

The logo for URBIS, featuring the word "URBIS" in a bold, sans-serif font. The text is contained within a square frame that is open on the right side. A thick black horizontal line extends from the right side of the square frame across the top of the page. A thick black vertical line extends from the top of the page down to the top of the square frame.

URBIS

STAGING REPORT

Redevelopment of UNSW
Cliffbrook Campus (SSD 8126)

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Peter Strudwick		
Senior Consultant	Edward Green		
Project Code	P26059		
Report Number	01	First Draft	09/11/2020
	02	Draft to UNSW	17/11/2020
	03	Draft to DPIE	27/11/2020
	04	Final	15/12/2020
	05	Revised Final	15/03/2021
	06	Revised Final	18/03/2021

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

1.	Introduction	4
1.1.	Background.....	4
1.2.	The Project.....	4
1.3.	Statutory Context	5
1.4.	Purpose of this Staging Report.....	5
1.5.	Need and Justification.....	6
2.	Staging	7
2.1.	Stage 1 – Refurbishment of the Garage (Building CC3)	7
2.2.	Stage 2 – Refurbishment of Cliffbrook House (CC1).....	8
2.3.	Stage 3 – Demolition and COstruction of Main Building.....	9
2.4.	Stage 4 – Landscaping	9
3.	Managing Compliance and Potential Impacts.....	10
3.1.	Approach.....	10
3.2.	Management Plans	10
3.3.	Compliance Monitoring and Reporting	10
3.4.	Independent Environmental Auditing.....	11
3.5.	Cumulative Impact	11
	Disclaimer.....	47

FIGURES

Figure 1 – Site Aerial	5
------------------------------	---

TABLES

Table 1 – Scope of Stages	7
Table 2 – Appendix A: Compliance Matrix	12

1. INTRODUCTION

1.1. BACKGROUND

The NSW Department of Planning, Industry and Environment (DPIE) granted development consent for the redevelopment of the UNSW Cliffbrook Campus on 19 February 2018 (SSD-8126). The project allows the construction of a multi-purpose building, to be utilised by students and staff of the Australian Graduate School of Management (AGSM), associated with the UNSW Business School.

The project aims to provide teaching and learning facilities and associated accommodation for course participants of AGSM programs in a prestigious, contemporary executive retreat environment (including both teaching, learning and associated accommodation). More broadly, the project allows UNSW to make better use of an existing under-performing asset, while also improving the competitiveness of the University's management courses.

The current conditions of consent (SSD-8136) require a number of conditions to be satisfied prior to the commencement of construction works. Accordingly, a section 4.55 Modification was recently approved (on 10 December 2020) by DPIE to amend the Conditions of Consent to allow the proposed works to be completed in stages. This modification approved the following condition:

A22. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

This Staging Report has been prepared to satisfy Condition A22.

1.2. THE PROJECT

The site comprises Lot 1 DP8162 and Lot 1 DP109530 and is commonly known as the UNSW Cliffbrook Campus at 45-51 Beach Street, Coogee. The site has an area of approximately 11,559sqm and slopes from east to west. Refer to Figure 1 for an aerial photograph.

The proposed redevelopment works include:

- Demolition of CC2 (and outbuilding) and CC4 (1970's L-shaped building), which currently houses UNSW Press.
- Retention and refurbishment of CC1, Cliffbrook House, which is a State heritage-listed residence. This includes the provision of one on-site manager's apartment.
- Retention and refurbishment of CC3, which is a state heritage-listed outbuilding (old garage).
- Construction of a three / four storey building, including:
 - Teaching and flexible teaching/research/conference rooms.
 - 52 bedrooms in the upper levels for course participants enrolled at the AGSM (50 participant bedrooms and 2 staff bedrooms).
 - Kitchen, dining room, amenities and services; and
 - 37 car parking spaces comprising 27 basement spaces, 5 spaces along the Beach Street boundary wall and 5 spaces along the internal circulation road.
- Provision of landscaping, driveway reconfiguration and upgrade of the at-grade parking area.
- Construction of light weight structures, pathways, and landscaping on the rear section of the site to support the learning function of the proposal.

It is proposed to carry out the above works in four stages. This is discussed in detail in the following sections.

Figure 1 – Site Aerial



Source: Urbis

1.3. STATUTORY CONTEXT

The project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

An application for consent was lodged with the Department in 2017. Consent was granted on 19 February 2018 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), subject to a number of Conditions of Consent.

A modification to the consent to clarify the contribution payment timing and to insert 'standard' staging conditions was approved by DPIE on 10 December 2020.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website: <https://www.planningportal.nsw.gov.au/major-projects/project/5301>

1.4. PURPOSE OF THIS STAGING REPORT

This Staging Report has been prepared to facilitate the staging of requirements in accordance with the recent modification request outlined above. Specifically, this Staging Report seeks to address the requirements of the following Conditions proposed as part of the modification:

- A22. *The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).*

A23. A Staging Report prepared in accordance with condition A6 must:

- a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
- b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
- c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
- d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.

A24. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

A25. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

The Staging Report will be read in conjunction with the approved SSD / Mod conditions of consent.

1.5. NEED AND JUSTIFICATION

Staging works is the most efficient way to deliver the project as it will enable more flexibility in the construction process and allow various parts of the site to be occupied prior to, or whilst, other works are completed. This is considered to be a more suitable approach given the project involves several components including the refurbishment of the existing heritage listed garage, Cliffbrook House, demolition of existing buildings, construction of a new building and landscaping.

Implementation of this Staging Report enables specific works such as the refurbishment of the Garage and Cliffbrook House to be completed prior to the demolition and construction works associated with the new Main Education Building. These buildings are currently in need of repair/restoration, and the proposed staging will allow for timely investment in their ongoing preservation. The staging approach also reduces the cumulative impacts of construction such as noise, odour and dust and will enable these parts of the site to be occupied prior to, or whilst the remainder of the works are completed.

The Staging Report also alleviates the Department, the Certifying Authority, and the proponent from administrative burdens by allowing the Project to be delivered in an efficient and systematic way.

2. STAGING

The project will be delivered in four stages.

The proposed construction stages and corresponding commencement and completion dates for each stage is outlined in Table 1 and described in detail below.

Table 1 – Scope of Stages

Stage	Scope	Indicative Commencement Dates	Indicative Completion Dates
1	Refurbishment of the Garage (Building CC3)	Q2 2021	Q3 2021
2	Refurbishment of Cliffbrook House (Building CC1)	Q1 2022	Q3 2022
3	Demolition of Existing Buildings (CC2, CC4) and Construction of Main Education Building and associated site landscaping.	Q1 2023	Q2 2024
4	Rear pathway principally located in Lot 1 DP 109530 and associated landscape works.	Q2 2025	Q3 2025

Note: the above dates are indicative and subject to change depending on the particular circumstances and requirements of the University.

Existing use of the campus: The UNSW Cliffbrook Campus is currently used by the broader UNSW community. Its primary use is for educational activities that requires office style workspace, seminar and small group training and events.

Proposed use of the campus: The project allows the construction of a multi-purpose building, to be utilised by students and staff of UNSW.

2.1. STAGE 1 – REFURBISHMENT OF THE GARAGE (BUILDING CC3)

It is proposed to carry out alterations to Building CC3 as follows:

- Remove the bi-fold doors in the openings in the eastern elevation and replace with double doors for accessible access.
- Restore stone works.
- Remove and reconfigure internal walls.
- Install new floor finish and operable wall.

Occupation of the site during Stage 1: During Stage 1 (refurbishment of heritage garage) all other buildings will remain operational, together with the existing vehicular and pedestrian access arrangements.

Given the scale and nature of the works proposed under Stage 1, it is considered that the conditions of consent provide an appropriate framework to mitigate any adverse amenity impacts to occupants of the site (and surrounds).

A portion of Cliffbrook House (CC1) may be utilised as a site office for the Stage 1 works. This will be determined at the CC stage once a principal contractor are engaged.

