

# PRE-CONSTRUCTION COMPLIANCE REPORT #1 SSD 9726

## Project Details

<b>Project Name:</b>	Sydney Swans Head Quarters and Community Centre
<b>Report Period</b>	Pre-construction
<b>Project Number:</b>	100390
<b>Project Location:</b>	1 Driver Avenue, Moore Park, NSW 2021
<b>Client:</b>	Sydney Swans
<b>Expected Commencement:</b>	27 <sup>th</sup> September 2021
<b>Estimated Completion Date:</b>	23 <sup>rd</sup> November 2022

<b>Name of Principal Contractor:</b>	FDC Fitout & Refurbishment (NSW) Pty Ltd
<b>Company Address:</b>	22-24 Junction Street, Forest Lodge
<b>ABN:</b>	29 618 496 558

## Approvals

**Senior Project Manager:** George Karvountzis **Signature:** *George Karvountzis* **Date:** 15/09/21

## Contents

1 Introduction .....	3
2 Results Summary and Analysis of Environmental Monitoring.....	3
3 Complaints .....	4
4 Amendments to Management Plans .....	4
5 Register of Modifications Undertaken and their Status .....	4
6 Results of any Independent Environmental Audits and Details of any Actions taken in Response to the Recommendations of an Audit .....	4
7 Summary of all Incidents Notified in Accordance with this Consent.....	4
8 Any other Matters Relating to Compliance with the Terms of this Consent or Requested by the Planning Secretary .....	5
APPENDIX A – Pre-Construction Consent Conditions .....	6
APPENDIX B – Independent Environmental Audit Programme .....	7
APPENDIX C – Revision Table .....	8

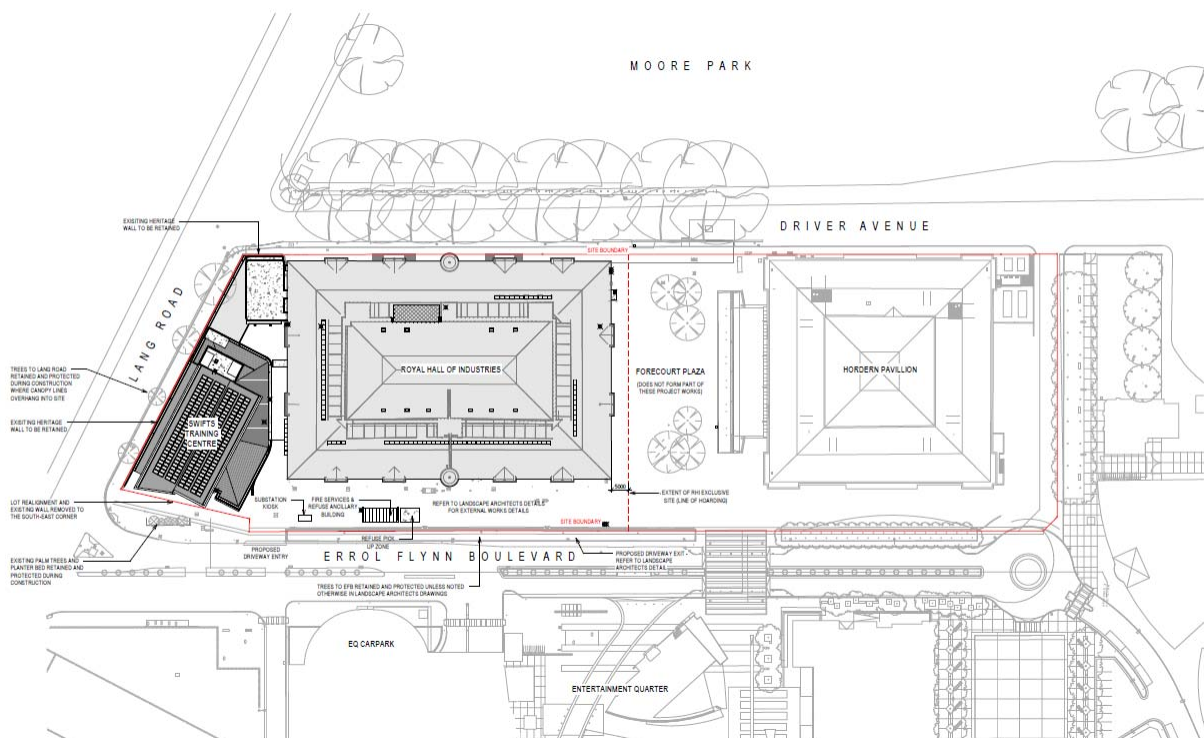
# 1 Introduction

The Adaptive re-use of the Royal Hall of Industries is located at 1 Driver Avenue, Moore Park, 2021 NSW and comprises a portion of two separate lots, legally described as Lot 3, DP861843 and Lot 52 of DP1041134. The development will include the construction of a high-performance sports training facility comprising of a 2-storey building and adaptive reuse of the Royal Hall of Industries.

The purpose of this pre-construction report is to provide details of the compliant performance of the Adaptive re-use of the Royal Hall of Industries SSD 9726 with development consent conditions C5-C6. Once construction has begun, future Compliance Reports will be provided to satisfy conditions C7-C8.

This Pre-Construction report details how the terms of the consent that must be addressed before commencement of construction have been complied with. Appendix A provides a compliance status for all pre-construction consent conditions.

## Site Plan/Boundary



## 2 Results Summary and Analysis of Environmental Monitoring

FDC have engaged NGH Environmental as the independent environmental auditor for the project in line with conditions C9-C13 of the development consent. Condition C9 is a pre-construction requirement for the submission of an independent environmental audit programme to the Planning Secretary. A NSW Department of Planning approved programme has been provided in Appendix B.

Future construction reports will include the results and any corrective actions flowing from these independent environmental audits.

### 3 Complaints

Table 1: Summary of Complaints

Complaint Number	Date of Complaint (dd/mm/yy)	Date of Response (dd/mm/yy)	Nature of Complaint	Action Taken	Response Given	Proposed Strategies for Reducing Future Occurrence

There are NIL complaints to be reported for this period.

