																																																																				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a) above.				
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in <b>Condition A2(c)</b> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in <b>Condition A2(c)</b> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	Compliant	-	There have been no material inconsistencies and/or ambiguities recorded on the development to date.
<b>Limits on Consent</b>					
A5	This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	Within five years of the date of consent	Compliant	Construction is planned to commence during the five (5) years after the date from which it operates.	Works commenced in late 2020 and main construction commenced 18 <sup>th</sup> August 2021 within 5 years of the date of the consent
A6	This consent does not approve: (a) strata subdivision (b) retail premises, including food and drink premises, fit-out and hours of operation (c) installation of signage. Separate development application(s) must be lodged and consent obtained for the above works and uses (except where exempt and complying development applies).	At all times	Compliant	Compliance Consultant to ensure development is constructed and managed in accordance with approved plans and consent.	Noted
<b>Prescribed Conditions</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	The Applicant is complying with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation as evidenced by this compliance report.
<b>Long Service Levy</b>					
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	Prior to Issue of Construction Certificate	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant once the Levy has been paid.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Legal Notices</b>					
A9	Any advice or notice to the consent authority must be served on the Planning Secretary	At all times	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	<ul style="list-style-type: none"> <li>All notices have been served on the Planning Secretary as evidenced by this report</li> <li>Records Kept and available on E Planning Portal also.</li> </ul>
<b>Revision of Strategies, Plans and Programs</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
A10	<p>Within three months of:</p> <p>(a) The submission of a Compliance Report under <b>Conditions C7 to C9</b>;</p> <p>(b) The submission of an incident report under <b>Condition A13</b>;</p> <p>(c) The submission of an Independent Audit under Condition C10;</p> <p>(d) The approval of any modification of the conditions of this consent; or</p> <p>(e) The issue of a direction of the Planning Secretary under <b>Condition A3</b> which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	At all times	Compliant	All Strategies, Plans and Programs to be reviewed within three months and sighted by Compliance Consultant.	<ul style="list-style-type: none"> <li>Currently all plans have been reviewed and updated within the compliance time frame.</li> </ul>
A10	<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><b>Note:</b> <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	At all times	Compliant	All Strategies, Plans and Programs to be reviewed and submitted to the Planning Secretary within six weeks (if required) and sighted by Compliance Consultant.	Plans currently being assessed for any change required and will be submitted within next 6 weeks or RCC will notify DPIE if no action required.

**Evidence of Consultation**

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
A11	<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	Compliant	Compliance Consultant to sight evidence of consultation and evidence of consultation provided to Planning Secretary.	<ul style="list-style-type: none"> <li>All consultation with identified parties, as required by this development, has been initiated, logged and the agreed outcomes where a response has been provided.</li> <li>where possible records have been kept.</li> </ul>
<b>Structural Adequacy</b>					
A12	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li><i>Under Part 4A of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i></li> <li><i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></li> </ul>	At all times	Compliant	Compliance Consultant to site construction and occupation certificates for the building works.	Design and works are currently in compliance. All checked and certified as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Incident Notification, Reporting and Response</b>					
A13	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	At all times	Not Triggered	Written notification provided immediately and sighted by Compliance Consultant.	Nil to report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.				
<b>Non-Compliance Notification</b>					
A14	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	Not Triggered	Written notification provided within seven days and sighted by Compliance Consultant.	Compliant – RCC have been continuing to notify department rep Gabriel Shaw in line with this condition.
A15	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times	Not Triggered	Written notification requirements sighted by Compliance Consultant.	Compliant – RCC have been continuing to notify department rep Gabriel Shaw in line with this condition.
A16	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Not Triggered	Compliance Consultant to ensure non-compliance has not been previously reported as incident.	Compliant – RCC have been continuing to notify department rep Gabriel Shaw in line with this condition.
<b>Monitoring and Environmental Audits</b>					
A17	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent auditing.	At all times	Compliant	Compliance Consultant to review all monitoring or environmental audits. Compliance Consultant to confirm preparation of audit and	All works currently in accordance with submitted plans and strategies. RCC records kept internally and via inspection app “Hammertech”

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>			monitoring program.	
<b>Applicability of Guidelines</b>					
A18	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	Compliant	Works to be undertaken in accordance with the appropriate applicable guidelines, protocols, Standard or policies	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
A19	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	Not Triggered	Works to be undertaken in accordance with the appropriate applicable guidelines, protocols, Standard or policies	There have been no directions received by Planning Secretary to comply with updated or revised guidelines, protocol, standards or policies
<b>Operation of Plant and Equipment</b>					
A20	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	At all times	Compliant	Contractors to provide evidence of their equipment monitoring and maintenance records to be regularly sighted by	<ul style="list-style-type: none"> <li>Plant pre-start records being kept via Hammertech app utilised by RCC and forms standard RCC protocol</li> <li>Maintenance records logged as above.</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				Compliance Consultant.	
<b>Planning System Acceleration Program</b>					
A21	Within six months of the date of this consent being granted, the Applicant must provide a report to the Planning Secretary describing how the Stage 1 development has commenced in line with its inclusion in the Planning System Acceleration Program.	6 April 2021	Compliant	Compliance Consultant to sight evidence of report being provided to the Planning Secretary.	Report complete and uploaded to portal.  Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>PART B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATION</b>					
<b>No Works Prior to Construction Certificate</b>					
B1	Work must not commence until a Construction Certificate in respect of the work has been issued.	Prior to Issue of Construction Certification	Compliant	Compliance Consultant to sight CC.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>External Walls and Cladding</b>					
B2	The external walls and cladding must comply with the relevant requirements of the BCA.	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to sight CC and OC for the building works.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC 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	Not Triggered	Compliance Consultant to sight CC and OC for the building works.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
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	Not Triggered	Compliance Consultant to sight CC and OC for the building works.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
Landscape Plan					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B5	<p>A detailed landscape plan must be prepared in consultation with Council and is to include/demonstrate the following:</p> <ul style="list-style-type: none"> <li>a minimum of 13 trees at ground level with minimum pot sizes of 200 litres and 2.5 m height at the time of planting</li> <li>a plant schedule, demonstrating compliance with Council's Street Tree Masterplan and Tree Management Policy, including species, location, soil depths and maximum height at maturity</li> <li>maintenance, drainage, waterproofing and irrigation system.</li> </ul> <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 must be submitted to the Certifier prior to the issue of the relevant Construction Certificate</p>	Prior to commencing construction	Not Triggered	<p>Compliance Consultant to sight consultation with Council.</p> <p>LMP to be reviewed by the Compliance Consultant prior to submission to Planning Secretary to confirm Landscape Plan (LP) is accurate with the condition.</p> <p>Compliance Consultant to sight consultation with Council and provide a copy of the Landscape Plan to the Planning Secretary.</p> <p>Compliance Consultant to sight submission of compliance to the Certifier.</p>	Future Construction certificate
<b>Building Code of Australia (BCA) Compliance</b>					
B6	<p>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:</p> <p>(a) complying with the deemed to satisfy provisions; or</p> <p>(b) formulating an alternative solution which:</p> <p>(i) complies with the performance</p>	Prior to Issue of Construction Certification	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	requirements; or (ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b).				
<b>Gross Floor Area (GFA) Certification</b>					
B7	The GFA of the building must not exceed 10,513 m <sup>2</sup> . Details confirming compliance must be submitted to the Certifier prior to the issue of any Construction Certificate.	Prior to Issue of Construction Certification	Compliant	Compliance Consultant to provide design drawings to the Certifier.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Maximum Height</b>					
B8	The maximum height of the approved building must not exceed RL 84.6 m AHD, including plant and lift overruns, but excluding 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	Compliant	Compliance Consultant to provide design drawings to the Certifier.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Redfern-Waterloo Contributions Plan 2006</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B9	<p>Prior to issue of any Construction Certificate, a contribution of \$1,287,000 must be paid in accordance with the provisions of the Redfern-Waterloo Authority Contributions Plan. Alternatively, the contribution can be waived if the Applicant undertakes public domain works to a minimum value of \$1,287,000. The works may include pavement treatment, improved lighting, landscaping and street tree planting. If a credit for public domain works is sought, the Applicant must provide an outline of the proposed works and estimated cost to Council and Infrastructure NSW and obtain their written agreement prior to the issue of any Construction Certificate</p>	Prior to Issue of Construction Certification	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant once the condition has been met.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Affordable Housing Contribution</b>					
B10	<p>Prior to the issue of any Construction Certificate, an affordable housing contribution of \$669,671 (based on a rate of \$86.88 m<sup>2</sup>/GFA) must be paid in accordance with the provisions of the Redfern-Waterloo Authority Affordable Housing Contributions Plan. 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	Compliant	Compliance Consultant to sight payment in accordance with the Redfern-Waterloo Authority Affordable Housing Contributions Plan to Infrastructure NSW and the Planning Secretary.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Compliance with Acoustic Assessment</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B11	All performance parameters, requirements, engineering assumptions and recommendations contained in the Acoustic Report, prepared by Northrop, dated 7 January 2019, 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 requirements of Condition B12 below and to the satisfaction of the Certifier.	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to sight compliance with parameters, requirements, engineering assumptions and recommendations provided in the Acoustic Report, prepared by Northrop, dated 7 January 2019.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
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	Compliant	Compliance Consultant to sight certification of the construction drawings by a suitably qualified acoustic consultant in accordance with the Acoustic Report, prepared by Northrop, dated 7 January 2019.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Road and Rail Noise and Vibration Criteria for Sensitive Developments</b>					
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	Compliant	Compliance Consultant to provide the certifying authority with the required information for CC approval including building design which complies with the guidelines detailed in B13. Compliance Consultant to sight submission of the	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				building design to the Certifier.	
<b>Sydney Trains</b>					
B14	<p>Prior to the issuing of any Construction Certificate, the Applicant must prepare and provide to Sydney Trains for approval/certification the following final version items in compliance with the ASA Development Near Rail Tunnels:</p> <ul style="list-style-type: none"> <li>(a) geotechnical and structural report/drawings that meet Sydney Trains' requirements. The Geotechnical Report must be based on actual borehole testing conducting on the site closest to the rail corridor;</li> <li>(b) construction methodology with construction details pertaining to structural support during excavation. The Applicant is to be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements;</li> <li>(c) cross sectional drawings showing the rail corridor, sub soil profile, proposed excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a Registered Surveyor;</li> <li>(d) detailed Survey Plan showing the relationship of the proposed developed with respect to Sydney Trains easement and rail corridor land;</li> </ul>	Prior to Issue of Construction Certification	Compliant	<p>Compliance Consultant to sight evidence of all reports, designs and plans detailed in B14.</p> <p>Compliance Consultant to sight evidence of submission and approval from Sydney Trains of all reports, designs and plans detailed in B14.</p>	<p>Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting</p>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p>(e) if required by Sydney Trains, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor; and</p> <p>(f) if required by Sydney Trains, a Monitoring Plan.</p> <p>The Certifier is not to issue any Construction Certificate until written confirmation has been received from Sydney Trains confirming the requirements of this condition have been satisfied.</p>				
<b>Compliance with Wind Impact Assessment</b>					
B15	<p>Prior to the issue of the relevant Construction Certificate, plans shall be submitted to the Certifier demonstrating compliance with the recommendations of the Environmental Wind Tunnel Test, prepared by SLR Consulting Pty Ltd, dated July 2020, subject to the landscaping requirements contained in Condition B5.</p>	Prior to Issue of Construction Certification	Compliant	Compliance Consultant to sight submission of plans to the Certifier.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Alignment Levels</b>					
B16	<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). 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</p>	Prior to Issue of Construction Certification	Compliant	Compliance Consultant 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 B16.	<p>Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting</p> <p>Alignment plans approved and stamped by City of Sydney</p>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	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.			Signed drawings to be sighted by Compliance Consultant.	
<b>Preservation of Survey Marks</b>					