2.2. STAGE 2 – REFURBISHMENT OF CLIFFBROOK HOUSE (CC1)

It is proposed to carry out alterations to Cliffbrook House (CC1) including:

At ground floor level:

- Remove cupboards/joinery in two rooms.
- Install an accessible lift.
- Remove and reconfigure existing water closet fit-out and provide an accessible water closet.
- Creation of an accessible entrance.
- Install a BCA compliant handrail to the main staircase.
- Remove or re-swing doors.

At first floor level:

- Create an opening in the wall between the proposed syndicate rooms 3 and 4.
- Remove a wall, cupboards and door to install the accessible lift.
- Install a new kitchen and bathroom amenities.
- Raise the floor level of the outside terraces with floating pavers to enable access to the terraces.
- Install a new glass balustrade to meet BCA requirements.
- Creation of a one bedroom apartment.

General refurbishment across both levels:

- Remove carpet and restore floor boards throughout.
- Replace existing non-heritage light fittings.
- Restore fireplaces and install gas fire heaters.
- Remove all wall mounted AC units.
- Relocate skirting mounted electrical outlets to walls.

Occupation of the site during Stage 2: During Stage 2 (refurbishment of Cliffbrook House), Buildings CC2 and CC4 will remain operational, together with the existing vehicular and pedestrian access arrangements.

Given the scale and nature of the works proposed under Stage 2, it is considered that the conditions of consent provide an appropriate framework to mitigate any adverse amenity impacts to occupants of the site (and surrounds).

A portion of CC3 (Heritage Garage, subject of Stage 1 works) may be utilised as a site office. This will be determined at the CC stage once a principal contractor are engaged.

2.3. STAGE 3 – DEMOLITION AND CONSTRUCTION OF MAIN BUILDING

Demolition of Buildings CC2 and CC4 to accommodate the new multi-purpose building, which comprises teaching, dining, leisure building as follows:

- At lower ground: basement carpark, plant, storerooms and services, staff lockers and amenities, gymnasium and syndicate space with access to the eastern portion of the site and pathway.
- At ground floor: waste storage, storeroom, plant and amenities, staff room, reception/office venue, three teaching rooms, commercial kitchen, dining, lounges and catering areas.
- At Level 1: 22 accommodation rooms including one accessible bedroom, cleaners room, services and store.
- At Level 2: 19 accommodation rooms including one accessible bedroom, cleaners room, services and store.
- At Level 3: 11 accommodation rooms including one accessible bedroom, cleaners room, services and store and non-trafficable roof area; and
- Associated landscaping works as approved under the development consent.

Occupation of the site during Stage 3: During Stage 3 (Main Works), the campus will not be operational. All occupants will be moved off site, most likely to the nearby UNSW Kensington Campus.

Buildings CC1 (Cliffbrook House) and CC3 (Heritage Garage) may be utilised as a site office. This will be determined at the CC stage once a principal contractor are engaged.

2.4. STAGE 4 – LANDSCAPING

- Construction of a 1.5m pathway from the lower ground floor of the new building through to the rear/east of the site.
- New landscaping on the eastern part of the site (existing recreational zoned land), including construction of new fencing and ongoing bush regeneration.

Occupation of the site during Stage 4: During Stage 4 (Landscape Works), all other buildings are intended to be operational (in their new form), together with the proposed vehicular and pedestrian access arrangements (besides the landscaped path to Gordons Bay proposed under this stage).

Given the minor nature of the works proposed under Stage 4, it is considered that the conditions of consent provide an appropriate framework to mitigate any adverse amenity impacts to occupants of the site (and surrounds).

A portion of Cliffbrook House (CC1) may be utilised as a site office for the Stage 4 works. This will be determined at the CC stage once a principal contractor are engaged.

3. MANAGING COMPLIANCE AND POTENTIAL IMPACTS

3.1. APPROACH

UNSW is committed to undertaking the proposed works in accordance with the conditions of consent with as minimal impact as possible on adjoining properties.

Management of environmental issues will be achieved through strict adherence to the conditions of consent and the implementation of a detailed Construction Environmental Management Plan, compliance monitoring, reporting and independent environmental auditing.

The proposed staging will not impact on the ability of the project to comply with the conditions of consent. All conditions will be complied with at each relevant stage.

3.2. MANAGEMENT PLANS

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with the conditions of consent requirements, relevant standards and guidelines and best practice.

The Project management plans outline the requirements of the Project, ensure compliance with the conditions of consent and manage potential environmental and community impacts that may arise from the carrying out of the development. The key management strategies and plans applicable to Stages 1 to 4 include (but are not limited to):

- Aboriginal Archaeological Management Plan (AAMP) – Condition B19.
- Construction Environmental Management Plan (CEMP) – Condition B33.
- Construction Noise and Vibration Management Plan (CNVMP) – Condition B35.
- Construction Waste Management Plan (CWMP) – Condition B37.
- Construction Traffic and Pedestrian Management Plan (CTPMP) – Condition B39.
- A Car Parking Management Plan (PMP) – Condition D3; and
- A Stormwater Quality Management Plan (SQMP) – Condition D5.

These strategies will be prepared prior to the commencement of works at the relevant stage. Depending on the nature of the works, the reports may require updating or a new report may need to be prepared to cater for the specific stage of construction works. Updates to these documents may also occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

3.3. COMPLIANCE MONITORING AND REPORTING

In accordance with Condition B46, a Pre-Construction Compliance Report will be prepared for the development and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report will also be provided to the Department before the commencement of construction works.

In accordance with Condition C33, Construction Compliance Reports will also be submitted to the Department for information every six months from the date of the commencement of construction, for the duration of construction.

The Construction Compliance Reports will provide details on the compliance performance of the development for the preceding six months and will be submitted within one month following the end of each six month period for the duration of the construction of the development.

A compliance matrix is presented in Appendix A. It identifies the timing of which each condition of consent is triggered and must be complied with. The Compliance Monitoring and Reporting Program will require updating to capture the timing shown in Appendix A should the staging set out in this Staging Report be approved.

3.4. INDEPENDENT ENVIRONMENTAL AUDITING

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.

In accordance with Condition B47, no later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits will be prepared for the development in accordance with the latest version of *AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems* (Standards Australia, 2014) and submitted to the Secretary for information.

The environmental audit program prepared and submitted to the Secretary will be implemented and complied with for the duration of the development, unless otherwise agreed by the Secretary.

All independent environmental audits of the development will be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:

- (a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;
- (b) assesses whether the development is complying with the terms of this consent;
- (c) reviews the adequacy of any document required under this consent; and
- (d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.

Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report will be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations will be implemented to the satisfaction of the Secretary.

The undertaking of Independent Audits for the Project will not be impacted by implementing a staged approach.

3.5. CUMULATIVE IMPACT

Impacts associated with the delivery of the Project include traffic, parking and access, built form and amenity, heritage, landscaping and vegetation, recycling and waste, water management and nuisance impacts such as dust, noise and vibration and soil and water impacts. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent.