### 4 Amendments to Management Plans

There are NIL amendments to the CEMP, EMP and associated sub-plans as a result of construction carried out during this period.

### 5 Register of Modifications Undertaken and their Status

No modifications have been undertaken up until this time.

### 6 Results of any Independent Environmental Audits and Details of any Actions taken in Response to the Recommendations of an Audit

No independent environmental audits have taken place during this period.

### 7 Summary of all Incidents Notified in Accordance with this Consent

Table 2: Summary of Incidents

Incident Date	Details	Notifiable (Yes/No, if Yes who was it reported to)	Follow-up Actions Taken	Status Open/Closed
---------------	---------	--	-------------------------	--------------------

--	--	--	--	--

There are NIL incidents to be reported for this period.

## 8 Any other Matters Relating to Compliance with the Terms of this Consent or Requested by the Planning Secretary

This section of the report provides a summary of the project compliance status for the Pre-Construction phase. A detailed assessment is provided in Appendix A.

Table 3: Project Compliance Summary

SSD Category	Total No.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A – Administrative Conditions	29	6	0	23
Part B – Prior to issue of Construction Certificate	58	44	0	14
Part C – Prior to Commencement of Works	34	22	0	12
Part D – During Construction	71	0	0	71
Part E – Prior to Occupation	40	0	0	40
Part F – Post Occupation	29	0	0	29
<b>Total</b>	<b>261</b>	<b>72</b>	<b>0</b>	<b>180</b>

Table 4: Summary of Pre-Construction Non-Compliances

CC Item	Requirements	Details of Non-Compliance	Reported To	Corrective Action Taken

There are NIL non-conformances to be reported for this period.

## APPENDIX A – Pre-Construction Consent Conditions

Reference:	Discipline	Company Name	Abbrev.	Discipline	Company Name	Abbrev.
	Client	APP	APP	Mechanical Engineer	Aurecon	MECH
	Architect	Populous	ARCH	Fire Engineer	Aurecon	FIRE
	Main Contractor	FDC Fitout & Refurbishment Pty Ltd	FDC	Principal Certifying Authority	McKenzie Group	PCA
	Structural Engineer	TTW	STRUC	Acoustic Consultant	Aurecon	ACOU
	Civil Engineer	TTW	CIVIL	Ecologist	Ecological Australia	ECO
	Landscape Architect	Arcadia	LAND	Geotechnical Engineer	Douglas Partners	GEO
	Electrical Engineer	Aurecon	ELEC	Arborist	Allied Tree	ARBOR
	Hydraulic Engineer	Aurecon	HYD	Fire Safety Engineer	Arup	FSE
	Façade Engineer	Surface Design	FAC	Surveyor	Veris	VERIS
	Quantity Surveyor	RLB	QS	Environmental Sustainable Design Consultant (ESD)	Aurecon	ESD
	Kitchen Consultant	Food Service Design Australia	FSDA	AV Consultant	Mott MacDonald	AV
	Air Quality Assessment	GHD	GHD	Wind Reflectivity	Windtech	WIND
	Archaeology	AMAC	AMAC	DDA	ABE Consulting	DDA

Expected Commencement Date of Construction: 2nd September 2021  
Details of how the terms of this consent that must be addressed before the commencement of construction have been complied

Original Project Approval No: SSD 9726

Original Date of Determ: 4th June 2020

Current Project Approval No. SSD 9726

Revision Date: 2nd August 2021

Matrix Rev No: Rev19

## Appendix A - Conditions of Consent Pre-Compliance Reporting Table

### DA MATRIX

PROJECT APPROVAL CONDITION	PROJECT APPROVAL DESCRIPTION	Stage/ Timing	Preliminary Compliance Status	Comments & Evidence
<b>SCHEDULE 2 - PART A ADMINISTRATIVE CONDITIONS</b>				
A1.	<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b> In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	ALL	Compliant	All reasonable and feasible measures are being implemented to minimise harm.
	<b>TERMS OF CONSENT</b> The development may only be carried out:	ALL	Compliant	Copies of all the SSD approved documentation listed in this Condition provided to the Private Certifying Authority for our records.
	(a) in compliance with the conditions of this consent;	ALL	Compliant	Noted.
	(b) in accordance with all written directions of the Planning Secretary;	ALL	Compliant	Noted.
	(c) in accordance with the EIS dated June 2019, the RT5 dated November 2019 and RRFs dated 30 January 2020, 6 March 2020 and 10 March 2020 all prepared by Urbis;	ALL	Compliant	Noted.
	(d) in accordance with the management and mitigation measures	ALL	Compliant	Noted.