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B17	<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. 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	Compliant	<p>Compliance Consultant to provide the certifying authority with evidence of consultation with Council regarding a Survey Plan.</p> <p>Compliance Consultant 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 Compliance Consultant once the fee has been paid to replace a permanent survey mark.</p>	<ul style="list-style-type: none"> <li>Plan of survey has been emailed to Council and PCA 2020.10.28</li> <li>Evidence of submission to Council in record</li> <li>Survey Plan and Statement provided by registered Surveyor</li> </ul> <p>Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting</p>
Public Domain Plan					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B18	<p>A detailed <b>Public Domain Plan</b> must be lodged with Council's Public Domain Section and approved by Council prior to issue of the relevant Construction Certificate. The <b>Public Domain Plan</b> is to be submitted with a completed Public Domain Plan checklist (available in Council's <i>Public Domain Manual</i>). The <b>Public Domain Plan</b> must document all works required to ensure that the public domain complies with Council's Public Domain Manual, Sydney Streets Design Code and Sydney Streets Technical Specification, 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 B16). 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	Not Triggered	<p>A specialist consultant will be engaged to prepare a Public Domain Plan.</p> <p>Compliance Consultant 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 B16) prior to submission to the Council.</p> <p>Compliance Consultant to lodge the Public Domain Plan with the Council.</p>	Future Construction certificate
<b>Public Domain Damage Deposit</b>					
B19	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 Public	Prior to Issue of Construction Certification	Compliant	Compliance Consultant to sight lodgement of a Public Domain Damage Deposit Bank Guarantee	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p>Domain Manual.</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>				Group Consulting
<b>Public Domain Lighting</b>					
B20	<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, Sydney Streets Technical Specification and Public Domain Manual 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>	Prior to Issue of Construction Certification	Not Triggered	<p>A specialist lighting engineer or lighting designer will be engaged to prepare a Public Domain Lighting Plan.</p> <p>Compliance Consultant to review Public Domain Plan ensuring it complies with; Council's Interim Draft Sydney Lights Design Code, Sydney Streets Design Code, Sydney Streets Technical</p>	Future Construction certificate

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<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 Standards.</p>			<p>Specification and Public Domain Manual; and incorporates other requirements specified by Condition B20 prior to submission to the Council.</p> <p>Compliance Consultant to lodge the Public Domain Lighting Plan with the Council.</p>	
<b>Public Domain Works – Hold Points and Handover</b>					
B21	<p>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 Public Domain Manual and Sydney Streets Technical Specification.</p>	<p>Prior to Issue of Construction Certification</p>	<p>Not Triggered</p>	<p>Compliance Consultant 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.</p> <p>Compliance Consultant to sight evidence of consultation and approval of design</p>	<p><a href="#">Future Construction certificate</a></p>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				by the Council's Public Domain section.	
<b>Stormwater and Drainage</b>					
B22	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	Compliant	Compliance Consultant to engage a qualified engineer to design stormwater disposal and drainage in accordance with Council's standards. Compliance Consultant to sight evidence of consultation and approval of design by the Council.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
B23	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	Compliant	Compliance Consultant to sight evidence of consultation and approval of on-site detention of stormwater design by Sydney Water.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
B24	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 or above ground building works, whichever is earlier, and prior to the commencement of any work within the public way (excluding demolition, remediation and preparatory works). An "Application for Approval of Stormwater Drainage Connections" must be submitted to	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to sight evidence of a Deed of Agreement and registration on Title of a Positive Covenant prior to issue of a Construction Certificate. Compliance Consultant to sight	Future Construction certificate

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	Council with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system.			evidence of submission of an Application for Approval of Stormwater Drainage Connections to Council as well as the accompanying fee.	
B25	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	Compliant	Compliance Consultant to engage a suitably qualified Drainage Engineer to complete a stormwater quality assessment in accordance with Council's standards. Compliance Consultant to sight evidence of consultation and approval of the assessment by the Council.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Drainage and Service Pit Lids</b>					
B26	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 the City of Sydney's Sydney Streets Design Code and Sydney Streets Technical Specification. 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	Compliant	Evidence of detailed design for drainage and service pit lids as approved by Council will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
<b>Structural Details</b>					
B27	<p>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:</p> <p>(a) the relevant clauses of the BCA; and (b) the development consent.</p>	Prior to Issue of Construction Certification	Compliant	Evidence of structural drawings which meet requirements detailed in B27 (prepared and signed by a qualified Structural Engineer) as approved by Council will be sighted by the Compliance Consultant.	<ul style="list-style-type: none"> <li>• Engineering Certification confirming qualification of the Structural Engineer</li> <li>• Structural drawings</li> <li>• Evidence of consultation with and signoff from Council</li> </ul> <p>Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting</p>
<b>Schedule of Materials</b>					
B28	<p>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.</p>	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to sight evidence of the final schedule of materials has been provided to the Planning Secretary and the Certifier.	<p>Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting</p>
<b>Reflectivity</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B29	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	Not Triggered	Compliance Consultant to sight evidence of a report/statement which demonstrates compliance with reflectivity requirements detailed in B29. Compliance Consultant to sight evidence the report/ statement has been provided to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Public Art Strategy</b>					
B30	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	Not Triggered	Compliance Consultant to sight evidence of submission to the Planning Secretary of a detailed Public Art Plan which meet requirements detailed in B30.	Future Construction certificate
<b>Heritage Interpretation Plan</b>					
B31	A detailed Heritage Interpretation Plan must be prepared in accordance with the recommendations of the Heritage Interpretation Strategy submitted with the EIS (dated 14 December 2018).	Prior to Issue of Construction Certification	Compliant	Compliance Consultant to sight evidence of submission of a Heritage Interpretation Plan which meets requirements detailed in B31.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Geotechnical Design, Certification and Monitoring Plan</b>					