Table 2 – Appendix A: Compliance Matrix

Reference	Condition of Consent	Stage	Stage Scope	Comment																																																																																				
Part A – Administrative Conditions																																																																																								
A1	<p>Obligation to Minimise Harm to the Environment</p> <p>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.</p>	Stage 1 – Stage 4	Throughout	Nil																																																																																				
A2	<p>Terms of Consent</p> <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 Secretary;</p> <p>c) generally in accordance with the EIS as amended by the RtS and RtS Supplementary Information; and</p> <p>d) in accordance with the approved plans in the table below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">Architectural drawings and plans prepared by FJMT</th> </tr> <tr> <th>Drawing No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>1000</td><td>D</td><td>Cover Sheet</td><td>6/2/18</td></tr> <tr><td>1100</td><td>C</td><td>Perspectives</td><td>6/2/18</td></tr> <tr><td>1200</td><td>C</td><td>Site Plan</td><td>6/2/18</td></tr> <tr><td>1201</td><td>A</td><td>Site Analysis</td><td>4/5/17</td></tr> <tr><td>2000</td><td>C</td><td>Lower Ground Floor Plan</td><td>6/2/18</td></tr> <tr><td>2001</td><td>C</td><td>Ground Floor Plan</td><td>6/2/18</td></tr> <tr><td>2001</td><td>C</td><td>Level 1 Floor Plan</td><td>6/2/18</td></tr> <tr><td>2003</td><td>C</td><td>Level 2 Floor Plan</td><td>6/2/18</td></tr> <tr><td>2004</td><td>C</td><td>Level 3 Floor Plan</td><td>6/2/18</td></tr> <tr><td>2005</td><td>C</td><td>Roof Plant Plan</td><td>6/2/18</td></tr> <tr><td>2006</td><td>B</td><td>Roof Plan</td><td>6/2/18</td></tr> <tr><td>2007</td><td>C</td><td>Heritage Refurbishment</td><td>6/2/18</td></tr> <tr><td>2100</td><td>A</td><td>Demolition plan</td><td>4/5/17</td></tr> <tr><td>2800</td><td>C</td><td>GFA Plans</td><td>6/2/18</td></tr> <tr><td>3000</td><td>D</td><td>Elevations 1</td><td>6/2/18</td></tr> <tr><td>3001</td><td>C</td><td>Elevations 2</td><td>6/2/18</td></tr> <tr><td>4100</td><td>D</td><td>Section A, B and C</td><td>6/2/18</td></tr> <tr><td>5001</td><td>C</td><td>Shadow Studies - June 21 proposed</td><td>16/10/17</td></tr> <tr><td>5002</td><td>C</td><td>Shadow Studies - Dec 21 proposed</td><td>16/10/17</td></tr> </tbody> </table>	Architectural drawings and plans prepared by FJMT				Drawing No.	Rev	Name of Plan	Date	1000	D	Cover Sheet	6/2/18	1100	C	Perspectives	6/2/18	1200	C	Site Plan	6/2/18	1201	A	Site Analysis	4/5/17	2000	C	Lower Ground Floor Plan	6/2/18	2001	C	Ground Floor Plan	6/2/18	2001	C	Level 1 Floor Plan	6/2/18	2003	C	Level 2 Floor Plan	6/2/18	2004	C	Level 3 Floor Plan	6/2/18	2005	C	Roof Plant Plan	6/2/18	2006	B	Roof Plan	6/2/18	2007	C	Heritage Refurbishment	6/2/18	2100	A	Demolition plan	4/5/17	2800	C	GFA Plans	6/2/18	3000	D	Elevations 1	6/2/18	3001	C	Elevations 2	6/2/18	4100	D	Section A, B and C	6/2/18	5001	C	Shadow Studies - June 21 proposed	16/10/17	5002	C	Shadow Studies - Dec 21 proposed	16/10/17	Stage 1 – Stage 4	Throughout	Nil
Architectural drawings and plans prepared by FJMT																																																																																								
Drawing No.	Rev	Name of Plan	Date																																																																																					
1000	D	Cover Sheet	6/2/18																																																																																					
1100	C	Perspectives	6/2/18																																																																																					
1200	C	Site Plan	6/2/18																																																																																					
1201	A	Site Analysis	4/5/17																																																																																					
2000	C	Lower Ground Floor Plan	6/2/18																																																																																					
2001	C	Ground Floor Plan	6/2/18																																																																																					
2001	C	Level 1 Floor Plan	6/2/18																																																																																					
2003	C	Level 2 Floor Plan	6/2/18																																																																																					
2004	C	Level 3 Floor Plan	6/2/18																																																																																					
2005	C	Roof Plant Plan	6/2/18																																																																																					
2006	B	Roof Plan	6/2/18																																																																																					
2007	C	Heritage Refurbishment	6/2/18																																																																																					
2100	A	Demolition plan	4/5/17																																																																																					
2800	C	GFA Plans	6/2/18																																																																																					
3000	D	Elevations 1	6/2/18																																																																																					
3001	C	Elevations 2	6/2/18																																																																																					
4100	D	Section A, B and C	6/2/18																																																																																					
5001	C	Shadow Studies - June 21 proposed	16/10/17																																																																																					
5002	C	Shadow Studies - Dec 21 proposed	16/10/17																																																																																					

Reference	Condition of Consent	Stage	Stage Scope	Comment																												
	<table border="1"> <tr> <td>8001</td> <td>D</td> <td>Landscape Groundplane West</td> <td>6/2/18</td> </tr> <tr> <td>8002</td> <td>C</td> <td>Landscape Groundplane East</td> <td>6/2/18</td> </tr> <tr> <td>8003</td> <td>C</td> <td>Landscape Roof Plan</td> <td>6/2/18</td> </tr> <tr> <td>8004</td> <td>C</td> <td>Tree Management Plan</td> <td>6/2/18</td> </tr> <tr> <td>8101</td> <td>D</td> <td>Section L1 and L2</td> <td>6/2/18</td> </tr> <tr> <td>9401</td> <td>A</td> <td>External Finishes Schedule</td> <td>26/9/17</td> </tr> <tr> <td>9402</td> <td>A</td> <td>Exterior Finishes Sample Board</td> <td>26/9/17</td> </tr> </table>	8001	D	Landscape Groundplane West	6/2/18	8002	C	Landscape Groundplane East	6/2/18	8003	C	Landscape Roof Plan	6/2/18	8004	C	Tree Management Plan	6/2/18	8101	D	Section L1 and L2	6/2/18	9401	A	External Finishes Schedule	26/9/17	9402	A	Exterior Finishes Sample Board	26/9/17			
8001	D	Landscape Groundplane West	6/2/18																													
8002	C	Landscape Groundplane East	6/2/18																													
8003	C	Landscape Roof Plan	6/2/18																													
8004	C	Tree Management Plan	6/2/18																													
8101	D	Section L1 and L2	6/2/18																													
9401	A	External Finishes Schedule	26/9/17																													
9402	A	Exterior Finishes Sample Board	26/9/17																													
A3	<p>Consistent with the requirements in this consent, the Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p> <p>The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p> <p><i>Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.</i></p>	Stage 1 – Stage 4	Throughout	Nil																												
A4.	<p>Inconsistency between documents</p> <p>If there is any inconsistency between the plans and documentation referred to above the most recent document must prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.</p>	Stage 1 – Stage 4	Throughout	Nil																												
A5.	<p>Evidence of consultation</p> <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 for approval; and</p>	Stage 1 – Stage 4	Throughout	Nil																												