A2	(e) in accordance with the approved plans in the table below (except where modified by the conditions of this consent)			Noted.																																								
	<table><tr><th colspan="4">Landscape Drawings prepared by Arcadia</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>400</td><td>H</td><td>LANDSCAPE PLANTING SCHEDULE</td><td>JAN 2020</td></tr><tr><td>401</td><td>H</td><td>SOFTWARES PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>402</td><td>H</td><td>SOFTWARES PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>403</td><td>H</td><td>SOFTWARES PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>404</td><td>H</td><td>SOFTWARES PLAN – FIRST FLOOR</td><td>JAN 2020</td></tr><tr><td>501</td><td>H</td><td>LANDSCAPE DETAILS</td><td>JAN 2020</td></tr><tr><td>502</td><td>H</td><td>LANDSCAPE DETAILS</td><td>JAN 2020</td></tr><tr><td>600</td><td>H</td><td>LANDSCAPE SPECIFICATION</td><td>JAN 2020</td></tr></table>	Landscape Drawings prepared by Arcadia				Dwg No.	Rev	Name of Plan	Date	400	H	LANDSCAPE PLANTING SCHEDULE	JAN 2020	401	H	SOFTWARES PLAN – GROUND FLOOR	JAN 2020	402	H	SOFTWARES PLAN – GROUND FLOOR	JAN 2020	403	H	SOFTWARES PLAN – GROUND FLOOR	JAN 2020	404	H	SOFTWARES PLAN – FIRST FLOOR	JAN 2020	501	H	LANDSCAPE DETAILS	JAN 2020	502	H	LANDSCAPE DETAILS	JAN 2020	600	H	LANDSCAPE SPECIFICATION	JAN 2020	ALL	Compliant	
Landscape Drawings prepared by Arcadia																																												
Dwg No.	Rev	Name of Plan	Date																																									
400	H	LANDSCAPE PLANTING SCHEDULE	JAN 2020																																									
401	H	SOFTWARES PLAN – GROUND FLOOR	JAN 2020																																									
402	H	SOFTWARES PLAN – GROUND FLOOR	JAN 2020																																									
403	H	SOFTWARES PLAN – GROUND FLOOR	JAN 2020																																									
404	H	SOFTWARES PLAN – FIRST FLOOR	JAN 2020																																									
501	H	LANDSCAPE DETAILS	JAN 2020																																									
502	H	LANDSCAPE DETAILS	JAN 2020																																									
600	H	LANDSCAPE SPECIFICATION	JAN 2020																																									
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	ALL	Action Not Triggered	Noted.																																								
	(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	ALL	Action Not Triggered	Noted.																																								
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	ALL	Action Not Triggered	Noted.																																								
A5	<b>EVIDENCE OF CONSULTATION</b> Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	ALL	Compliant	Proof of consultation with relevant parties provided to the Certifying authority.																																								
	(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	ALL	Compliant	Proof of consultation with relevant parties provided to the Certifying authority.																																								
A6	<b>STRUCTURAL ADEQUACY</b> All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	ALL	Compliant	TTW (Structural Engineer) Civil Design Certificate provided dated 8th September 2021.																																								
A7	<b>APPLICABILITY OF GUIDELINES</b> 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.	ALL	Action Not Triggered	Noted.																																								
A8	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	ALL	Action Not Triggered	Noted.																																								
A9	<b>MONITORING AND ENVIRONMENTAL AUDITS</b> Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information about the compliance with the consent or the environmental management or impact of the development.</i>	ALL	Compliant	Independent environmental audits to be completed by NGH Environmental. Construction Compliance reports to be provided throughout the duration of the project.																																								
A10	<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b> 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.	Construction	Action Not Triggered	Noted.																																								
A11	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Construction	Action Not Triggered	Noted.																																								



A12	<b>NON-COMPLIANCE NOTIFICATION</b> The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Construction	Action Not Triggered	Noted.
A13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Construction	Action Not Triggered	Noted.
A14	The notification of any non-compliance in accordance with Condition A13 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.	Construction	Action Not Triggered	Noted.
A14	<b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b> Within three months of: (a) the submission of a compliance report under condition C4 and C6; (b) the submission of an incident report under condition A15;	Construction	Action Not Triggered	Noted.
	(c) the submission of an Independent Audit under condition C8;	Construction	Action Not Triggered	Noted.
	(d) the approval of any modification of the conditions of this consent; or	ALL	Action Not Triggered	Noted.
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	ALL	Action Not Triggered	Noted.
A15	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and/or Certifier (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and/or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	ALL	Action Not Triggered	Noted.
A16	<b>STAGING</b> 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 Planning Secretary for information. 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).	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A17	A Staging Report prepared in accordance with condition A16 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;	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
	(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);	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A18	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A19	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.	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A20	<b>STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS</b> With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
	(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	ALL	Action Not Triggered	Noted. APP to advise should staging be required.

	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A21	Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A22	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A23	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	ALL	Action Not Triggered	Noted. APP to advise should staging be required.
A24	<b>LIMITS ON CONSENT</b> This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.	ALL	Action Not Triggered	Noted.
A25	This consent does not approve the following components of the development: (a) The fitout and operation of the café at ground floor level of the Royal Hall of Industries building	ALL	Action Not Triggered	Noted.
	(b) The fitout and operation of the medical tenancy located at first floor level of the Royal Hall of Industries building	ALL	Action Not Triggered	Noted.
	(c) The installation of signage	ALL	Action Not Triggered	Noted.
	(d) The pruning of trees identified as No. 8 and No 9. in the Arboricultural Impact Assessment Report prepared by Allied Tree Consultancy, Dated May 2019. Where required separate approvals shall be obtained from the relevant consent authority (except where exempt and complying development applies).	ALL	Action Not Triggered	Noted.
A26	<b>SUBDIVISION</b> No strata subdivision of the building will be permitted.	ALL	Action Not Triggered	Noted.
A27	<b>DEVELOPMENT CONTRIBUTIONS</b> In accordance with Council's Development Contributions Plan 2015, the following applicable monetary levy must be paid to Council: \$544,844.48 The levy must be paid prior to the issue of any Construction Certificate for the proposed development. The City of Sydney will index the above contribution for inflation at the time of payment using the following formula: $C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$ Where: $C_{\text{payment}}$ = Is the contribution at time of payment; $C_{\text{consent}}$ = Is the contribution at the time of consent, as shown above; $CPI_{\text{payment}}$ = Is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment; and $CPI_{\text{consent}}$ = Is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being – 116.5 for the September 2019 quarter. Please contact Council via email at <a href="mailto:planningsystemsadmin@cityofsydney.nsw.gov.au">planningsystemsadmin@cityofsydney.nsw.gov.au</a> for the indexed contribution amount prior to payment.	ALL	Action Not Triggered	Confirmation from DPIE that payment of development contributions is to be deferred until issue of the first OC.
A28	<b>LONG SERVICE LEVY</b> 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.	ALL	Compliant	Receipt of payment provided by APP.
A29	<b>ABORIGINAL ARCHAEOLOGY</b> The Applicant shall ensure the construction and operation of the development at all times complies with the recommendations of the Due Diligence Aboriginal Archaeological Assessment, prepared by AMA Archaeological dated April 2019 and the Aboriginal Cultural Heritage Assessment prepared by AMA Archaeological dated July 2019.	Construction	Action Not Triggered	Noted.
<b>SCHEDULE 2 - PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>				
	<b>MICROBATS</b> Prior to issue of any construction certificate the Applicant shall: (a) Undertake surveys of potential microbat roosts with thermal imagers in association with acoustic detectors, for the Large Bent-winged Bat ( <i>Miniopterus orianae oceanensis</i> ), targeting the potential entry/exit points to the building, for multiple nights (5 nights minimum) in suitable weather conditions and at times of year most appropriate for this species. 'Suitable weather conditions' means conditions of no rain, little or no wind and when the maximum day time temperature has reached no less than 18 degrees Celsius on the afternoon preceding the survey. 'Most appropriate time of year' for the Large Bent-winged Bat in Sydney is from autumn through to early winter. A report of the surveys and results must be submitted to EES and City of Sydney Council's Urban Ecology Coordinator for endorsement.	Pre-Construction	Compliant	Microbat Survey prepared by Ecological submitted to EES and approved on 24/06/2021. Memo provided.