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B32	<p>The proposed development involves the construction of subsurface structures and excavation that has potential to adversely impact neighbouring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.</p> <p>This engineer is to prepare the following documentation:</p> <p>(a) Certification that the civil and structural details of all subsurface structures are designed to:</p> <ul style="list-style-type: none"> <li>• provide appropriate support and retention to neighbouring property;</li> <li>• ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure; and</li> <li>• ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.</li> </ul>	Prior to Issue of Construction Certification	Compliant	<p>Compliance Consultant to engage a suitably qualified Engineer to design, certify and oversee the construction of all subsurface structures associated with the development.</p> <p>Compliance Consultant to sight evidence of required documentation detailed in B32(a).</p>	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
	<p>(b) A Geotechnical Monitoring Plan (GMP) to be implemented during construction that:</p> <ul style="list-style-type: none"> <li>• is based on a geotechnical investigation of the site and subsurface conditions, including groundwater;</li> </ul>	Prior to Issue of Construction Certification	Compliant	Compliance Consultant to review GMP prior to submission to the Certifier to ensure it meets conditions	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<ul style="list-style-type: none"> <li>details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;</li> <li>details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and</li> <li>details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.</li> </ul> <p>The certification and the GMP is to be submitted to the Certifier prior to the commencement of any works. Copies of the certification and GMP must be provided to TfNSW and the Planning Secretary.</p>			detailed in B32 (b). Compliance Consultant to provide copies of GMP certification to TfNSW and the Planning Secretary.	Group Consulting
<b>Mechanical Plant Noise Mitigation</b>					
B33	<p>Details of noise mitigation measures for all mechanical plant are to be detailed on the relevant Construction Certificate drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Industrial Noise Policy is required to be submitted to the Certifier prior to the issue of the relevant Construction Certificate</p>	Prior to Issue of Construction Certification	Not Triggered	<p>Compliance Consultant to engage a suitably qualified acoustic engineer to design noise mitigation measures in accordance with requirements detailed in B33.</p> <p>Compliance Consultant to sight evidence of submission to the Certifier.</p>	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Mechanical Ventilation</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B34	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	Not Triggered	Evidence of the Certifying Authority approval will be sighted by the Compliance Consultant.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
B35	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	Not Triggered	Compliance Consultant to review exhaust system design to ensure it is in accordance with Australian Standards.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Basix Certification</b>					
B36	The development must be implemented, and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1045175M (dated 11 September 2020), 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	Not Triggered	Evidence of submission of BASIX Certificate No. 1045175M to the Certifying Authority will be sighted by the Compliance Consultant.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Ecologically Sustainable Development (ESD)</b>					
B37	The building must incorporate all design, operation and construction measures as identified in the ESD Strategy, prepared by SLR Consulting Australia Pty Ltd, dated April 2020. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to review all design, operation and construction measures against	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	the relevant Construction Certificate.			those identified in the ESD Strategy. Evidence of submission of the Pre-Construction Compliance Report will be sighted by the Compliance Consultant.	
<b>Sydney Water Requirements</b>					
B38	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	Compliant	Compliance Consultant to sight evidence of application for a Compliance Certificate from Sydney Water.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Installation of Water Efficient Fixtures and Fittings (Non-Residential Uses)</b>					
B39	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 for above ground works.	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to sight evidence toilets meet requirements detailed in B39. Compliance Consultant to sight evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in B39 to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B40	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	Not Triggered	Compliance Consultant to sight evidence taps and showerheads meet requirements detailed in B40. Compliance Consultant to sight evidence of submission of compliance documents regarding the installation of toilets which meet requirements detailed in B40 to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
B41	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	Not Triggered	Compliance Consultant to sight evidence taps and showerheads meet requirements detailed in B41. Compliance Consultant to sight evidence of submission of compliance documents regarding the installation of urinals which meet requirements detailed in B41 to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B42	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	Not Triggered	Compliance Consultant to sight evidence intention to employ smart controls has been submitted to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Bicycle Parking</b>					
B43	A minimum of 130 bicycle parking spaces are to be provided for students and staff (including staff from the retail tenancy). The layout, design and security of all bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015. 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	Compliant	Assess against development controls in SSD 9194 or approved plans. Compliance Consultant to sight evidence of submission of compliance documents regarding requirements detailed in B43 to the Certifier.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Storage and Handling of Waste</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B44	The design of facilities for the storage and handling of operational waste must comply with the requirements of City of Sydney Policy for Waste Minimisation in New Developments 2005. Details demonstrating compliance must be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Prior to Issue of Construction Certification	Not Triggered	Assess against development controls in SSD 9194 or approved plans. Compliance Consultant to sight evidence of submission of compliance documents regarding requirements detailed in B44 to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Access for People with Disabilities</b>					
B45	Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to sight a certificate completed by a suitably qualified person and submitted to the Certifier acknowledging requirements in B45 have been met. Compliance Consultant to sight evidence the certificate has been provided to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Sanitary Facilities for Disabled Persons</b>					
B46	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	Prior to Issue of Construction Certification	Not Triggered	Compliance Consultant to sight a certificate completed by a suitably qualified	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	condition from an appropriately qualified person must be provided to the Certifier.			person and submitted to the Certifier acknowledging requirements in B46 have been met. Compliance Consultant to sight evidence the certificate has been provided to the Certifier.	Group Consulting
<b>Outdoor Lighting</b>					
B47	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	Not Triggered	Certifying authority to sign off on lighting installation design. Compliance Consultant to sight signed certification.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Crime Prevention Through Environmental Design (CPTED)</b>					
B48	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 24 October 2019, 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	Not Triggered	Compliance Consultant to sight compliance with recommendations provided in the CPTED Report and submit these to the Certifier.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>Tactile Ground Surface Indicators and Handrails</b>					



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
B49	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	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC2 (Façade, Services and Fit Out). For evidence Refer E-Portal CFT-99442 sighted and Certified by McKenzie Group Consulting
<b>PART C – PRIOR TO COMMENCEMENT OF WORKS</b>					
<b>Notification of Commencement</b>					
C1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Commencement of Works	Compliant	Compliance Consultant to sight evidence of written notification to the Department provided 48 hours prior to commencement of physical work.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
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	Not Triggered	Compliance Consultant 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.	Construction split into CC1, CC2 and CC3. Commencement of CC1 was advised via planning secretary.
<b>Certified Plans</b>					
C3	Plans certified in accordance with section 6.16 of the EP&A Act are to be submitted to the Certifier and the Department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.	Prior to Commencement of Works	Compliant	Compliance Consultant to sight evidence of written notification to the Department provided 48 hours prior to the commencement of	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				each stage of construction or operation of the development.	
<b>Access to Information</b>					
C4	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in Condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the</p>	Prior to Commencement of Works (at least 48 hours prior)	Compliant	Updates to website. Compliance Consultant to sight the latest information required by the condition is on website.	<ul style="list-style-type: none"> <li>• Documents made available on WH Student Housing Website: <a href="https://www.whstudenthousing.com/">https://www.whstudenthousing.com/</a></li> <li>• Document upload as required</li> <li>• Project update will be provided periodically as per Elton Consulting</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p>recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>				
<b>Community Communication Strategy</b>					
C5	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p>	<p>Prior to Commencement of Works</p>	<p>Compliant</p>	<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.</p>	<p>Community Communication Strategy issued to Dept of Planning on 15 Oct 2020</p>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C6	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation</li> </ul> </li> </ul> <p>The Community Communication Strategy must be submitted to the Certifier and the Planning Secretary no later than one month before the commencement of any work.</p> <p>The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.</p>	Prior to Commencement of Works	Compliant	<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.</p> <p>Evidence of approval will be sighted by the Compliance Consultant.</p>	Community Communication Strategy issued to Dept of Planning on 15 Oct 2020
<b>Compliance Reporting</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C7	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	Compliant	Compliance Consultant to review and sight submission details. Compliance Consultant to ensure no construction will occur prior to 2 weeks of notification date unless otherwise agreed to by the Planning Secretary.	Compliance Monitoring and Reporting Program issued to Dept of Planning on 18 Nov 2020
C8	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	Compliant	Compliance Consultant to sight Compliance Reports.	Compliance Reports will be submitted every 3 months as per approved compliance reporting programme.
C9	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	Compliant	Compliance Consultant to sight report on website and written notification. Updates to website by Wee Hur.	<ul style="list-style-type: none"> <li>This report will be uploaded to the below for public access <a href="https://www.whstudenthousing.com/">https://www.whstudenthousing.com/</a></li> <li>Document upload as required</li> <li>Project update will be provided periodically.</li> </ul>
<b>Compliance</b>					
C10	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	Compliant	All contractors and consultants to be issued with conditions of consent. Compliance Consultant to review and confirm induction and	<ul style="list-style-type: none"> <li>Specific Conditions relating to trades are communicated with workers during site inductions</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				<p>training program/records for all contractors working on site to show this is included.</p> <p>Inductions and training records are to be retained by the contractors.</p>	
Complaints and Enquiries Procedure					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C11	<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	Compliant	Compliance Consultant to review against the requirements of the condition.	<ul style="list-style-type: none"> <li>• Toll Free Number: 1800 577 433</li> <li>• Postal Address: PO Box 3086, Redfern NSW 2016</li> <li>• Email address: <a href="mailto:13gibbonsstreet@gmail.com">13gibbonsstreet@gmail.com</a></li> <li>• Registration of Interest: <a href="https://www.whstudenthousing.com/">https://www.whstudenthousing.com/</a></li> </ul>
Pre-Construction Dilapidation Report					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C12	<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:</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> <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>include written confirmation, issued with the</p>	Prior to Commencement of Works	Compliant	<p>Compliance Consultant to sight Pre-Construction Dilapidation Report completed by a qualified Structural Engineer.</p> <p>Compliance Consultant to sight submission to Planning Secretary and Council in accordance with requirements detailed in C12.</p>	<ul style="list-style-type: none"> <li>Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting</li> </ul>