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>b) provide details of the consultation undertaken, including:</p> <ul style="list-style-type: none"> i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 			
A6.	<p>Design Quality Excellence</p> <p>In order to ensure the design quality excellence of the development is retained:</p> <ul style="list-style-type: none"> a) the design architect (FJMT) is to have direct involvement in the design documentation, contract documentation and construction stages of the project; b) the design architect is to have full access to the site and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project; and c) evidence of the design architect's commission is to be provided to the Secretary prior to certification of any building works, except for site preparatory works. 	Stage 1 – Stage 4	Throughout	Nil
A7.	The design architect for the project must not change without prior approval of the Secretary.	Stage 1 – Stage 4	Throughout	Nil
A8.	<p>Restrictions on Use – Accommodation</p> <p>Residents accommodated within the facility during the university semester periods must be students that are enrolled at UNSW, staff employed by UNSW and/or other persons affiliated or connected with the UNSW (which may include visiting academics or students.)</p>	Stage 1 – Stage 4	Throughout	Nil
A9.	Residents accommodated within the facility outside the university semester periods must either meet the criteria in condition A6 or be attending, or affiliated with, UNSW events or activities.	Stage 1 – Stage 4	Throughout	Nil
A10.	<p>Lapsing of approval</p> <p>This consent will lapse five years from the date of consent unless the development has physically commenced on the land to which the consent applies before that date.</p>	Stage 1 – Stage 4	Throughout	Nil
A11.	Prescribed Conditions	Stage 1 – Stage 4	Throughout	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.			
A12.	<p>Secretary as Moderator</p> <p>In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter must be binding on the parties.</p>	Stage 1 – Stage 4	Throughout	Nil
A13.	<p>Long Service Levy</p> <p>For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.</p>	Stage 1 – Stage 4	Throughout	The LSL pertaining to the value of the works in that Stage will be paid prior to relevant Crown Certification approval.
A14.	<p>Legal Notices</p> <p>Any advice or notice to the consent authority must be served on the Secretary.</p>	Stage 1 – Stage 4	Throughout	Nil
A15.	<p>Review of Strategies, Plans and Programs</p> <p>Within three months of:</p> <p>a) the submission of a compliance report under conditions of this consent;</p> <p>b) the submission of an incident report under conditions of this consent;</p> <p>c) the submission of an Independent Environmental Audit under conditions of this consent;</p> <p>d) the approval of any modification to the conditions of this consent; or</p> <p>e) the issue of a direction of the Secretary under condition A3, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	Stage 1 – Stage 4	A Pre-Construction Compliance Report must be prepared for the development and submitted to the Certifying Authority for approval before the commencement of construction works.	Nil
A16.	<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 and submitted:</p> <p>a) to the Secretary's satisfaction if previously approved by the Secretary; or</p> <p>b) to the Secretary for information.</p>	Stage 1 – Stage 4	Throughout	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>Where revisions are required, the revised document must be submitted to the Secretary within six weeks of the review.</p> <p><i>Note: This is to ensure the strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			
A17.	<p>Incident Notification, Reporting and Response</p> <p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p> <p>a) A written incident notification must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant forms the view that an incident has not occurred.</p> <p>Written notification of an incident must:</p> <ul style="list-style-type: none"> i) identify the development and application number ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); iii) identify how the incident was detected; iv) identify when the Applicant became aware of the incident; v) identify any actual or potential non-compliance with conditions of consent; vi) describe what immediate steps were taken in relation to the incident; vii) identify further action(s) that will be taken in relation to the incident; and viii) identify a project contact for further communication regarding the incident. <p>b) Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out</p>	Stage 1 – Stage 4	Throughout	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>in condition A17(a), and such further reports as may be requested.</p> <p>The Incident Report must include:</p> <ul style="list-style-type: none"> i) a summary of the incident; ii) outcomes of an incident investigation, including identification of the cause/s of the incident; iii) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and iv) details of any communication with other stakeholders regarding the incident. 			
A18.	<p>Non-compliance Notification and Reporting</p> <p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p>	Stage 1 – Stage 4	Throughout	Nil
A19.	<p>The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p>	Stage 1 – Stage 4	Throughout	Nil
A20.	<p>Monitoring and Environmental Audits</p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 28 of Part 6 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Stage 1 – Stage 4	<p>Pre-construction</p> <p>No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of ASINZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.</p>	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
A21.	<p>Applicability of Guidelines</p> <p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p> <p>However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p>	Stage 1 – Stage 4	Throughout	Nil
A22.	<p>Staging</p> <p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).</p>	Stage 1 – Stage 4	Throughout	Nil
A23.	<p>A Staging Report prepared in accordance with condition A22 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	Stage 1 – Stage 4	Throughout	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
A24.	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Stage 1 – Stage 4	Throughout	Nil
A25.	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Stage 1 – Stage 4	Throughout	Nil
PART B – PRIOR TO COMMENCEMENT OF WORKS				
B1.	<p>Notice of Commencement of Works</p> <p>The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction and operation of the development is to be staged, the Department, certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	Stage 1 – Stage 4	Throughout	Nil
B2.	<p>Certified Plans</p> <p>Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions.</p>	Stage 1 – Stage 4	Throughout	Certified drawings will be submitted to the Certifier prior to commencement of each stage.
B3.	<p>Demolition</p> <p>Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	Stage 3	Stage 3: demolition of two existing buildings.	Nil
B4.	<p>Development Contributions</p> <p>To meet the demand for additional public facilities and infrastructure generated by the development on the site, contributions are required in accordance with Council's Section 94A Plan.</p> <p>The Applicant must, prior to a Crown Certificate being issued for the Stage 3 works, pay a monetary amount of \$309,649 to Randwick City Council in accordance with Council's Section</p>	Stage 3	Pre-construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	94A Contributions Plan, calculated as 1 per cent of the proposed cost of development, indexed between the date of determination and the date the levy is required to be paid, in accordance with clause 25J(4) of the <i>Environmental Planning and Assessment Regulation 2000</i> .			
B5	<p>Security Deposit</p> <p>The following damage/civil works security deposit requirement must be complied with, as security for making good any damage caused to the roadway, footway, verge or any public space; and as security for completing any public work; and for remedying any defect on such public works, in accordance with 80A(6) of the EP&A Act.:</p> <p>\$5000.00- Damage/Civil Works Security Deposit</p> <p>The damage/civil works security deposit may be provided by way of cash, cheque, or credit card payment and is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.</p> <p>The owner/builder is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.</p> <p>To obtain a refund of relevant deposits, a Security Deposit Refund Form is to be forwarded to Council's Director of City Services upon issuing of an occupation certificate or completion of the civil works.</p>	Stage 1 – Stage 4	Pre-construction	Nil
B6.	<p>Reflectivity</p> <p>The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort to nearby residents or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	Stage 3	Pre-construction	Relevant to main works (Stage 3) building façade.

Reference	Condition of Consent	Stage	Stage Scope	Comment
B7.	<p>Outdoor Lighting</p> <p>All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 <i>Pedestrian Area (Category P) Lighting</i> and AS 4282-1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	Stage 3	Pre-construction	Relevant to main works (Stage 3) building.
B8.	<p>Access for People with Disabilities</p> <p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia (BCA). The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>	Stage 1 – Stage 4	Throughout	Detailed design and construction of accessible elements will commence during each stage, as relevant.
B9.	<p>Accessible Compliant Rooms</p> <p>Prior to the commencement of construction, the Certifying Authority is to ensure that the accessible rooms are designed in accordance with the provisions of AS 1428.1-2009 <i>Design for access and mobility - General requirements for access - New building work</i>.</p>	Stage 3	Pre-construction	<p>Relevant to main works (Stage 3) building.</p> <p>Design compliance evidence will be issued to Certifier prior to the commencement of Stage 3.</p>
B10.	<p>Road Design and Access</p> <p>The design alignment level (ie finished level of concrete, paving or the like) at the Beach Street property boundary for access ramps and pathways or the like, must match the back of the existing footpath along the full Beach Street site frontage.</p> <p>The Applicant must contact Council to obtain the alignment levels for the reconstructed driveway. These levels will be provided in response to the flood study submitted for this site.</p> <p>The design alignment levels at the property boundary as issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the construction certificate. The design alignment levels at the street boundary, as issued by Council, must be strictly adhered to.</p>	Stage 3	Pre-construction	Relevant to main works (Stage 3) building and associated driveway.
B11.	<p>The alignment levels presented in Condition 810 and the site inspection by Council's Development Engineering Section have been issued at a prescribed fee of \$3590.00 calculated at \$57.00 (inclusive of GST) per meter of site frontage to</p>	Stage 3	Pre-construction	Relevant to main works (Stage 3) building and associated driveway.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	Beach Street. The amount is to be paid prior to a construction certificate being issued for the Development.			
B12.	The gradient of the internal access driveway must be designed and constructed in accordance with AS 2890.1 (2004) - Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council). Details of compliance at to be included in the construction certificate. The height of the building must not be increased to satisfy the required driveway gradients.	Stage 3	Pre-construction	Relevant to main works (Stage 3) building and associated driveway.
B13.	<p>Car Parking and Service Vehicle Layout</p> <p>Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works:</p> <p>a) a minimum of 37 on-site car parking spaces (including 2 disabled spaces) for use during operation of the Development and constructed in accordance with the latest version of AS2890.1-1993;</p> <p>b) all vehicles must enter and leave the Subject Site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements must be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;</p> <p>c) all construction vehicles (excluding worker vehicles) are to be contained wholly within the site and vehicles must enter the site before stopping;</p> <p>d) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and</p> <p>e) the swept path of the longest vehicle entering and exiting the Subject Site in association with the new work, as well as manoeuvrability through the Subject Site, must be in accordance with AUSTROADS. In this regard, a plan must be submitted to the Certifying Authority for approval, which shows that the proposed development complies with this requirement.</p>	Stage 3	Pre-construction	Relevant to main works (Stage 3) building and associated carpark.
B14.	<p>Bicycle Parking and End-of-Trip Facilities</p> <p>Plans demonstrating compliance with the following requirements for bicycle parking must be submitted to the satisfaction of the Certifying Authority:</p> <p>a) the provision of a minimum 8 bicycle parking spaces;</p>	Stage 3	Pre-construction	Relevant to main works (Stage 3) building and associated carpark.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>b) the layout, design and security of bicycle facilities must comply with the all applicable minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in secure, convenient and accessible areas close to the main entries and incorporating adequate lighting and opportunities for passive surveillance; and</p> <p>c) the provision of end-of-trip facilities including shower, changeroom and lockers.</p>			
B15.	<p>Heritage Items</p> <p>The Applicant must engage a suitably qualified and experienced heritage expert for all stages of design and construction to provide input on design and supervise all works on heritage aspects, ensuring works are undertaken by appropriately qualified tradespeople.</p>	Stage 1 - Stage 4	Throughout	Nil
B16.	<p>The Applicant must complete all archival recordings for all heritage items directly and/or physically altered by the Development, including the existing buildings at the site and the perimeter stone wall. Archival recordings are to include photographic recording of the intact item, unless otherwise agreed by the Secretary.</p> <p>The archival recording must be undertaken by an experienced heritage consultant in accordance with the Guideline issued by the OEH Heritage Division. The area containing the heritage item must be clearly identified and delineated until the completion of the archival recordings. Within six months of the completion of archival recording, the Applicant must submit a report containing the archival and photographic recordings and the historic research , where required to Council and OEH Heritage Division.</p>	Stage 1 – Stage 4	Pre-construction	The archival recording will be submitted to the OEH Heritage Division in stages, as relevant to the heritage items contained within the scope of each stage.
B17.	<p>The Applicant must prepare a Heritage Interpretation Plan (HIP) to acknowledge the heritage significance of the site. The HIP must:</p> <p>a) be prepared by a suitably qualified and experienced expert in consultation with the OEH Heritage Division and Council;</p> <p>b) detail the interpretive information that is to be included as part of the Development.</p>	Stage 1	Pre-construction	Nil
B18.	<p>Aboriginal Heritage</p> <p>The Applicant must engage a suitably qualified and experienced Aboriginal heritage expert throughout construction to supervise all construction works in accordance with the Aboriginal Archaeological Management Plan to be prepared in accordance with Condition B18.</p>	Stage 3 – Stage 4	Throughout	Relevant to Stages 3 and 4, as they involve excavation.