B1	(b) If the surveys determine that any threatened microbat species roost, or are likely to roost in the RHI, identify avoidance measures including retention of identified or potential microbat roosting habitat. If this requirement can't be satisfied, the Applicant must demonstrate why this cannot be achieved to the satisfaction of the EES, and Council and purchase and retire biodiversity credits to offset the prescribed impacts, or other conservation measures, in consultation with the approval authority.	Pre-Construction	Compliant	Microbat nest boxes installed in adjacent parklands in accordance with recommendations stemming from Microbat Survey and Microbat Management Plan V3, both developed by Ecological.
	(c) Prepare a Microbat Management Plan specifying mitigation measures to be taken prior to and during construction; adaptive measures; provision of compensatory habitat; consideration of lighting and vegetation and requirements for monitoring and reporting. The plan must be prepared by a fauna ecologist with specialist knowledge in nest boxes for microbats, in consultation with EES and the City of Sydney's Council's Urban Ecology Coordinator and the final version endorsed by EES and the City of Sydney.	Pre-Construction	Compliant	Microbat Management Plan V2 developed by Ecological 6th July 2021 submitted to EES and endorsement received 10/08/21.
B2	All pre-construction mitigation and management measures in the approved Microbat Management Plan must be implemented prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Mitigation management measures such as installation of bat boxes, preservation of roof void, installation of roof exclusion one-way valves completed.
B3	The <u>Applicant</u> must provide evidence to the Certifying Authority that Conditions B1 and B2 of this consent have been complied with.	Pre-Construction	Compliant	Letter from Eco Logical provided confirming this condition has been satisfied.
B4	Prior to the issue of any Construction Certificate, amended plans/landscaping drawings and documents shall be submitted to Council for approval showing: (a) Relocation of the row of nine new trees from the eastern façade of the Royal Hall of Industries to the garden zone adjacent to new shared road and site boundary. Trees to be located at minimum 8 metre spacing and outside of the canopy of existing stand of trees adjacent to Errol Flynn Boulevard	Pre-Construction	Compliant	City of Sydney approval letter dated 02/09/21.
	(b) Provision of one new medium to large sized tree in the grassed zone between the existing palm trees and the NSW Swifts building. The chosen tree species must have a minimum height of 15 metres with a canopy spread of 6 metres at maturity	Pre-Construction	Compliant	Drawings attached.
	(c) How the proposed site landscaping, including furniture, paving, levels and drainage integrates with the works to the northern plaza, located between the site and the Hordern Pavilion (D/2019/830) to the north. Submit hardworks plans and details for all surface finishes, furniture and fixtures.	Pre-Construction	Compliant	Drawings and design statement attached.
	(d) Location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots.	Pre-Construction	Compliant	Drawings attached.
	e) Location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, infill pit lids, furniture, removable bollards, bike racks, light poles, signage, drainage, services, shade structures, other features, and all associated footings.	Pre-Construction	Compliant	Drawings attached.
	(f) Coordinated services plan including location and approximate depth of all existing and proposed pits, services (electricity, gas, sewer, potable water), proposed plaza drainage, lights and GPO if applicable, fence footings, sign posts etc.	Pre-Construction	Compliant	Drawings attached.
	(g) Detailed grading plan with existing and proposed levels, falls, and pits	Pre-Construction	Compliant	Drawings attached.
	(h) Details of earthworks and soil depths including finished levels and any mounding. The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.	Pre-Construction	Compliant	Drawings attached.
	(i) Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity.	Pre-Construction	Compliant	Drawings attached.
	(j) Landscape maintenance plan. This plan is to be complied with during occupation of the property.	Pre-Construction	Compliant	Plans attached.
	(k) Details of drainage, waterproofing and watering systems	Pre-Construction	Compliant	Drawings attached.

B5	<b>EXTERNAL WALLS AND CLADDING</b> The external walls of all new buildings including new works and additions to existing buildings must comply with the relevant requirements of the BCA.	Pre-Construction	Compliant	Refer to stat condition #16 report confirming compliance issued by Populous. Fire Engineering Report prepared by Arup submitted and approved by Fire Brigade.
B6	Before the issue of a Construction Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Pre-Construction	Compliant	Complying product data sheets and compliance certificate provided by Populous attached.
B7	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Pre-Construction	Compliant	Post Approval form received from Planning NSW.
B8	<b>STRUCTURAL DETAILS</b> Prior to the commencement of a Construction Certificate, the Applicant shall submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA	Pre-Construction	Compliant	Structural drawings prepared by TTW and structural design certificate dated 08/09/21.
	(b) the development consent	Pre-Construction	Compliant	Structural drawings prepared by TTW and structural design certificate dated 08/09/21.
B9	<b>SITE STABILITY, EXCAVATION AND CONSTRUCTION WORK</b> A report must be obtained from a suitably qualified and experienced professional engineer/s, which includes the following details, and submitted to the Certifier for the development: (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land	Pre-Construction	Compliant	Ground Excavation Stability certificate from TTW dated 11/06/21 attached.
	(b) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings	Pre-Construction	Compliant	Ground Excavation Stability certificate from TTW dated 11/06/21 attached.
	(c) details to demonstrate that the proposed methods of excavation, support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration	Pre-Construction	Compliant	Ground Excavation Stability certificate from TTW dated 11/06/21 attached.
	(d) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout demolition, excavation and building work	Pre-Construction	Compliant	Ground Excavation Stability certificate from TTW dated 11/06/21 attached.
	(e) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifier.	Pre-Construction	Compliant	Ground Excavation Stability certificate from TTW dated 11/06/21 attached.
B10	<b>MECHANICAL VENTILATION</b> The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	Pre-Construction	Compliant	Mechanical Design Certificate provided by Aurecon (services engineer) dated 23/06/21.
B11	Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1, AS1668.2, the BCA and relevant Australian Standards must be prepared by a suitably qualified person certified and certified in accordance with Clause A2.2(a)(iii) of the BCA to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Mechanical Design Certificate provided by Aurecon (services engineer) dated 23/06/21 attached.
B12	<b>REFLECTIVITY</b> The visible light reflectivity from building materials used on the facades of any buildings or structures shall not exceed 20 per cent and shall be designed so as to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Technical memo provided by Windtech Consultants dated 02/07/21 attached.
B13	<b>ACCESS FOR PEOPLE WITH DISABILITIES</b> Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of the relevant works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifier.	Pre-Construction	Compliant	Access Consultant report v1.2 prepared by ABE Consulting 14/09/21. Certificate provided.