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	authority of both the Applicant and the photographer that Council is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.				
<b>Contamination</b>					
C13	Prior to the commencement of any works, an Unexpected Contamination Finds Protocol (UFP), prepared by a suitably qualified and experienced expert, shall be submitted to the satisfaction of the Certifier.	Prior to Commencement of Works	Compliant	An Unexpected Finds Protocol – Contamination (UFP – Contamination) will be prepared, sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Construction Environmental Management Plan</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C14	<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> <ol style="list-style-type: none"> <li>1. hours of work;</li> <li>2. 24-hour contact details of e manager;</li> <li>3. traffic management;</li> <li>4. noise and vibration management, prepared by a suitably qualified person; management of dust to protect the amenity of the neighbourhood;</li> <li>5. erosion and sediment control;</li> <li>6. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;</li> <li>7. an asbestos management plan;</li> <li>8. external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting; and</li> <li>9. flora and fauna management.               <ol style="list-style-type: none"> <li>(i) 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</li> <li>(ii) The applicant shall submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.</li> </ol> </li> </ol>	Prior to Commencement of Works	Compliant	The CEMP will be prepared, sighted by the Compliance Consultant and approved by the Planning Secretary.	<ul style="list-style-type: none"> <li>• CEMP has been Submitted to Planning Secretary and RCC received no comment.</li> <li>• Council accepted and exhibiting on planning portal as Post Approval Documents</li> </ul>
<b>Construction Pedestrian and Traffic Management Plan</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C15	<p>Prior to the commencement of works, the Applicant shall prepare a detailed Construction Pedestrian and Traffic Management Plan (CPTMP) which takes into account other construction projects (including the Sydney Metro City and Southwest project) in the area. The CPTMP shall demonstrate that the construction impacts on the road network, bus operation and pedestrian/cyclist safety and movements can be managed. The CPTMP should be prepared in consultation with TfNSW (RMS) and Council. The final CPTMP must be endorsed by the CBD Coordination Office within TfNSW and Council prior to the commencement of any works.</p> <p>A copy of the final CPTMP, endorsed by the CBD Coordination Office, is to be provided to Council and the Planning Secretary.</p>	Prior to Commencement of Works	Compliant	The CPTMP will be prepared in consultation with RMS and Council and endorsed by Council and the CBD Coordination Office within TfNSW. The CTMP (with endorsement) will be approved by the Council and Planning Secretary.	<ul style="list-style-type: none"> <li>Construction Pedestrian and Traffic Management plan submitted to Department</li> <li>Evidence of consultation with TfNSW</li> <li>Evidence of consultation with Council</li> <li>Final CPTMP endorsed by the CBD Coordination Office and approved</li> </ul>
<b>Construction Noise and Vibration Management Plan</b>					
C16	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):	Prior to Commencement of Works	Compliant	A specialist consultant will be engaged to prepare CNVMP. Compliance Consultant to	<ul style="list-style-type: none"> <li>CNVMP has been submitted to the department and accepted</li> <li>Letter box drop to surrounding receiver</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p>(a) be prepared in accordance with the EPA's Interim Construction Noise Guideline;</p> <p>(b) identify nearby sensitive receivers and land uses;</p> <p>(c) identify the noise management levels for the project;</p> <p>(d) identify the construction methodology and equipment to be used and the key sources of noise and vibration;</p> <p>(e) details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration;</p> <p>(f) be consistent with and incorporate all relevant recommendations and noise and vibration mitigation measures outlined in the Acoustic Report, prepared by Northrop, dated 7 January 2019;</p> <p>(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</p> <p>(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> <p>Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Planning Secretary.</p>			<p>review CNVMP. The CEMP will be submitted to Council and the Planning Secretary.</p>	<p>about the work and contact person</p>
<b>Air Quality and Odour Management Plan</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C17	<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	Compliant	<p>A specialist consultant will be engaged to prepare AQOMP.</p> <p>Compliance Consultant to review AQOMP prior to submission to the Planning Secretary.</p>	<ul style="list-style-type: none"> <li>Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting</li> </ul>
<b>Waste Management Plan</b>					
C18	<p>Prior to the commencement work, a Waste Management Plan (WMP) must be prepared and submitted to the Certifier. The WMP must:</p> <p>(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;</p> <p>(b) provide details demonstrating compliance with the relevant legislation, particularly with</p>	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p>regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air;</p> <p>(c) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";</p> <p>(d) require that the body of any vehicle or trailer used to transport waste or excavation spoil from the Subject Site, is covered before leaving the Subject Site to prevent any spill, or escape of any dust, waste, or spoil from the vehicle or trailer;</p> <p>(e) require that mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site, is removed before the vehicle, trailer or motorised plant leaves the site; and</p> <p>(f) require that concrete waste and rinse water are not disposed on the site and are prevented from entering Sydney Harbour.</p> <p>The design and management of waste must comply with the requirements of City of Sydney Development Control Plan 2012.</p>				
<b>Controlled Activities within Protected Airspace</b>					
C19	<p>For the purposes of controlled activities within the protected airspace of Sydney Airport, the Building must not exceed a maximum height of RL 87.93 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 <i>Airports (Protection of Airspace) Regulations 1996</i>. Separate approval</p>	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	CASA approval has been received for approved tower crane.