Reference	Condition of Consent	Stage	Stage Scope	Comment
B19.	<p>The Applicant must prepare an Aboriginal Archaeological Management Plan (AAMP) outlining how the demolition and construction works will be managed, to the satisfaction of the Certifying Authority. The AAMP must:</p> <p>a) be prepared in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment report (Appendix I of the RtS dated June 2017) prepared by Mary Dallas Consulting Archaeologists;</p> <p>b) describe the procedures for the investigation of areas of Aboriginal archaeological sensitivity as identified and outlined in the Aboriginal Cultural Heritage Assessment report (Appendix I of the RtS dated June 2017) prepared by Mary Dallas Consulting Archaeologists;</p> <p>c) describe the procedures for reburial or management of artefacts retrieved, if required; and</p> <p>d) describe the measures to manage and/or protect any relics identified during construction and operation of the Development; and</p> <p>e) ensure the legal protections under Section 86 of the National Parks and Wildlife Act 1974 are incorporated into any other relevant management plan or procedure as required.</p>	Stage 3 – Stage 4	Pre-construction	Relevant to Stages 3 and 4, as they involve excavation.
B20.	<p>Erosion and Sedimentation Control</p> <p>Soil erosion and sediment control measures must be designed in accordance with the document <i>Managing Urban Stormwater- Soils & Construction Volume 1</i> (Landcom, 2004). Details are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.</p>	Stage 1 – Stage 4	Pre-construction	Nil
B21.	<p>Pre-Construction Dilapidation Reports</p> <p>The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings within the site, the surrounding heritage listed wall, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building falls within the 'zone of influence'. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to Council.</p> <p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the</p>	Stage 1	Pre-construction	The Applicant will consult relevant owners and providers, conduct a dilapidation report and submit to relevant Authorities prior to Stage 1