B14	<b>PARKING</b> Prior to the issue of a Construction Certificate, documentation demonstrating compliance with the following vehicle and bicycle parking requirements shall be submitted to the Certifier: (a) a maximum of nine car parking spaces shall be provided for staff and visitors	Pre-Construction	Compliant	Drawings attached.
	(b) one service vehicle space	Pre-Construction	Compliant	Drawings attached.
	(c) The design, layout, signage, line marking, lighting and physical controls of all off-street car parking facilities is to satisfy the Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Australian Standard AS/NZS 2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities and Australian Standard AS/NZS 2890.6 - 2009 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the Certifying Authority prior to a Construction Certificate being issued.	Pre-Construction	Compliant	Drawings attached.
	(d) a minimum of 24 bicycle parking spaces are to be provided for staff	Pre-Construction	Compliant	Drawings attached.
	(e) a minimum of 16 bicycle parking space are to be provide for visitors	Pre-Construction	Compliant	Drawings attached.
	(f) the layout, design and security of all bicycle facilities must comply with the minimum requirements of AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities. Staff bicycle parking should be provided according to the security level B as specified AS 2890.3:2015.	Pre-Construction	Compliant	Design certificate by Populous 23/07/21.
B15	<b>END OF TRIP FACILITIES</b> Prior to the issue of a Construction Certificate, documentation demonstrating that the following end of trip facilities have been provided shall be submitted to the Certifier: (a) a minimum of five showers with change facilities	Pre-Construction	Compliant	Design certificate by Populous 23/07/21.
	(b) a minimum of 24 personal lockers.	Pre-Construction	Compliant	Design certificate by Populous 23/07/21.
B16	<b>LOW SPEED LIMIT</b> Prior to issue of a Construction Certificate, Applicant shall submit plans/details to the Certifier showing the provision of a low speed limit sign adjacent to southern the vehicular cross over on Errol Flynn Boulevard.	Pre-Construction	Compliant	Drawings and signage strategy prepared by Populous 23/07/21.
B17	<b>REQUIREMENTS OF PUBLIC AUTHORITIES</b> The Applicant must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities must be submitted to the Certifying Authority prior to the commencement of the relevant works.	Pre-Construction	Compliant	- Electrical HV Ausgrid design certified drawings - Sydney Water letter of approval for building plants - Dial Before you Dig
B18	<b>ENVIRONMENTAL SUSTAINABILITY</b> The Applicant shall ensure the detailed design of the development incorporates the environmental sustainability objectives, measures and initiatives outlined in the Ecological Sustainable Development Report (Revision 5) prepared by Aurecon Australasia Pty Ltd and dated 21 October 2019 (as amended by the Memorandum prepared by Aurecon Australasia Pty Ltd dated 19 December 2019). Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Green star registration and memorandum outlining compliance with ESD (Provided by Aurecon dated 18/08/21).
B19	The Applicant shall demonstrate that ESD is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.2 (Green Building Council Australia). Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Green star registration and memorandum outlining compliant design and intended construction adherence (Aurecon dated 18/08/21).
B20	<b>SYDNEY WATER ASSETS</b> All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation. The approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water's wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met.	Pre-Construction	Compliant	- Sydney Water approval letter received 22/07/21 - Building plans approved by Sydney Water