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	must therefore be sought under the <i>Airports (Protection of Airspace) Regulations 1996</i> , prior to the commencement of works, for any cranes required to construct the building.				
<b>Utility Services</b>					
C20	Prior to the commencement of work, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Evidence of negotiation with utility authorities has been supplied to Certifier</li> </ul>
C21	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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Written advice for utility authorities has been supplied to Certifier</li> </ul>
<b>Protection of Survey Infrastructure</b>					
C22	Prior to the commencement of any work on site, a statement, prepared by a Surveyor registered under the <i>Surveying Act 2002</i> , must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 - Reservation of Survey Infrastructure. Any Permanent Marks proposed to be, or have been destroyed, must be replaced and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority.	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Registered surveyor statement</li> <li>Evidence statement provided to Council prior to commencement of work</li> <li>Certifier approval.</li> </ul>
<b>Sydney Trains</b>					
C23	Prior to the commencement of works or at any time during the works deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Trains and the	Prior to Commencement of Works	Compliant	Joint inspection to be attended by Sydney trains and site representative. Evidence of satisfaction of this	Complete as part of CCI (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	Applicant. The Applicant shall then prepare a Dilapidation Report/Survey which will establish the extent of any existing damage. The Dilapidation Report/Survey shall be submitted to Sydney Trains unless otherwise notified by Sydney Trains.			condition will be sighted by the Compliance Consultant.	Group Consulting
C24	Details of machinery to be used during excavation / construction are to be submitted to Sydney Trains for review and endorsement prior to the commencement of works	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
C25	Prior to the commencement of works, the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Certifier with the application for the relevant Construction Certificate.	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
C26	Prior to the commencement of works, the Applicant is to contact Sydney Trains Engineering Management Interface to determine the need for public liability insurance cover. If insurance cover is deemed necessary, this insurance shall be for the sum as determined by Sydney Trains and shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The Applicant is to contact Sydney Trains Engineering Management Interfaces to obtain the level of insurance required for this development	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C27	Prior to the commencement of works, the Applicant is to contact Sydney Trains Engineering Management Interfaces to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the works.	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Hoardings</b>					
C28	<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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Hoarding has been erected and signed off by City of Sydney
<b>Barricade Permit</b>					
C29	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.	Prior to Commencement of Works	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	RCC continue to obtain permits from City of Sydney and/or RMS where applicable for any works within the road or footpaths. Evidence of this can be made available upon request.
<b>Road Occupancy Licence</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C30	<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><b>Note:</b> <i>A construction zone will not be permitted on Gibbons Street.</i></p>	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	ROL's have been obtained for all required activities. Evidence is kept on RCC internal server.
<b>Excavation of the Site</b>					
C31	<p>Design drawings and documents relating to the excavation of the site and support structures shall be submitted to TfNSW (RMS) for assessment, in accordance with Technical Direction GTD2012/001, at least six (6) weeks prior to commencement of excavation. The Applicant is to meet the full cost of the assessment by TfNSW (RMS).</p> <p>If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.</p>	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting</li> </ul>
<b>Stormwater Drainage System</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
C32	Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW (RMS) for approval, prior to the commencement of any works. A plan checking fee will be payable and a performance bond may be required before approval is issued.	Prior to Commencement of Works	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Prior to Tree Removal</b>					
C33	All tree removal works are to be undertaken by a qualified Level 3 arborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity arboriculture and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007	Prior to Commencement of Works	Compliant	Compliance Consultant to monitor: <ul style="list-style-type: none"> <li>Arborists works</li> <li>Contractors log in/out records</li> <li>Contractors Safe Work Methods</li> </ul> Compliance Consultant to sight: <ul style="list-style-type: none"> <li>Arborist CV</li> <li>Arborist Insurances</li> </ul>	<ul style="list-style-type: none"> <li>Arborist CV &amp; Insurances submitted to Certifier approval</li> <li>Contractor information included in submission to Certifier</li> </ul>
<b>PART D - DURING CONSTRUCTION</b>					
<b>Demolition</b>					
D1	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	During Construction	Compliant	Compliance Consultant to monitor: <ul style="list-style-type: none"> <li>Demolition</li> </ul>	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	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.			works <ul style="list-style-type: none"> <li>Contractors log in/out records</li> <li>Contractors Safe Work Methods</li> </ul> Compliance Consultant to cite: <ul style="list-style-type: none"> <li>Work plans</li> <li>Statement of compliance</li> </ul>	Certified by McKenzie Group Consulting
<b>Construction Hours</b>					
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	Compliant	Compliance Consultant to monitor the following contractor information: <ul style="list-style-type: none"> <li>Staff and subcontractors log in/out records</li> <li>Site induction records</li> <li>Site access and designated access points</li> <li>Complaints</li> <li>Non-compliance registers</li> </ul>	Site work hours form part of RCC site specific induction. Records kept on Hammertech app.
D3	No work may be carried out on Sundays or public holidays.	During Construction	Compliant	Compliance Consultant to monitor the following contractor information:	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				<ul style="list-style-type: none"> <li>• Staff and subcontractors log in/out records</li> <li>• Site induction records</li> <li>• Site access and designated access points</li> <li>• Complaints</li> <li>• Non-compliance registers</li> </ul>	
D4	<p>Activities may be undertaken outside of these hours if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.</p>	During Construction	Compliant	Contractors are to notify any works where this is applicable. Compliance Consultant to monitor and record details of any applicable works.	Police and City of Sydney are made aware of All heavy vehicle movement and other out of hours works required by local authorities. No issues to date
D5	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	During Construction	Compliant	Notification provided prior or as soon as practical after activities and sighted by Compliance Consultant.	RCC continue to notify residents of works that affect working hours or nearby roads etc. Notifications are uploaded to <a href="https://www.whstudentho.com/">https://www.whstudentho.com/</a>
D6	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9.00 am to 12.00 pm, Monday to Friday;</p> <p>(b) 2.00 pm to 5.00 pm Monday to Friday; and</p> <p>(c) 9.00 am to 12.00 pm, Saturday.</p>	During Construction	Compliant	<p>Compliance Consultant to monitor the following contractor information:</p> <ul style="list-style-type: none"> <li>• Staff and subcontractors</li> </ul>	Currently complying and all workers are inducted into these restricted hours.

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				log in/out records <ul style="list-style-type: none"> <li>• Site induction records</li> <li>• Site access and designated access points</li> <li>• Complaints</li> <li>• Non-compliance registers</li> </ul>	
<b>Implementation of Management Plans</b>					
D7	The Applicant shall ensure that the requirements of the <b>CEMP, CPTMP, CNVMP, AQOMP, GMP, UFP</b> and <b>WMP</b> required by <b>Parts B and C</b> of this consent are implemented during construction.	During Construction	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented
<b>Construction Noise and Vibration Management</b>					
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 <b>CEMP</b> and <b>CNVMP</b> .	During Construction	Compliant	Compliance Consultant to undertake monitoring and inspections to ensure measures listed in the CEMP/CNVMP are implemented.	Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented
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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented

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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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented
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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Work is adhering to these Management plans specifically the CNVMP. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented
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 <b>CEMP</b> .	During Construction	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Confirming all piles are complete and were done so via boring.

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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 <b>CEMP</b></p>	During Construction		Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented
<b>Approved Plans to be On-Site</b>					
D14	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available to any officer of the Department, Council or the PCA.	During Construction	Compliant	The Compliance Consultant will ensure the required documentation is available at site.	All plans are accessible on site.
<b>Site Notice</b>					



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Signage and notice(s) is installed as per requirement
<b>Disposal of Seepage and Stormwater</b>					
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	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Monitored during weekly environmental inspections discharge, if required
<b>Sydney Trains</b>					
D17	<p>Unless advised by Sydney Trains 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.</p>	During Construction	Compliant	Compliance Consultant to sight work described has been supervised by a Geotechnical Engineer	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
					Group Consulting
D18	No rock anchors/bolts, ground anchors or rock tiles, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, concrete beams or cut rock faces are to be installed into Sydney Trains property or easements.	During Construction	Compliant	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
D19	Sydney Trains or TfNSW, and persons authorised by those entities for the purpose of this condition, are entitled to inspect the site of the development and all structures, to enable it to consider whether those structures have been, or are being, constructed and maintained in accordance with the approved plans and these conditions of consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.	During Construction	Compliant	Inspection attended by Sydney trains / TfNSW. Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Access can be arranged as required
D20	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: (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	Compliant	Compliance Consultant to sight evidence of consultation between owner and Sydney Trains regarding works described in D20 5 days prior to commencement of works.	Complete as part of CC1 (Demolition, Groundworks and Structure). For evidence Refer E-Portal CFT-51753 sighted and Certified by McKenzie Group Consulting
<b>Covering of Loads</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
D21	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	Compliant	Compliance Consultant to undertake monitoring and inspections.	All trucks leaving site are covered in compliance with this condition
<b>Vehicle Cleansing</b>					
D22	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	Compliant	Compliance Consultant to undertake monitoring and inspections.	All trucks leaving site are washed in compliance with this condition. Noting also that RCC have laid asphalt to the materials yard to mitigate this issue.
<b>Waste Management</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
D23	<p>Notwithstanding the WMP referred to in Condition C21, 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	Compliant	Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMP / WMP.	Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented
<b>Stockpile Management</b>					
D24	<p>The Applicant must ensure that:</p> <p>(a) stockpiles of excavated material do not exceed 4 metres in height;</p> <p>(b) stockpiles of excavated material are constructed and maintained to prevent</p>	During Construction	Compliant	Compliance Consultant to undertake monitoring and inspections.	Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	cross contamination; and (c) suitable erosion and sediment controls are in place for stockpiles.			Consultant to sight any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.	are implemented
<b>Dust Control Measures</b>					
D25	<p>Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted:</p> <p>(a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions;</p> <p>(b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed;</p> <p>(c) all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour;</p> <p>(d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;</p> <p>(e) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;</p> <p>(f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive through washing bays;</p> <p>(g) gates shall be closed between vehicle</p>	During Construction	Compliant	<p>Compliance Consultant to undertake monitoring and inspections.</p> <p>Compliance Consultant to sight any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.</p>	<p>Work is adhering to these Management plans. Monitoring and inspection is in place to ensure measures listed in the listed construction plans are implemented</p>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	movements and shall be fitted with shade cloth; and (h) cleaning of footpaths and roadways shall be carried out regularly.				
<b>No Obstruction of the Public Way</b>					
D26	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	Compliant	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. Compliance Consultant to also undertake inspections to ensure conformance with CEMP.	Designated traffic controllers are ensuring public access ways are not obstructed. If RCC are procuring the required Council footpath permits
<b>Damage to the Public Way</b>					
D27	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	Compliant	Contractors are to notify and undertake works to rectify damage in consultation with the owner. Compliance Consultant to monitor and record details these works.	Monitoring and inspection is in place.
<b>Erosion and Sediment Control</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
D28	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	Compliant	Compliance Consultant to undertake monitoring and inspections to ensure all erosion and sediment control measures are implemented.	Weekly/Fortnightly environmental inspections taking place and logged via Hammertech.
<b>Setting out of Structures</b>					
D29	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	Compliant	Compliance Consultant to sight the building layout has been completed by a Registered Surveyor and submitted to the Certifier.	RCC has engaged LCG project surveyors who are contracted to set out and as built entire structure. Works ongoing and tracked via RCC ITPs
<b>Impacts of Below Ground (Sub Surface) Works – Non-Aboriginal Objects</b>					
D30	If non-Aboriginal historical archaeological deposits are discovered unexpectedly during works, the deposits must be dealt with according to the unexpected finds procedure contained in the <b>Statement of Heritage Impact (Condition A2(c))</b> .	During Construction	Compliant	Compliance Consultant to confirm work has ceased, buffer has been installed and the appropriate regulatory authority has been contacted. Compliance Consultant to sight unexpected finds procedure contained in the Statement of Heritage Impact	Excavation complete and no items found in accordance with Unexpected Finds Protocol.
<b>Impacts of Below Ground (Sub Surface) Works – Aboriginal Objects</b>					
D31	If during the course of construction the Applicant becomes aware of any previously	During Construction	Not Triggered	Compliance Consultant to be	Excavation complete and no items found in