Reference	Condition of Consent	Stage	Stage Scope	Comment
	Applicant must demonstrate, in writing, to the satisfaction of the Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.			
B22.	<p>Structural Details</p> <p>Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifying Authority 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</p> <p>b) this development consent.</p>	Stage 1 – Stage 4	Pre-construction	The structural drawings will be submitted in stages, as relevant to the scope of each stage.
B23.	<p>Mechanical Ventilation</p> <p>All mechanical ventilation systems must be installed in accordance with Part F4.5 of the SCA and must comply with the AS 1668.2-2012 <i>The use of ventilation and air-conditioning in buildings - Ventilation design for indoor air containment control</i> and AS 3666.2:2011 Air- handling and water systems of buildings to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	Stage 2 – Stage 3	Pre-construction	Relevant to Stages 2 and 3, as these staged propose air-conditioning to buildings.
B24.	<p>Site Seepage and Dewatering</p> <p>Details of the proposed connection and or disposal of any site seepage, groundwater or construction site stormwater to Council's stormwater drainage system must be submitted to and approved by Council's Development Engineering Coordinator, prior to commencing any construction activities.</p>	Stage 3 – Stage 4	Pre-construction	Relevant to Stages 3 and 4, as they involve excavation.
B25.	<p>The development must comply with the following requirements to ensure the adequate management of site seepage and sub-soil drainage: demonstrates compliance with:</p> <p>a) seepage/groundwater and subsoil drainage (from planter boxes etc.) must not be collected and discharged directly or indirectly to Council's street gutter or underground drainage system</p> <p>b) adequate provision is to be made for the groundwater to drain around the basement carpark (to ensure the basement will not dam or slow the movement of the groundwater through the site)</p>	Stage 3 – Stage 4	Pre-construction	Relevant to Stages 3 and 4, as they involve excavation.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>c) The walls of the basement level of the building are to be waterproofed/tanked to restrict the entry of any seepage water and subsoil drainage into the basement level/s of the building and the stormwater drainage system for the development</p> <p>d) Sub-soil drainage systems may discharge via infiltration subject to the hydraulic consultant/engineer being satisfied that the site and soil conditions are suitable and the seepage is able to be fully managed within the site, without causing a nuisance to any premises and ensuring that it does not drain or discharge (directly or indirectly) to the street gutter.</p> <p>e) Details of the proposed stormwater drainage system including methods of tanking the basement levels and any sub-soil drainage systems (as applicable) must be prepared or approved by a suitably qualified and experienced Professional Engineer to the satisfaction of the Certifying Authority and details are to be included in the construction certificate. A copy of the proposed method for tanking the basement levels must be forwarded to Council if Council is not the Certifying Authority.</p>			
B26.	<p>Warm Water Systems and Cooling Systems</p> <p>The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i>, <i>Public Health Regulation 2012</i> and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2 :2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease .</p>	Stage 1 – Stage 4	Pre-construction	Nil
B27.	<p>Storage and Handling of Waste</p> <p>The building plans and specifications must demonstrate, to the satisfaction of the Certifying Authority, that an appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the premises. Requirements of these storage areas must:</p> <p>a) ensure all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;</p> <p>b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and</p>	Stage 1 – Stage 4	Pre-construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	c) include provision for separate storage and collection of organic/food waste.			
B28.	Trade/commercial waste materials must not be disposed via Council's domestic garbage service. All trade/commercial waste materials must be collected by Council's Trade Waste Service or a waste contractor authorised by the Waste Service of New South Wales and details of the proposed waste collection and disposal service are to be submitted to Council prior to commencing operation of the business.	Stage 1 – Stage 4	Pre-occupation	Nil
B29.	Food Standards The kitchen is to be designed and constructed in accordance with the <i>Food Act 2003, Food Regulation 2015, Australia & New Zealand Food Standards Code</i> and <i>Australian Standard AS 4674-2004, Design construction and fit-out of food premises</i> . Details of the design and construction of the premises are to be included in the documentation for the construction certificate to the satisfaction of the Certifying Authority.	Stage 2 – Stage 3	Pre-construction	Relevant to Stages 2 and 3, as they include buildings which have kitchen areas.
B30.	The food premises must be inspected by Council's Environmental Health Officer to ascertain compliance with relevant Food Safety Standards and the written approval of Council (being the relevant Food Authority for this food business) must be obtained prior to the operation of the food business.	Stage 2 – Stage 3	Pre-occupation	Nil
B31.	The food premises must be registered with Council's Health, Building & Regulatory Services Department and the NSW Food Authority in accordance with the Food Safety Standards, prior to commencing business operations.	Stage 2 – Stage 3	Pre-occupation	Nil
B32.	Ecologically Sustainable Development The Applicant must incorporate design, operation and construction ESD measures identified as committed initiatives in the <i>ESD Services Design Report</i> (Appendix O of the EIS). A report detailing measures is to be submitted to the Certifying Authority prior to the commencement of the relevant works.	Stage 1 – Stage 4	Pre-construction	Nil
B33.	Construction Environmental Management Plan a) Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) must be submitted to the satisfaction of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant: i) hours of work;	Stage 1 – Stage 4	Pre-construction	Plan developed prior to commencement of Stage 1, as relevant for Stage 1 works. Plan to be updated prior to the commencement of each stage, accounting for the different scope of each stage.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<ul style="list-style-type: none"> ii) 24 hour contact details of site manager; iii) traffic management, in consultation with Council; iv) construction noise and vibration management, prepared by a suitable qualified person; v) management of dust and odour to protect the amenity of the neighbourhood; vi) erosion and sediment control; vii) stormwater control and discharge; viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; ix) procedures for encountering groundwater during construction works; x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; xi) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, Polycyclic aromatic hydrocarbons (PAHs), Total recoverable hydrocarbons (TRH) and lead-based paint); xii) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of archaeological and Aboriginal heritage; xiv) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and waste storage, recycling and litter control; <p>b) The CEMP must not include works that have not been explicitly approved in this development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and</p> <p>c) The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work.</p>			
B34.	The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Stage 1 – Stage 4	Throughout	Nil.
B35.	Construction Noise and Vibration Management Plan	Stage 1 – Stage 4	Pre-construction	Plan developed prior to commencement of Stage 1, as relevant for Stage 1 works.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>a) Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CNVMP) must be submitted to the satisfaction of the Certifying Authority. The CNVMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified expert; ii) be prepared in consultation with Council and all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines; iii) describe the measures that would be implemented to ensure: iv) best management practice is being employed; v) compliance with the relevant conditions of this consent; vi) describe the proposed noise and vibration management measures in detail; vii) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works; viii) describe the consultation undertaken to develop the strategies in v) above; ix) evaluates and reports on the effectiveness of the noise and vibration management measures; and x) include a complaints management system that would be implemented for the duration of the construction works. <p>b) The Applicant must submit a copy of the CNVMP to the Department and Council prior to commencement of work.</p>			<p>Plan to be updated prior to the commencement of each stage, accounting for the different scope of each stage.</p>
B36.	<p>The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	Stage 1 – Stage 4	Throughout	Nil.
B37.	<p>Construction Waste Management Plan</p> <p>a) Prior to the commencement of works, a Construction Waste Management Plan (CWMP) must be submitted to the Certifying Authority. The CWMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> i) recycling of demolition materials including concrete; and ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the 	Stage 1 – Stage 4	Pre-construction	<p>Plan developed prior to commencement of Stage 1, as relevant for Stage 1 works.</p> <p>Plan to be updated prior to the commencement of each stage, accounting for the different scope of each stage.</p>

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p> <p>b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials;</p> <p>c) The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site; and</p> <p>d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.</p>			
B38.	The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Stage 1 – Stage 4	Throughout	Nil.
B39.	<p>Construction Traffic and Pedestrian Management Plan</p> <p>a) Prior to the commencement of construction works, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be submitted to the satisfaction of the Certifying Authority. The CTPMP must address, but not be limited to, the following matters where relevant:</p> <p>i) be prepared by a suitably qualified expert;</p> <p>ii) be prepared in consultation with Council);</p> <p>iii) predicted construction traffic volumes, types and routes including any known road closures and consideration of alternate routes;</p> <p>iv) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;</p> <p>v) loading and unloading, including construction zones;</p> <p>vi) details of management measures to minimise traffic impacts,</p> <p>vii) pedestrian and traffic management methods; and</p> <p>viii) consideration of the cumulative construction traffic impacts of surrounding projects under construction. Existing</p>	Stage 1 – Stage 4	Pre-construction	<p>Plan developed prior to commencement of Stage 1, as relevant for Stage 1 works.</p> <p>Plan to be updated prior to the commencement of each stage, accounting for the different scope of each stage.</p>