B21	Should groundwater be intercepted during excavation works, licenced water entitlement must be obtained to account for the take of water, unless subject to an exemption.	Pre-Construction	Action Not Triggered	Geotechnical investigations suggest ground water is unlikely to be encountered during works however FDC will monitor and obtain license if required.
B22	<b>STORMWATER AND DRAINAGE</b> Prior to an approval or Construction Certificate being issued for excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work a detailed drainage engineering design, calculations and design for the stormwater overland flow path for the development must be: (a) prepared by a suitably qualified hydraulic or civil engineer to show the proposed method of collection and disposal of stormwater; and	Pre-Construction	Compliant	Refer to Civil Drawings C02I, C03J, C08H, and TTW Design certificate Appendix B Flood Management Strategy dated 13th Sep 2019. The Stormwater Management Plan shows discharge locations.
	(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent)	Pre-Construction	Compliant	Refer to Civil Drawings C01I and TTW design certificate Appendix B Flood Management Strategy dated 13 th Sep 2019.
	(c) submitted to and be approved by the Council and a copy of Council's approval must be provided to the Principal Certifying Authority.	Pre-Construction	Compliant	Refer to Civil Drawings C02I, C03J, C08H by TTW and TTW design certificate Appendix B - Flood Management Strategy dated 13 th Sep 2019 to be submitted to Council for Approval.
B23	For approval of a connection into Council's drainage system an "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council, together with an application fee in accordance with Council's adopted Schedule of Fees and Charges. The application must be approved by the Council prior to an approval or Construction Certificate being issued for excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work. All proposed connections to Council's underground drainage system require the owner to enter into a Deed of Agreement with Council and obtain registration on Title of a Positive Covenant prior to an Occupation Certificate being issued, including an Interim Occupation Certificate.	Pre-Construction	Action Not Triggered	Noted.
B24	<b>ON-SITE DETENTION</b> The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval by Sydney Water of the detailed design of the on-site detention must be submitted to and be accepted by Council and a copy of Council's letter of acceptance must be provided to the Certifying Authority prior to a Construction Certificate being issued, excluding for any approved preparatory, demolition or excavation works.	Pre-Construction	Compliant	Refer to Civil Drawings C03J, C04I, C06I and TTW Civil Design Certificate Appendix E Email Advice from Sydney Water for On-Site Detention Tank location and details.
B25	<b>STORMWATER QUALITY ASSESSMENT</b> Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by Council and a copy of the Council's letter of approval must be provided to the Principal Certifying Authority and Planning Secretary. The stormwater quality assessment must: (a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design	Pre-Construction	Compliant	Refer to Civil Drawings C02I, C08H, and TTW Civil Design Certificate Appendix B Flood Management Strategy dated 13th Sep 2019.
	(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent)	Pre-Construction	Compliant	Refer to Civil Drawings C02I, C08H and TTW Civil Design Certificate Appendix B Flood Management Strategy dated 13 th Sep 2019, Appendix C MUSIC Result -1 and Result -2.
	(c) demonstrate through reports, design plans and calculations, what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads: (i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%; (ii) reduce the baseline annual pollutant load for total suspended solids by 85%; (iii) reduce the baseline annual pollutant load for total phosphorous by 65%; (iv) reduce the baseline annual pollutant load for total nitrogen by 45%.	Pre-Construction	Compliant	Refer to Civil Drawings C02I, C08H and TTW Civil Design Certificate Appendix B Flood Management Strategy dated 13 th Sep 2019, Appendix C MUSIC Result -1 and Result -2.
	(d) include certification from a suitably qualified practicing professional that the requirements of parts (i) (ii) (iii) and (iv) of this condition have been met.	Pre-Construction	Compliant	Refer to Civil Drawings C02I, C08H and TTW Civil Design Certificate Appendix B Flood Management Strategy dated 13 th Sep 2019, Appendix C MUSIC Result -1 and Result -2.
B27	<b>EROSION AND SEDIMENT CONTROL</b> Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom and the Guidelines for Erosion and Sediment Control on Building Sites (City of Sydney). Details are to be submitted to and approved by the Certifier prior to the issue of the relevant Construction Certificate.	Pre-Construction	Compliant	Compliance statement provided by TTW 25/06/21.

B26	<b>INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS</b> All toilets installed within the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Water Efficient Fixtures memorandum provided by Populous along with schedule of items and WELS ratings.
B27	All taps and shower heads installed within the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Water Efficient Fixtures memorandum provided by Populous along with schedule of items and WELS ratings.
B28	New urinal suites, urinals and urinal flushing control mechanisms installed within the development must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Water Efficient Fixtures memorandum provided by Populous along with schedule of items and WELS ratings.
B29	Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Water Efficient Fixtures memorandum provided by Populous along with schedule of items and WELS ratings.
B30	<b>LIGHTING SYSTEMS</b> The proposed internal lighting system must be designed to provide for the efficient use of energy including the use of energy efficient light fittings, zoned lighting and controls and sensors to ensure automatic switch off during non-working hours. Details of the internal lighting system must be submitted to Certifier prior to a Construction Certificate being issued.	Pre-Construction	Compliant	Water Efficient Fixtures memorandum provided by Populous along with schedule of items and WELS ratings.
B31	A detailed lighting plan, informed by the Urban Precinct Lighting Masterplan, Façade & Landscape prepared by Aurecon and dated 21 October 2019 shall be prepared in consultation with CPMP and submitted to the Certifier for approval. The detailed lighting plan shall incorporate any relevant lighting mitigation measures identified in Table 25 of the Biodiversity Development Assessment Report prepared by Ecological Australia, dated 15 November 2019.	Pre-Construction	Compliant	Lighting layouts attached detailing compliance with the precinct masterplan.
B32	All outdoor lighting shall comply with AS 1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the issue of a Construction Certificate	Pre-Construction	Compliant	Design Certificate and Lighting plans provided.
B33	<b>STORAGE AND HANDLING OF WASTE</b> The design and management of facilities for the storage and handling of operational waste must comply with the requirements of Council's Waste Management Guidelines for Proposed Development. Details are to be submitted to the Certifier prior to the issue of a Construction Certificate.	Pre-Construction	Compliant	Waste management statement of compliance provided by Dickens Solutions (Waste Management Consultant) dated 09/07/21.
B34	<b>HERITAGE INTERPRETATION</b> Prior to the issue of a Construction Certificate for works to the RHI, a Heritage Interpretation Plan must be prepared for the site in accordance with policy 7.4.7 of the Moore Park Conservation Management Plan and the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines (2005). The plan must detail how information on the history and significance of the Royal Hall of Industries will be provided for the public and make recommendations regarding public accessibility, signage and lighting, including the types, locations, materials, colours, dimensions, fixings and text of interpretive devices to be installed. The plan shall be prepared by a suitably qualified architect experienced in heritage conservation in consultation with Heritage NSW and Council to the satisfaction of the Planning Secretary. The recommendations of the Plan are to be implemented in conjunction with the proposed development.	Pre-Construction	Compliant	Heritage Interpretation Plan prepared by Urbis provided on 11/08/21. CoS Approval provided 06/09/21.
B35	<b>HERITAGE - ARCHIVAL RECORD</b> A photographic archival recording of the Royal Hall of Industries, the site and setting shall be prepared prior to the issue of a construction certificate, prior to commencement of works, during works and at the completion of works, in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW and shall be kept in a building archive on site, in accordance with policy 1.24 of the Conservation Management Plan.	Pre-Construction	Compliant	Final issue Photographic Archival recording prepared by Urbis 11/08/21.
B36	<b>SCHEDULE OF CONSERVATION WORKS</b> A Schedule of Conservation Works to the Royal Hall of Industries Building and brick wall to Lang Road, shall be prepared in accordance with the principles outlined in section 7.2.7 of the Draft Conservation Management Plan prepared by GA NSW (June 2007). The schedule is to include works to the brickwork, cement render detailing, timber joinery, doors, windows, roof structure and the reinstatement of the clerestory vents and shall be prepared by an architect suitably qualified and experienced in heritage conservation. The schedule shall be submitted to and approved by Council prior to a Construction Certificate being issued for the development.	Pre-Construction	Compliant	Schedule of Conservation Works prepared by Urbis 06/08/21 and approval letter received from City of Sydney 12/08/12.