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	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.			<p>notified by contractors of any unexpected finds and confirm compliance of this condition.</p> <p>Compliance Consultant 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>Compliance Consultant to sight authorisation from EESG prior to works recommencing at site.</p> <p>Compliance Consultant to sight unexpected finds procedure contained in the Statement of Heritage Impact.</p>	accordance with Unexpected Finds Protocol.
<b>Asbestos and Hazardous Waste Removal</b>					
D32	Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.	During Construction	Compliant	Compliance Consultant to sight evidence of reports and records detailing hazardous	Excavation and demolition complete and no items found in accordance with Unexpected Finds Protocol.



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				material identification and removal.	
D33	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	Compliant	Compliance Consultant to sight evidence of classification of wastes removed from site.	All removed spoil has been classified and removed in accordance with the EPA requirements. Records are kept on RCC internal server.
D34	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	Compliant	Compliance Consultant to sight evidence of Asbestos Clearance Certificate.	The site has no identified asbestos materials. If asbestos is encountered the following CMP protocols will be adhered to.
<b>Contamination</b>					
D35	The Applicant must implement the <b>UFP</b> (see <b>Condition C16</b> ) for the duration of construction. Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified and works must cease. Works must not recommence on site until the Department confirms works can recommence.	During Construction	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant with citation of consultation with Department if required.	UFP in place to adhere to should it occur
<b>SafeWork NSW Requirements</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
D36	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	Compliant	<p>Compliance Consultant 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:</p> <ul style="list-style-type: none"> <li>Contractors log in/out records</li> <li>Contractors Safe Work Methods</li> <li>Site induction records</li> <li>Site access and designated access points</li> </ul>	Safe work method in place to adhere to all requirements. RCC safety standards implemented which go above and beyond safe work guidelines.
<b>Hoarding/Fencing Requirements</b>					
D37	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and</p> <p>(b) the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application</p>	During Construction	Compliant	<p>Compliance Consultant to sight compliance reports which provide evidence no advertising is displayed on subject hoarding/fencing.</p> <p>Compliance Consultant to sight documents (including photo evidence) to show graffiti has been</p>	Monitoring in place

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				removed.	
<b>Loading and Unloading during Construction</b>					
D38	<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>	During Construction	Compliant	Compliance Consultant to sight documents and show this is achieved.	<ul style="list-style-type: none"> <li>• CEMP in place.</li> <li>• Work Zones in place</li> <li>• RCC using 104-116 Regent St as materials handling Zone to minimise impact to surrounding roads and footpaths.</li> </ul>
<b>Contact Telephone Number</b>					
D39	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	Compliant	Compliance Consultant to sight documents and show this is achieved.	<ul style="list-style-type: none"> <li>• Signage Installed on site</li> </ul>
<b>PART E - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
<b>Occupation Certificate</b>					
E1	An Occupation Certificate must be obtained from the PCA prior to commencement of occupation or use of the whole or any part of the approved building.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight the Occupation Certificate.	Not triggered - OC Stage
<b>GFA and Height Certification</b>					
E2	A Registered Surveyor is to certify that the GFA of the building does not exceed 10,513 m <sup>2</sup> and the height of the building does not exceed 18-storeys and RL 84.6 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	Not Triggered	Compliance Consultant to sight the GFA of the building (certified by a Registered Surveyor) does not exceed 18-storeys and RL 84.6 m AHD. Compliance Consultant to sight evidence of submission of the GFA of the building to the PCA.	Not triggered - OC Stage
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	Not Triggered	Compliance Consultant 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.	Not triggered - OC Stage
<b>Completion of Public Domain/Road Improvement Works</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
E4	Prior to the issue of any Occupation Certificate, evidence of the costs and satisfactory completion of the public domain and/or road improvement works referred to in <b>Condition B9</b> must be provided to Council and Infrastructure NSW.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant once the condition has been met.	Not triggered - OC Stage
<b>Operational Plan Management</b>					
E5	<p>Prior to the occupation or commencement of use, a detailed <b>Operational Plan of Management (OPM)</b> shall be submitted to and approved by the Planning Secretary. The <b>OPM</b> must be prepared in consultation with Council and NSW Police. The <b>OPM</b> shall address (but not be limited to):</p> <p>(a) management of communal areas, coffee kiosk and open spaces (see <b>Conditions F2 to F5</b>);</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	Not Triggered	OPM will be prepared, sighted by the Compliance Consultant and approved by the Planning Secretary.	Not triggered - OC Stage
<b>Tree Planting, Landscaping and Public Domain Works</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
E6	All tree planting, landscaping and public domain works approved by <b>Condition A2</b> , must be completed in accordance with the approved plans, including the detailed landscape plan (see <b>Condition B5</b> ), prior to the issue of the relevant Occupation Certificate.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to review tree planting, landscaping and public domain works against the requirements of the condition and the LMP.	Not triggered – OC Stage
<b>Road Damage</b>					
E7	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. <i><b>Note:</b> Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.</i>	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Not triggered – OC Stage
<b>Sydney Water Compliance</b>					
E8	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	Not Triggered	Compliance Consultant to sight evidence of obtainment of a Section 73 Compliance Certificate. Compliance Consultant to sight evidence of submission of the Section 73 Compliance Certificate to the	Not triggered – OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
				Certifier.	
<b>Utility Providers</b>					
E9	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, written advice shall be obtained from the relevant water supply authority, wastewater disposal authority, electricity supply authority (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight written advice has been obtained from the relevant water supply authority, wastewater disposal authority and electricity supply authority completed by a Registered Surveyor and submitted to Sydney Trains.	Not triggered - OC Stage
<b>Easement for Public Access</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
E10	Prior to the issue of any Occupation Certificate for the development, a documentary Easement for Public Access, limited in stratum if so desired, is to be created and registered on the Title of the development site. The Easement is to be defined over the strip of land, of variable width, extending from the northern alignment of Margaret Street to the termination of William Lane passing between the proposed development and the western boundary of 104-116 Regent Street, Redfern as shown on the approved plan (DA 2001 015) for the development. The Easement is to be created appurtenant to Council in terms granting unrestricted rights for public pedestrian access, with or without vehicles (with any vehicular access to be subject to Council's agreement and approval), to Council's satisfaction.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight a Documentary Easement for Public Access has been created in accordance with Council's requirements and to the satisfaction of Council.	Not triggered - OC Stage
<b>Positive Covenant</b>					
E11	Prior to the issue of any Occupation Certificate for the development, a documentary Positive Covenant is to be created and registered on the Title of the development site, appurtenant to Council. The Positive Covenant is to be created in terms indemnifying Council against any claims and damages arising from the use of the Right of Public Access, and is to require the maintenance of a \$20,000,000 public indemnity insurance policy and is to require the maintenance, upkeep and repair of the Right of Public Access in accordance with Council's requirements and to the satisfaction of Council.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight a documentary Positive Covenant has been created in accordance with Council's requirements and to the satisfaction of Council.	Not triggered - OC Stage
<b>Sydney Trains</b>					