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>CTPMPs for developments within or around the Subject Site must be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network.</p> <p>b) The Applicant must submit a copy of the CTPMP to the Department and Council, prior to the commencement of works.</p>			
B40.	The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Stage 1 – Stage 4	Throughout	Nil.
B41	<p>Complaints and Enquiries Procedure</p> <p>Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>b) a postal address to which written complaints and enquires may be sent; and</p> <p>c) an email address to which electronic complaints and enquiries may be transmitted.</p>	Stage 1 – Stage 4	Pre-construction, throughout	Nil
B42.	<p>A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works.</p> <p>The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:</p> <p>a) number of complaints received;</p> <p>b) number of people affected in relation to a complaint; and</p> <p>c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation</p> <p>The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request.</p>	Stage 1 – Stage 4	Pre-construction, throughout	Nil
B43.	<p>Utility Services</p> <p>Prior to the commencement of construction work the Applicant is to negotiate (where necessary) with the utility authorities</p>	Stage 1 – Stage 4	Pre-construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	(e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.			
B44.	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Stage 1 – Stage 4	Pre-construction, as relevant	Nil
B45.	<p>External Walls and Cladding</p> <p>The external walls of the building including additions to existing buildings, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the commencement of construction works the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in external walls, including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.</p> <p>The Applicant must provide copy of the documentation given to the Certifying Authority to the Secretary within 7 days after the Certifying Authority accepts it.</p>	Stage 1 – Stage 3	Pre-construction	Relevant to Stages 1, 2 and 3, as they include the construction of buildings.
B46.	<p>Compliance Reporting</p> <p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction works.</p> <p>The Pre-Construction Compliance Report must include:</p> <p>a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and</p> <p>b) the expected commencement date for construction.</p>	Stage 1 – Stage 4	Pre-construction	Nil
B47.	<p>Independent Environmental Audit</p> <p>No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of <i>AS/NZS ISO 19011-2014: Guidelines for</i></p>	Stage 1 – Stage 4	Pre-construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p><i>Auditing Management Systems</i> (Standards Australia, 2014) and submitted to the Secretary for information.</p> <p>The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.</p> <p>The environmental audit program prepared and submitted to the Secretary must be implemented and complied with for the duration of the development, unless otherwise agreed by the Secretary.</p>			
B48.	<p>All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <p>a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;</p> <p>b) assesses whether the development is complying with the terms of this consent;</p> <p>c) reviews the adequacy of any document required under this consent; and</p> <p>d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.</p> <p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary.</p>	Stage 1 – Stage 4	Pre-construction, throughout	Nil
PART C – DURING CONSTRUCTION				
C1	<p>Approved Plans to be On-site</p> <p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.</p>	Stage 1 – Stage 4	During construction	Nil
C2.	<p>Construction Hours</p>	Stage 1 – Stage 4	During construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7.00 am and 5.00 pm, Mondays to Fridays inclusive;</p> <p>b) between 8:00 am and 5:00 pm, Saturdays; and</p> <p>No work on Sundays and public holidays.</p> <p>Activities may be undertaken outside 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) if required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or</p> <p>c) works are inaudible at the nearest sensitive receivers; or</p> <p>d) if a variation is approved in advance in writing by the Secretary or her nominee.</p> <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>			
C3.	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <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>	Stage 1 – Stage 4	During construction	Nil
C4.	<p>Construction Noise Management</p> <p>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 must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the CNVMP required under Condition 834.</p>	Stage 1 – Stage 4	Throughout, during construction	Nil
C5.	<p>If the noise from a construction activity is substantially tonal or impulsive in nature (as described in <i>Noise Policy for Industry</i>), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.</p>	Stage 1 – Stage 4	During construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
C6.	The Applicant must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under Condition C2.	Stage 1 – Stage 4	During construction	Nil
C7.	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers, including surrounding residents. These activities are to be carried out after 8 am only and over continuous periods not exceeding three hours (with at least a one hour respite every three hours).	Stage 1 – Stage 4	During construction	Nil
C8.	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required, they must only be installed where outlined in a CNVMP required under Condition 834.	Stage 1 – Stage 4	During construction	Nil
C9.	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Stage 1 – Stage 4	During construction	Nil
C10.	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the Subject Site.	Stage 1 – Stage 4	During construction	Nil
C11.	<p>Vibration Criteria</p> <p>Vibration caused by the construction works at any residence or structure outside the Subject Site must be limited to:</p> <p>a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures;</p> <p>b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472 - Guide to Evaluate Human Exposure to Vibration in Buildings (1 Hz to 80 Hz) for low probability of adverse comment;</p> <p>c) vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and</p> <p>d) these limits apply unless otherwise outlined in the CNVMP required under Condition 834 and submitted to the satisfaction of the Certifying Authority.</p>	Stage 1 – Stage 4	During construction	Nil
C12.	Unexpected Finds - Non-Aboriginal Heritage	Stage 3 – Stage 4	During construction	Relevant to Stages 3 and 4, as they involve excavation.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	If unexpected archaeological deposits/relics objects are uncovered during earthworks, excavation or disturbance, the Applicant must cease works immediately and notify the OEH and obtain any necessary approvals to continue the works. The Applicant must comply with any request made by the OEH to cease works for the purpose of archaeological recording.			
C13.	The Applicant must implement the recommendations of the Historical Archaeology reports (Appendix I of the EIS (dated 3/5/2017) and Appendix J of the RTS (dated 22/6/2017) prepared by Mary Dallas Consulting Archaeologists to ensure that impacts upon subsurface heritage items are minimised and managed.	Stage 3 – Stage 4	During construction	Relevant to Stages 3 and 4, as they involve excavation.
C14.	In the event that additional archaeological testing and/or excavations are undertaken in accordance with the recommendations of Condition C13, a detailed report of findings and management measures is to be submitted to the OEH Heritage Division within 6 months of the works.	Stage 3 – Stage 4	During construction	Relevant to Stages 3 and 4, as they involve excavation.
C15.	Heritage Items Where significant heritage fabric is to be removed, these items are to be clearly labelled and securely stored on site for possible reinstatement at a later date and/or used for interpretation purposes following archival recording (as required by Condition 816). Should reinstatement not be feasible, items must be stored on site in perpetuity.	Stage 1 – Stage 4	During construction	Nil
C16.	Unexpected Finds - Aboriginal Heritage In the event that surface disturbance identifies a previously unrecorded Aboriginal object, outside of the investigation works outlined in the Aboriginal Archaeological Management to be prepared in accordance with condition 818, all works must stop all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the La Perouse Local Aboriginal Land Council must be contacted to determine appropriate management of the objects in accordance with the Aboriginal Archaeological Management Plan. The objects are to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, to determine the final management and interpretation of any retrieved Aboriginal objects.	Stage 3 – Stage 4	During construction	Relevant to Stages 3 and 4, as they involve excavation.