B37	<p><b>REVERSIBILITY</b></p> <p>The Applicant shall prepare detailed plans in consultation with an appropriately qualified heritage specialist demonstrating the approved mezzanine level within the RHI can be reversible with no permanent impact on the fabric of the building. The plans must be submitted to and approved by Council prior to a Construction Certificate being issued for works to the Royal Hall of Industries. Works must be carried out in accordance with the approved plans.</p>	Pre-Construction	Compliant	Drawings No. SK.08.0120, Rev A, titled 'Mezzanine Demolition Plan', drawn by Populous, dated 15 June 2021 & Drawing No. SK.08.0121, Rev A, titled 'Mezzanine Demolition Details', drawn by Populous, dated 15 June 2021 submitted to City of Sydney and approval letter received 12/08/21.																																												
B38	<table><tr><th colspan="4">Architectural Drawings Prepared by Populous Architects</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SK.01.0001</td><td>F</td><td>PROPOSED SITE PLAN ROYAL</td><td>10.01.2020</td></tr><tr><td>SK.02.0810</td><td>G</td><td>FLOOR PLAN BASEMENT LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.02.0010</td><td>W</td><td>FLOOR PLAN GROUND LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.02.0110</td><td>T</td><td>FLOOR PLAN LEVEL 01</td><td>10.01.2020</td></tr><tr><td>SK.02.0210</td><td>E</td><td>FLOOR PLAN LEVEL 01 MEZZANINE</td><td>10.01.2020</td></tr><tr><td>SK.02.0310</td><td>G</td><td>FLOOR PLAN ROOF LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.03.0010</td><td>D</td><td>BUILDING SECTIONS EAST-WEST</td><td>09.01.2020</td></tr><tr><td>SK.03.0011</td><td>D</td><td>RHI BUILDING SECTIONS NORTH-SOUTH</td><td>09.01.2020</td></tr><tr><td>SK.03.0012</td><td>D</td><td>SWIFTS BUILDING SECTIONS</td><td>09.01.2020</td></tr></table> <p>Plans for the Royal Hall of Industries in consultation with Heritage NSW and Council (or its delegate) to the greatest extent practicable. Evidence of endorsement by Heritage NSW must be submitted to</p>	Architectural Drawings Prepared by Populous Architects				Dwg No.	Rev	Name of Plan	Date	SK.01.0001	F	PROPOSED SITE PLAN ROYAL	10.01.2020	SK.02.0810	G	FLOOR PLAN BASEMENT LEVEL	10.01.2020	SK.02.0010	W	FLOOR PLAN GROUND LEVEL	10.01.2020	SK.02.0110	T	FLOOR PLAN LEVEL 01	10.01.2020	SK.02.0210	E	FLOOR PLAN LEVEL 01 MEZZANINE	10.01.2020	SK.02.0310	G	FLOOR PLAN ROOF LEVEL	10.01.2020	SK.03.0010	D	BUILDING SECTIONS EAST-WEST	09.01.2020	SK.03.0011	D	RHI BUILDING SECTIONS NORTH-SOUTH	09.01.2020	SK.03.0012	D	SWIFTS BUILDING SECTIONS	09.01.2020	Pre-Construction	Action Not Triggered	Moved to CC2.
Architectural Drawings Prepared by Populous Architects																																																
Dwg No.	Rev	Name of Plan	Date																																													
SK.01.0001	F	PROPOSED SITE PLAN ROYAL	10.01.2020																																													
SK.02.0810	G	FLOOR PLAN BASEMENT LEVEL	10.01.2020																																													
SK.02.0010	W	FLOOR PLAN GROUND LEVEL	10.01.2020																																													
SK.02.0110	T	FLOOR PLAN LEVEL 01	10.01.2020																																													
SK.02.0210	E	FLOOR PLAN LEVEL 01 MEZZANINE	10.01.2020																																													
SK.02.0310	G	FLOOR PLAN ROOF LEVEL	10.01.2020																																													
SK.03.0010	D	BUILDING SECTIONS EAST-WEST	09.01.2020																																													
SK.03.0011	D	RHI BUILDING SECTIONS NORTH-SOUTH	09.01.2020																																													
SK.03.0012	D	SWIFTS BUILDING SECTIONS	09.01.2020																																													
B39	<table><tr><td>SK.02.0210</td><td>E</td><td>FLOOR PLAN LEVEL 01 MEZZANINE</td><td>10.01.2020</td></tr><tr><td>SK.02.0310</td><td>G</td><td>FLOOR PLAN ROOF LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.03.0010</td><td>D</td><td>BUILDING SECTIONS EAST-WEST</td><td>09.01.2020</td></tr><tr><td>SK.03.0011</td><td>D</td><td>RHI BUILDING SECTIONS NORTH-SOUTH</td><td>09.01.2020</td></tr><tr><td>SK.03.0012</td><td>D</td><td>SWIFTS BUILDING SECTIONS</td><td>09.01.2020</td></tr></table> <p>Details of the fixings of the Waste Storage Unit to the Royal Hall of Industries demonstrating that the age fabric must be approved by the Applicant's nominated heritage consultant.</p>	SK.02.0210	E	FLOOR PLAN LEVEL 01 MEZZANINE	10.01.2020	SK.02.0310	G	FLOOR PLAN ROOF LEVEL	10.01.2020	SK.03.0010	D	BUILDING SECTIONS EAST-WEST	09.01.2020	SK.03.0011	D	RHI BUILDING SECTIONS NORTH-SOUTH	09.01.2020	SK.03.0012	D	SWIFTS BUILDING SECTIONS	09.01.2020	Pre-Construction	Compliant	Email correspondence detailing approval from heritage consultant.																								
SK.02.0210	E	FLOOR PLAN LEVEL 01 MEZZANINE	10.01.2020																																													
SK.02.0310	G	FLOOR PLAN ROOF LEVEL	10.01.2020																																													
SK.03.0010	D	BUILDING SECTIONS EAST-WEST	09.01.2020																																													
SK.03.0011	D	RHI BUILDING SECTIONS NORTH-SOUTH	09.01.2020																																													
SK.03.0012	D	SWIFTS BUILDING SECTIONS	09.01.2020																																													
