

## Proposed Modifications to COFA Consent Conditions

Condition	Proposed Change	Reason For Change
(6) Archaeological Assessment	Delete reference to Construction Certificate and insert instead "prior to commencement of demolition works"	No Construction Certificate (CC) is required for demolition works however this assessment and approval needs to be completed before demolition works commence.
(7) Building D Setback	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works.
(8) Southern Elevation Block C (North)	Delete reference to Council and insert instead "the Director General"	To make the Director General of the NSW Department of Planning the sign-off authority for details not Council.
	Delete reference to Construction Certificate and insert instead "approval after the demolition of Block C (South) and prior to a Construction Certificate for rectification of the wall"	The required details cannot be determined until the Block C (South) is demolished to reveal the wall. Details need only be approved prior to the rectification works, not prior to CC for the whole new building.
(9) Material and Sample Board	Delete reference to Council and insert instead "the Director General"	To make the Director General the sign-off authority for details not Council.
	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works
(12) Hours of Access – Selwyn Street	Insert "This condition does not override the needs or rights for vehicle access to Selwyn Street for normal operations and maintenance of campus facilities nor any access approved in a Construction Traffic Management Plan for the project."	Clarification is required to allow UNSW to access the campus from Selwyn Street, including during the construction phase.
(15) Car Spaces	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works

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(17) Accessible Car Parking	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works
(18) Bicycle Parking	Delete subclause (a)	This is not relevant as there is no residential in the project.
(23) Location of Driveways	Insert after Construction Certificate "for relevant building works"  Insert "This condition does not apply to demolition, excavation and construction Traffic Management Plans"	To clarify that the CC referred to is for building works.  To clarify that this condition only applies to new driveways to serve the operation of the approved project.
(30) Reflectivity	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works
(32) Photographic Archival Documentation	In subclause (A): • delete reference to Council and insert instead "the Director General" ; • delete reference to Construction Certificate and insert instead "prior to commencement of demolition works".	To make the Director General the sign-off authority for details not Council. To clarify that the work needs to be approved prior to demolition as no CC is needed for demolition.
(34) Waste and Recycling Management	Delete reference to Construction Certificate and insert instead "prior to commencement of demolition works".	To clarify that the work needs to be approved prior to demolition as no CC is needed for demolition.
(37) No demolition prior to Construction Certificate	Delete whole condition.	This condition prevents demolition work to be commenced prior to a CC for the new building. This unreasonably restricts the University to implement its program and that attached to the Commonwealth Government's funding.
(38) Construction Traffic Management Plan	Delete reference to Council and insert instead "the Director General"	To make the Director General the sign-off authority for details not Council.
	Delete reference to Construction Certificate and insert	To clarify that the Plan needs to be approved prior to

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	"prior to commencement of relevant works"	demolition as no CC is needed for demolition.
	Insert "Separate Construction Traffic Management Plans for demolition, excavation and construction phases may be approved."	To clarify that separate plans for different phases may be approved.
(40) Dilapidation Report	Delete reference to Construction Certificate and insert instead "prior to commencement of demolition works"	To clarify that the reports need to be prepared prior to demolition works as no CC is needed for demolition.
	Insert "Dilapidation reports are not required for properties where the owner has refused access or where the proponent has been unable to contact the owner despite reasonable endeavours to do so."	To clarify the wording of the current condition
(49) Electricity Substation	Delete reference to approval of Council  Insert after Construction Certificate "for relevant building works"	To clarify that Council only needs to approve the details of the substation if it is proposed to be located on Council land. Otherwise it only needs approval of Energy Australia.
(51) Utilities	Delete reference to Construction Certificate and insert instead "prior to commencement of demolition works".	To clarify that the work needs to be done prior to demolition as no CC is needed for demolition.
(52) Access Facilities	Delete reference to Council and insert instead "the Director General"	To make the Director General the sign-off authority for details not Council.
	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works
(53) Installation of Dual Flush Toilets	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works

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(54) Installation of Water Efficient Taps	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works
(55) Installation of Water Efficient Urinals	Insert after Construction Certificate "for relevant building works"	
(56) Internal Lighting	Insert after Construction Certificate "for relevant building works"	
(57) Demolition/Site Rectification	Delete whole condition	This condition prevents demolition work to be commenced prior to a CC for the new building. This unreasonably restricts the University implementing its program and that attached to the Commonwealth Government's funding. The condition also requires the University to provide a monetary bond in case demolition occurs but the new building is not built. This is not appropriate for the project as the quantum of funding does not provide for a bond and demolition work will not commence unless the new building is assured as the campus cannot operate without the existing or new facilities.
(58) Footpath Damage Bank Guarantee	Delete reference to Construction Certificate and insert instead "prior to commencement of demolition works".	To clarify that the bank guarantee needs to be in place prior to demolition works as no CC is needed for demolition.
(61) Public Domain Plan	Insert after Public Domain Plan "for any landscaping on Council land"	To clarify that the Plan only relates to Council land and the CC is for relevant building works.
	Insert after Construction Certificate "for relevant building works"	
(62) Alignment Levels	Insert after each reference to Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works

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(63) Stormwater and Drainage	Insert after each reference to Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works
(64) Construction and Fitout of Food Premises	Insert after each reference to Construction Certificate "for relevant building works"	
(68) Mechanical Ventilation	Insert after Construction Certificate "for relevant building works"	
(72) Structural Certification for Design	Insert after Construction Certificate "for relevant building works"	To clarify that the CC referred to is for building works, and potential need for shoring works.
(76) Certification of Geotechnical Inspection	Delete reference to Construction Certificate and insert instead "prior to commencement of demolition works".	To clarify that the work needs to be done prior to demolition as no CC is needed for demolition.
(78) Protection of Street Trees	Edit beginning of condition to read "All street trees immediately adjoining the site boundary adjacent to works on the site..."  Delete "approval of Council" and insert instead "approval by a qualified arborist"  Delete reference to Construction Certificate and insert instead "prior to commencement of demolition works".	To clarify which trees are relevant and that the work needs to be done prior to demolition as no CC is needed for demolition.  To provide for the sign-off by a qualified arborist, not Council.
(88) Loading and Unloading During Construction	In subclause (e) delete "construction zone" and insert instead "Works Zone"  Insert "These provisions do not apply if alternative arrangements are approved in a Construction Traffic Management Plan."	To ensure that the clause uses the term "Works Zone" consistently in each subclause.  To enable a CTMP to be the mechanism to approve other Work Zones.

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(92) Construction Liaison Committee	Delete existing text and insert instead:  "Prior to the commencement of any work, a Construction Liaison Committee is to be established by the proponent to ensure that demolition and construction related impacts (including noise and vibration, loading, issues associated with construction workers and vehicles, traffic issues, management of the construction site) from the site can be dealt with expeditiously and cooperatively. The committee is to comprise representatives of the adjoining neighbourhood. The committee's terms of reference, size, meeting frequency and operations are to be endorsed by the Director General."	To refine the role and operation of the Committee which has become unworkable due to the wording of the condition and expectations of the community. Refinement of the make-up, role and operations of the committee is needed and should be endorsed by the Director General.