Reference	Condition of Consent	Stage	Stage Scope	Comment
C17.	<p>Biodiversity</p> <p>The Applicant must implement the recommendations of the Biodiversity Management Plan (Appendix M of the EIS prepared by Narla Environmental (3/5/2017)) to ensure that impacts upon flora and fauna are minimised and managed.</p>	Stage 3 – Stage 4	During construction	Relevant to Stages 3 and 4, as they involve landscaping and tree removal/vegetation works.
C18.	<p>Protection of Street Trees</p> <p>a) No street trees are to be trimmed or removed during construction unless:</p> <ul style="list-style-type: none"> i) it forms a part of this development consent; or ii) prior written approval from Council is obtained; or iii) is required in an emergency to avoid the loss of life or damage to property. <p>b) All street trees adjacent to the Subject Site not approved for removal must be protected at all times by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches during construction. Any tree within the adjoining streets which is damaged or removed during construction due to an emergency must be replaced to the satisfaction of Council.</p> <p>c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches, during construction.</p>	Stage 1 – Stage 4	During construction	Nil
C19.	<p>Waste</p> <p>All waste generated during construction must be assessed, classified and managed in accordance with the <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014).</p>	Stage 1 – Stage 4	During construction	Nil
C20.	<p>The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle; trailer or motorised plant leaving the site must be removed before leaving the premises.</p>	Stage 1 – Stage 4	During construction	Nil
C21.	<p>The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse.</p>	Stage 1 – Stage 4	During construction	Nil
C22.	<p>Handling of Asbestos</p>	Stage 1 – Stage 4	During construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.			
C23.	Erosion and Sediment Control All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Stage 1 – Stage 4	During construction	Nil
C24.	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant approval authority where necessary.	Stage 3 – Stage 4	During construction	Relevant to Stages 3 and 4, as they involve excavation.
C25.	Road Occupancy Licence A Road Occupancy Licence must be obtained from the Transport Management Centre (RMS) for any works that impact on traffic flows during construction activities.	Stage 1 – Stage 4	Pre-construction	Nil
C26.	Unloading of Construction Materials The loading and unloading of construction materials may only occur within the boundary of the Subject Site to ensure the continued and unimpeded operation of the surrounding road network.	Stage 1 – Stage 4	During construction	Nil
C27.	Site Notice a) A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer . b) The site notice(s) is to satisfy all but not be limited to, the following requirements: i) minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size;	Stage 1 – Stage 4	Pre-construction	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/ noise complaint are to be displayed on the site notice; and</p> <p>iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.</p>			
C28.	<p>Work Cover Requirements</p> <p>To protect the safety of work personnel and the public, the Subject Site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Work Cover requirements.</p>	Stage 1 – Stage 4	Throughout	Nil
C29.	<p>Hoarding/Fencing Requirements</p> <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;</p> <p>b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and</p> <p>c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p>	Stage 1 – Stage 4	Throughout	Nil
C30.	<p>No Obstruction of Public Way</p> <p>The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.</p>	Stage 1 – Stage 4	Throughout	Nil
C31.	<p>Incident Reporting</p> <p>Within 24 hours of the occurrence of an incident that causes (or may cause) significant harm to the environment, the Applicant must notify the Secretary and any other relevant agencies of the incident.</p>	Stage 1 – Stage 4	Throughout	Nil
C32.	<p>Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant</p>	Stage 1 – Stage 4	Throughout	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	agencies with a detailed report on the incident, and such further reports as may be requested.			
C33.	<p>Compliance Tracking and Reporting</p> <p>The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the Development on its project website, in accordance with the reporting arrangements in any plans or other documents approved under the conditions of this consent.</p>	Stage 1 – Stage 4	Throughout	Nil
C34.	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> i) the documents referred to in condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Secretary; and 	Stage 1 – Stage 4	Pre-construction, throughout	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>b) keep such information up to date, to the satisfaction of the Secretary.</p> <p><i>Note: This condition does not require any confidential information to be made available to the public.</i></p>			
C35.	<p>Compliance – General</p> <p>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.</p>	Stage 1 – Stage 4	Throughout	Nil
C36.	<p>The Applicant must be responsible for environmental impacts resulting from the actions of all persons that it invites onto the site, including contractors, sub-contractors and visitors.</p>	Stage 1 – Stage 4	Throughout	Nil
C37.	<p>Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six month period for the duration of the construction of the development, or such other timeframe as required by the Secretary.</p> <p>The Construction Compliance Reports must include:</p> <p>a) a results summary and analysis of environmental monitoring;</p> <p>b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints;</p> <p>c) details of any review of the CEMP and associated sub-plans as a result of construction carried out during the reporting period;</p> <p>d) a register of any modifications undertaken and their status;</p> <p>e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;</p> <p>f) a summary of all incidents notified in accordance with this consent; and</p>	Stage 1 – Stage 4	Throughout	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	g) any other matter relating to compliance with the terms of this consent or as requested by the Secretary.			
C38.	<p>Protection of Public Infrastructure</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development.</p>	Stage 1 – Stage 4	Throughout	Nil
PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
D1.	Prior to issuing a final occupation certificate or occupation of the Development (whichever is sooner), the Applicant must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb and gutter, nature strip, etc. which are due to building works being carried out at as part of the Development. This include the removal of cement slurry from Council's footpath and roadway.	Stage 1 – Stage 4	Pre-occupation	Nil
D2.	<p>Contamination</p> <p>The Applicant must submit to the Certifying Authority a Site Audit Report and Site Audit Statement prepared by an EPA accredited site auditor, prior to occupation of the building. The Site Audit Report and Site Audit Statement must verify that the land is suitable for the uses proposed as part of this consent.</p>	Stage 3	Pre-occupation	Relevant to Stage 3 works (involving excavation) and the occupation of the main building, subject of Stage 3.
D3.	<p>Car Parking Management</p> <p>A Car Parking Management Plan (PMP) is to be prepared to ensure that there is restricted access to street parking around the Cliffbrook Campus and adequate overflow parking available at the UNSW Kensington Campus. The PMP must contain the following:</p> <p>a) detail of scenarios when the UNSW Kensington Campus parking facilities will be used to address parking demand at the Cliffbrook Campus ;</p> <p>b) a detailed map delineating the parking that will be reserved at the UNSW Kensington Campus for students and patrons of the Cliffbrook campus;</p>	Stage 3	Pre-occupation	Relevant to main works (Stage 3) building and associated carpark.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>c) details of the shuttle service including, route and frequency of shuttles to the Cliffbrook Campus; and</p> <p>d) demonstrate compliance with the <i>Passenger Transport Act 2014</i>.</p> <p>The PMP is to be approved by the Certifying Authority prior to occupation of the building.</p>			
D4.	<p>Stormwater</p> <p>If an onsite detention/infiltration system is required, a "restriction on the use of land" and "positive covenant" (under Section BBE of the <i>Conveyancing Act 1919</i>) must be placed on the title of the subject property to ensure that the onsite detention/infiltration system is maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant must not be released, varied or modified without the consent of the Council.</p>	Stage 3 – Stage 4	Pre-occupation	Relevant to stormwater management works proposed as Part of Stage 3 and Stage 4.
D5.	<p>A Stormwater Quality Management Plan (SQMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The SQMP must contain the following:-</p> <p>a) maintenance schedule of all stormwater quality treatment devices;</p> <p>b) record and reporting details;</p> <p>c) waste management and disposal;</p> <p>d) traffic control measures (if required);</p> <p>e) relevant contact information;</p> <p>f) renewal, decommissioning and replacement timelines and activities of all stormwater quality treatment devices;</p> <p>g) incorporate design plans and accompanying design notes, including any water sensitive urban design measures;</p> <p>h) describe the measures which would be implemented to maintain the infrastructure during the life of the Development, including maintenance, monitoring and annual reporting; and</p> <p>i) Work Health and Safety requirements.</p> <p>Details demonstrating compliance are to be submitted to the Certifying Authority prior to occupation of the building.</p>	Stage 3	Pre-occupation	Relevant to stormwater management works proposed as Part of Stage 3.
D6.	<p>Rainwater Harvesting</p>	Stage 3	Pre-occupation	Relevant to stormwater management works proposed as Part of Stage 3.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	The Applicant must ensure that a rainwater reuse/harvesting system for the Development is developed for the site. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer. A signed works-as-executed Rainwater Re-use Plan is to be provided to the Certifying Authority prior to the issue of the final Occupation Certificate.			
D7.	<p>Mechanical Ventilation</p> <p>Following completion, installation and testing of all the mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to occupation of the building, that the installation and performance of the mechanical systems complies with:</p> <p>a) the BCA;</p> <p>b) AS 1668.2-2012 The use of air conditioning in buildings - Mechanical ventilation in buildings and other relevant codes;</p> <p>c) the development consent and any relevant modifications; and</p> <p>d) any dispensation granted by the NSW Fire Brigade.</p>	Stage 2 – Stage 3	Pre-occupation	Relevant to Stages 2 and 3, as these staged propose air-conditioning to buildings.
D8.	<p>Road Damage</p> <p>The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to occupation of the building.</p>	Stage 1 – Stage 4	Pre-occupation	Nil
D9.	<p>Compliance Certificate</p> <p>A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation and submitted to the Certifying Authority prior to occupation of the building. Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.</p>	Stage 1 – Stage 4	Pre-occupation	Nil
D10.	<p>Post-construction Dilapidation Report</p> <p>Prior to occupation of the building:</p> <p>a) The Applicant must engage a suitably qualified person to prepare a Post Construction Dilapidation Report at the completion of the construction works. The report is to ascertain</p>	Stage 1 – Stage 4	Pre-occupation	Nil

Reference	Condition of Consent	Stage	Stage Scope	Comment
	<p>whether the construction works created any structural damage to adjoining buildings or infrastructure.</p> <p>b) The report is to be submitted to the satisfaction of the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:</p> <ul style="list-style-type: none"> i) compare the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by these conditions; and ii) where relevant, have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. <p>c) A copy of this report must be submitted to Council.</p>			
D11.	<p>Fire Safety Certification</p> <p>Prior to occupation of the building and if required, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	Stage 1, 2 and 3	Pre-occupation	Relevant to Stages 1, 2 and 3, as these stages involve the construction or refurbishment of a building.
D12.	<p>Structural Inspection Certificate</p> <p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to occupation of the building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Secretary and Council after:</p> <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 	Stage 1, 2 and 3	Pre-occupation	Relevant to Stages 1, 2 and 3, as these stages involve the construction or refurbishment of a building.
D13.	<p>Signage</p> <p>Wayfinding signage must be integrated at all entry and exit points and is to be installed prior to occupation of the building.</p>	Stage 3	Pre-occupation	Wayfinding signage works only relevant to Stage 3 Main Works building.
D14.	<p>Outdoor Lighting</p> <p>All outdoor lighting within the site must comply with, where relevant, AS/NZ1158.3: 1999 <i>Pedestrian Area (Category P) Lighting</i> and AS4282: 1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>. Details demonstrating compliance with these</p>	Stage 3	Pre-occupation	Outdoor lighting works relevant to Stage 3.

Reference	Condition of Consent	Stage	Stage Scope	Comment
	requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of use of the site.			
D15.	<p>Surveillance</p> <p>CCTV and suitable lighting must be provided on the external perimeter of the building prior to occupation of the building.</p>	Stage 3	Pre-occupation	CCTV works relevant to Stage 3 Main Works building.
D16.	<p>External Walls and Cladding</p> <p>The external walls of the building including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to occupation, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the NCC as built.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary within seven days after the Certifying Authority accepts it.</p>	Stage 1, 2 and 3	Pre-occupation	Relevant to Stages 1, 2 and 3, as these stages involve the construction or refurbishment of a building.

DISCLAIMER

This report is dated 18 March 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of UNSW (**Instructing Party**) for the purpose of Staging Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