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
E12	Prior to the issuing of any Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Trains and the Applicant, resulting in a Final Dilapidation Report/Survey. The Final Dilapidation Report/Survey will enable any deterioration during construction to be observed. No Occupation Certificate shall be issued until written confirmation has been received from Sydney Trains confirming their satisfaction with the Final Dilapidation Report/Survey and/or rectification of any damage.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight a joint inspection and consequently a Final Dilapidation Report/Survey has been carried out in accordance with E12.	Not triggered – OC Stage
E13	Prior to the issuing of any Occupation Certificate, the Applicant is to submit as-built drawings to Sydney Trains. The as-built drawings are to be endorsed by a Registered Surveyor confirming that there has been no encroachment into Sydney Trains property or easements, unless agreed to be these authorities. The Certifier is not to issue any Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight as-built drawings have been completed by a Registered Surveyor and submitted to Sydney Trains.	Not triggered – OC Stage
<b>Post Construction Dilapidation Report</b>					
E14	Prior to the issue of any Occupation Certificate: (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	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight Dilapidation Report completed by a suitably qualified person and	Not triggered – OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p>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>			<p>submitted to the Certifier.</p> <p>Compliance Consultant to sight evidence the Dilapidation Report has been forwarded to the Council, the Planning Secretary and each of the affected property owners.</p>	
<b>Completion of Public Domain Works</b>					
E15	The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the <i>Public Domain Manual</i> before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of construction compliance will be sighted by the Compliance Consultant.	Not triggered - OC Stage
E16	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	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight sign off on electronic works-as-executed (as-built) plans and documentation by a suitably qualified, independent professional. Compliance Consultant to sight	Not triggered - OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	defects liability period.			sign off by Council on completion and handover of public domain works. Compliance Consultant to lodge the plans with Council.	
E17	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.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of construction compliance will be sighted by the Compliance Consultant.	Not triggered - OC Stage
E18	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.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of construction compliance will be sighted by the Compliance Consultant.	Not triggered - OC Stage
<b>Stormwater and Drainage</b>					
E19	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	Not Triggered	Compliance Consultant to sight evidence of a Positive Covenant has been registered on the title for all drainage systems involving On-Site Detention.	Not triggered - OC Stage
<b>Structural Inspection Certificate</b>					
E20	A <b>Structural Inspection Certificate</b> or a <b>Compliance Certificate</b> 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	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight evidence of submission of a Structural Inspection	Not triggered - OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	approval authority for specific electronic format) shall be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			Certificate or a Compliance Certificate to the Certifier following commitments (a) and (b) of E20 have been met. Compliance Consultant to sight evidence of submission of the final drawings to the approval authority and the Council.	
<b>Environmental Performance</b>					
E21	Prior to the issue of the any Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 1045175M (dated 11 September 2020).	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of compliance with BASIX Certificate No. 1045175M commitments to the Certifying Authority will be sighted by the Compliance Consultant.	Not triggered - OC Stage
E22	All non-residential environmental commitments referred to in <b>Conditions B39 to B42</b> for the development must be fulfilled prior to the issue of the relevant Occupation Certificate.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight evidence all non-residential environmental commitments have been met.	Not triggered - OC Stage
<b>Ecologically Sustainable Development</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
E23	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 SLR Consulting Australia Pty Ltd, dated April 2020 (see <b>Condition B37</b> ).	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight compliance with recommendations provided in the SLR Consulting Australia Pty Ltd, report dated April 2020.	Not triggered - OC Stage
<b>Mechanical Ventilation</b>					
E24	Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the Certifier, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) <i>Australian Standard AS1668</i> and other relevant codes; (c) the development consent and any relevant modifications; and, (d) any dispensation granted by Fire and Rescue NSW.	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight evidence to the Certifier of installation and performance of mechanical systems complies with the requirements detailed in E24.	Not triggered - OC Stage
<b>Numbering</b>					
E25	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	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Not triggered - OC Stage
<b>Crime Prevention through Environmental Design</b>					
E26	Prior to the commencement of use, evidence shall be submitted to the Certifier demonstrating	Prior to Occupation or Commencement	Not Triggered	Compliance Consultant to sight	Not triggered - OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	the recommendations of the CPTED Report, prepared by Elton Consulting, dated 24 October 2019, (see <b>Condition B48</b> ) have been implemented.	of Use		compliance with recommendations provided in the CPTED Report.	
<b>Wind Mitigation Measures</b>					
E27	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 July 2020 (see <b>Condition B15</b> ).	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight compliance with wind mitigation recommendations.	Not triggered – OC Stage
<b>Fire Safety Certification</b>					
E28	Prior to the occupation or commencement of use of the development, a <b>Fire Safety Certificate</b> shall be obtained for all the Essential Fire or Other Safety Measures forming 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	Not Triggered	Compliance Consultant to sight evidence of obtainment of a Fire Safety Certificate. Compliance Consultant to sight evidence of submission of the Fire Safety Certificate to the relevant authority.	Not triggered – OC Stage
<b>Sanitary Facilities for Disabled Persons</b>					
E29	Prior to occupation and commencement of the use, details must be provided to the Certifier demonstrating that the provision of sanitary facilities for disabled persons within the premises complies with Section F2.4 of the BCA and <b>Condition B46</b> .	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Not triggered – OC Stage
<b>Bicycle and Facilities for Cyclists Certification</b>					
E30	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	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the	Not triggered – OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	for cyclists required under <b>Condition B45</b> .			Compliance Consultant.	
<b>Waste and Recycling Collection</b>					
E31	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	Not Triggered	Compliance Consultant to sight evidence of contract with a licensed waste contractor.	Not triggered - OC Stage
E32	<p>A detailed <b>Operational Waste Management Plan (OWMP)</b> detailing the waste and recycling storage and removal strategy for all of the development, is required to be submitted to and approved by Council's Director of City Services. The <b>OWMP</b> is required to be prepared in accordance with Council's Waste Management Guidelines for Proposed Development and must include the following details (as applicable):</p> <ul style="list-style-type: none"> <li>• The use of the premises and the number and size of occupancies.</li> <li>• The type and quantity of waste to be generated by the development.</li> <li>• Details of the proposed recycling and waste disposal contractors.</li> <li>• Waste storage facilities and equipment.</li> <li>• Access and traffic arrangements, including use of the through-site link and operation of removable bollards.</li> <li>• 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 within the TSL.</li> </ul> <p>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</p>	Prior to Occupation or Commencement of Use	Not Triggered	<p>OWMP will be prepared, sighted by the Compliance Consultant and approved by the Council's Director of City Services.</p> <p>Compliance Consultant to sight evidence of consultation between owner of Applicant and the Council's City Services Department regarding waste collection at the premises.</p> <p>Compliance Consultant to sight that waste storage areas are clearly signposted.</p>	Not triggered - OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	waste from the premises. The waste storage areas shall be clearly signposted.				
E33	Prior to the relevant Occupation Certificate being issued or the use commencing, whichever is earlier, the Certifier must ensure that waste handling works have been completed in accordance with the <b>OWMP</b> .	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant by providing waste monitoring results to the Certifier.	Not triggered - OC Stage
<b>Acoustic Compliance</b>					
E34	Prior to the issue of the relevant Occupation Certificate, evidence shall be submitted to the Certifier demonstrating compliance with all noise mitigation measures required under <b>Condition B33</b> and to ensure the development achieves compliance with the requirements of the NSW Industrial Noise Policy and other guidelines applicable to the development.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant by providing noise monitoring results to the Certifier.	Not triggered - OC Stage
<b>Public Art Strategy Implementation</b>					
E35	Prior to issue of the relevant Occupation Certificate, evidence shall be submitted to the Certifier demonstrating all elements of the detailed <b>Public Art Strategy</b> required under <b>Condition B30</b> , have been implemented, including ongoing maintenance and associated budgeting arrangements.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Not triggered - OC Stage
<b>Heritage Interpretation Plan Implementation</b>					
E36	Prior to issue of the relevant Occupation Certificate, evidence shall be submitted to the Certifier demonstrating all elements of the detailed <b>Heritage Interpretation Plan</b> required under <b>Condition B31</b> , have been implemented.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Not triggered - OC Stage



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
<b>External Walls and Cladding Flammability</b>					
E37	Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifier demonstrating all external walls of the building, including cladding, comply with the relevant requirements of the BCA, consistent with the requirements of <b>Condition B2</b> .	Prior to Occupation or Commencement of Use	Not Triggered	Compliance Consultant to sight CC and OC for the building works	Not triggered - OC Stage
<b>Protection of Public Infrastructure</b>					
E38	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Prior to Occupation or Commencement of Use	Not Triggered	Evidence of satisfaction of this condition will be sighted by the Compliance Consultant.	Not triggered - OC Stage
<b>PART F – POST OCCUPATION – DURING OPERATION</b>					
<b>Operational Plan of Management</b>					
F1	The <b>OPM</b> (see <b>Condition E5</b> ) and all relevant plans must be fully implemented during use of the premises.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to review monitoring and inspection results regularly and notify the Owners of the premises if one/ some management plans are not being implemented.	Not triggered - OC Stage
<b>Operational Restrictions</b>					

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
F2	The use of the communal facilities, including the external terraces on levels 2, 3 and 4, is restricted to residents and their guests.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to sight evidence of compliance with this condition	Not triggered - OC Stage
F3	Use of the communal open space areas is restricted to 7 am to 10 pm Monday to Saturday and 8 am to 9 pm Sundays and public holidays.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to undertake inspections to ensure F3 is being met.	Not triggered - OC Stage
F4	Amplified noise/music and consumption of alcohol is prohibited within the communal open space areas.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to sight evidence of compliance with this condition	Not triggered - OC Stage
F5	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	Not Triggered	Compliance Consultant to sight evidence of compliance with this condition	Not triggered - OC Stage
<b>Fire Safety Certificate</b>					
F6	The development shall operate in accordance with the Fire Safety Certificate obtained in accordance with Condition E28 of this consent.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to sight evidence of compliance with this condition	Not triggered - OC Stage
<b>Noise Control - Plant and Machinery</b>					
F7	Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following: (a) transmission of "offensive noise" as defined in the Protection of the <i>Environment Operations Act 1997</i> to any place of different	Post Occupation - During Operation	Not Triggered	Noise will be managed in accordance with the OPM. Compliance Consultant to sight	Not triggered - OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	<p>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>			monitoring reports and undertake regular inspections.	
<b>Loading and Unloading</b>					
F8	<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	Not Triggered	Compliance Consultant to sight evidence of compliance with this condition	Not triggered - OC Stage
F9	All vehicles must enter and exit the site in a forward direction.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to undertake regular inspections of the site to ensure F9 is being met.	Not triggered - OC Stage
<b>Waste Management</b>					
F10	Waste Management shall be undertaken in accordance with the <b>OWMP</b> (see <b>Condition E32</b> ).	Post Occupation - During Operation	Not Triggered	Compliance Consultant to undertake inspections and monitor mitigation measures within the OWMP.	Not triggered - OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
<b>No Obstruction of the Public Way</b>					
F11	The public way must not be obstructed by any materials, waste, vehicles, refuse, skips or the like under any circumstances.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to undertake monitoring and inspections of the public way to ensure it complies with F11.	Not triggered - OC Stage
<b>Future Signage</b>					
F12	All future signage shall be located within the approved signage zones consistent with drawing DA5106 ( <b>Condition A2</b> ). Future signage must be for building or business identification purposes only and must not include advertising of goods, products or services. Any signage illumination must not exceed Australian Standards.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to undertake inspections of signage to ensure it is consistent with A2 and F12.	Not triggered - OC Stage
<b>Outdoor Furniture</b>					
F13	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	Not Triggered	Compliance Consultant undertake inspections of furniture to ensure it meets F13 requirements.	Not triggered - OC Stage
<b>Anti-Graffiti</b>					
F14	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	Not Triggered	Compliance Consultant to sight documents (including photo evidence) to show this has been achieved.	Not triggered - OC Stage
<b>Plan of Management for Landscape Maintenance</b>					
F15	Within six months of the issue of the final Occupation Certificate, a Plan of Management	Post Occupation - During Operation	Not Triggered	Plan of Management for	Not triggered - OC Stage

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Compliance Status	Monitoring Methodology	RCC Comments / Evidence
	for the ongoing maintenance of landscaped areas and tree planting is to be prepared and adopted by the operator of the student accommodation.			landscape maintenance will be reviewed by the Compliance Consultant to confirm Plan is accurate with the condition.	
<b>Car Parking Permits</b>					
F16	Residents are not permitted to obtain on-street car parking permits from City of Sydney Council.	Post Occupation - During Operation	Not Triggered	Compliance Consultant to sight documents and show this is achieved.	Not triggered - OC Stage

### 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

## Appendix C

### Complaints Register

No	Date	Description of Complaint	Action Taken or Reason Why No Action was Taken	Monitoring Details of Follow up Contact	Date Complaint Closed/Resolved
1	13/09/21 @5:50pm	SMS text message received by Site Manager Ian Robinson from resident across from site compound at 2/143-145 Regent St. Resident John Gillen made not of lights being left on within our temporary site office at 104-116 Regent St. He also mentioned some dust over the weekend due to high winds. Complaint was informal in nature but noted by team.	Cale Holmes (Senior Project Engineer) responded via email (John left an email address) on 14/09/21 @ 5:34pm. Management staff all advised of complaint and extra precaution taken to turn off all office lights when leaving each evening. Noting that site office is moving within next 3 weeks. We have contracted a civil earthworks company to seal our materials lay down area to keep dust settled.	John M Gillen Jmgillen7@gmail.com	14/09/21
2	20/09/21 @ 5:50pm	Complaint received from 1 Margaret St Kerry Heywood on behalf of tenants regarding extreme dust during yesterday's wind event. Kerry also noted CEMP was not on Planning Portal or Project Website.	Cale Holmes (Senior Project Engineer) responded via email on 21/09/21 8:54am. Noting that the CEMP was clearly on planning portal but had not been uploaded on website. Website has been updated as of 8am 21/09/21 with all management plans required by SSD9194.  In regard to dust, RCC contractor has now ordered 1no water cart dust suppression unit and 1no Water Suppression cannon due to arrive today 21/9/21. RCC electrician on site to install required 3 Phase power to run the cannon.	Kerry Heywood <a href="mailto:kpheywood@gmail.com">kpheywood@gmail.com</a>  0419 624 331	21/09/21
3	24/09/21 @ 09:57am	Complaint received from 1 Margaret St Kerry Heywood on behalf of tenants outlining concerns regarding works starting prior to DA hours, Dust and Vibration.	Cale Holmes (Senior Project Engineer) responded via email on 24/09/21 11:40am.  <ul style="list-style-type: none"> <li>- Demonstrated over and above dust control measures via photos of water cannon and hoses at worksite</li> <li>- Sent through vibration logger results as evidence that vibration limits have not been exceeded and that loggers are working correctly.</li> <li>- Non-Conformance notice given to ACE Civil for turning on their 33 tonne excavator at 6:54am.</li> </ul>	Kerry Heywood <a href="mailto:kpheywood@gmail.com">kpheywood@gmail.com</a>  0419 624 331	24/09/21

4	28/10/21 @ 3.44pm	Complaint dated 15/10/21 received from council via the PCA regarding noise and vibration. Noting no detailing to the root cause was given.	RCC responded via PCA within 1 hour of receiving complaint at 4.15pm 28/10/21 and will continue to monitor noise and vibration levels.	Council/PCA	28/10/21
<b>NO COMPLAINTS RECORDED IN NOVEMBER</b>					
<b>NO COMPLAINTS RECORDED IN DECEMBER</b>					
<b>NO COMPLAINTS RECORDED IN JANUARY</b>					
5	28/02/22 @ 12.10pm	Text message received from Tim Heywood representative of 1 Margaret St advising that the crane lights were left on over the weekend	RCC responded immediately, crane light termination added to daily lock up checklist and site team advised of complaint.	Tim Heywood	28/02/22



## SYDNEY

LEVEL 3, 4 BROADCAST WAY  
ARTARMON NSW 2064

PO BOX 1024  
CROWS NEST NSW 1585

PHONE: +61 2 9902 4700  
FAX: +61 2 9439 1114

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## NEWCASTLE

LEVEL 1, 118A BELFORD ST  
BROADMEADOW NSW 2292

PO BOX 835  
HAMILTON NSW 2303

PHONE: +61 2 9902 4700  
FAX: +61 2 6766 3022

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## TAMWORTH

SUITE 1, 493 PEEL ST  
TAMWORTH NSW 2340

PO BOX 576  
TAMWORTH NSW 2340

PHONE: +61 2 6766 5225  
FAX: +61 2 6766 3022

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## ACT

UNIT 1, 155 NEWCASTLE ST  
FYSHWICK ACT 2609

PO BOX 771  
FYSHWICK ACT 2609

PHONE: +61 2 6143 2900  
FAX: +61 2 6280 8774