B40	<table><tr><td>SK.03.0013</td><td>F</td><td>RHI &amp; SWIFTS BUILDING ELEVATIONS EAST WEST</td><td>10.01.2020</td></tr><tr><td>SK.03.0014</td><td>E</td><td>RHI &amp; SWIFTS BUILDING ELEVATIONS NORTH-SOUTH</td><td>10.01.2020</td></tr><tr><td>SK.05.0001</td><td>E</td><td>GFA DIAGRAMS GROUND &amp; LEVEL 1</td><td>10.01.2020</td></tr><tr><td>SK.05.0002</td><td>B</td><td>LAND USE PLANS GROUND &amp; LEVEL 01</td><td>10.01.2020</td></tr><tr><td>SK.08.0810</td><td>C</td><td>DEMOLITION PLAN BASEMENT LEVEL</td><td>24.10.2019</td></tr><tr><td>SK.08.0910</td><td>C</td><td>DEMOLITION PLAN GROUND LEVEL</td><td>24.10.2019</td></tr><tr><td>SK.08.0110</td><td>C</td><td>DEMOLITION PLAN LEVEL 01</td><td>24.10.2019</td></tr><tr><td>SK.08.0310</td><td>C</td><td>DEMOLITION PLAN ROOF LEVEL</td><td>24.10.2019</td></tr></table> <p>(c) is to provide ongoing advice to tradespeople undertaking the proposed works during construction to ensure significant fabric is not damaged</p>	SK.03.0013	F	RHI & SWIFTS BUILDING ELEVATIONS EAST WEST	10.01.2020	SK.03.0014	E	RHI & SWIFTS BUILDING ELEVATIONS NORTH-SOUTH	10.01.2020	SK.05.0001	E	GFA DIAGRAMS GROUND & LEVEL 1	10.01.2020	SK.05.0002	B	LAND USE PLANS GROUND & LEVEL 01	10.01.2020	SK.08.0810	C	DEMOLITION PLAN BASEMENT LEVEL	24.10.2019	SK.08.0910	C	DEMOLITION PLAN GROUND LEVEL	24.10.2019	SK.08.0110	C	DEMOLITION PLAN LEVEL 01	24.10.2019	SK.08.0310	C	DEMOLITION PLAN ROOF LEVEL	24.10.2019	Pre-Construction	Compliant	Urbis has been engaged as the Heritage Consultant on the project.												
	SK.03.0013	F	RHI & SWIFTS BUILDING ELEVATIONS EAST WEST	10.01.2020																																												
	SK.03.0014	E	RHI & SWIFTS BUILDING ELEVATIONS NORTH-SOUTH	10.01.2020																																												
	SK.05.0001	E	GFA DIAGRAMS GROUND & LEVEL 1	10.01.2020																																												
	SK.05.0002	B	LAND USE PLANS GROUND & LEVEL 01	10.01.2020																																												
	SK.08.0810	C	DEMOLITION PLAN BASEMENT LEVEL	24.10.2019																																												
SK.08.0910	C	DEMOLITION PLAN GROUND LEVEL	24.10.2019																																													
SK.08.0110	C	DEMOLITION PLAN LEVEL 01	24.10.2019																																													
SK.08.0310	C	DEMOLITION PLAN ROOF LEVEL	24.10.2019																																													
		Pre-Construction	Action Not Triggered	Noted. Urbis has been engaged as the Heritage Consultant on the project																																												
	(d) is to be involved in the resolution of all matters where existing significant fabric and spaces are subject to preservation, adaptive reusing, recording and demolition	Pre-Construction	Action Not Triggered	Noted. Urbis has been engaged as the Heritage Consultant on the project																																												
	(e) is to have full access to the site and is to be authorised to response directly to Council and Heritage NSW is information or clarification is required	Pre-Construction	Action Not Triggered	Noted. Urbis has been engaged as the Heritage Consultant on the project																																												
	(f) must be satisfied that all work has been carried out in accordance with the conditions of this consent Evidence of commission on the above terms is to be provided to the Certifying Authority, prior to the issue of the first Construction Certificate or commencement of works on the site, whichever is earlier.	Pre-Construction	Action Not Triggered	Noted. Urbis has been engaged as the Heritage Consultant on the project																																												
B41	<p><b>HERITAGE – NEW SERVICES</b></p> <p>The heritage consultant must be consulted regarding the introduction of new services, including electrical and hydraulic, to ensure this occurs with minimal impact to significant fabric and in accordance with the Conservation Management Plan. Detailed plans, identifying the location of services to ensure routes are planned to minimise impacts to significant fabric and spaces must be prepared to the satisfaction of the Certifying authority prior to the issue of a construction certificate of the</p>	Pre-Construction	Compliant	Supported by Heritage Consultant. Email correspondence submitted to certifier.																																												
B42	<p><b>TREE PROTECTION</b></p> <p>A scaled plan that clearly illustrates all of the trees impacted by the development, including the TPZ, SRZ, canopy spread and encroachment area must be submitted to and approved by Council prior to the issue of the Construction Certificate.</p>	Pre-Construction	Compliant	City of Sydney approval letter received 10/08/21. Drawing provided.																																												
B43	<p><b>MATERIALS AND SAMPLES BOARD</b></p> <p>A physical material sample board which specifies all proposed materials, finishes and colours, (including visible rainwater goods and services) keyed to each building elevation must be submitted and approved by Council prior to a Construction Certificate being issued. The materials and samples board must not include generic material or colour descriptions or use terminology such as 'or similar'.</p>	Pre-Construction	Compliant	Approval letter received from City of Sydney for sample board on 02/08/21.																																												
B44	<p><b>ASSOCIATED ROADWAY COSTS</b></p> <p>All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's "Sydney Streets Technical Specification" including amendments and "Sydney Streets Design Code".</p>	Pre-Construction	Action Not Triggered	Statement provided by FDC. There are no new roadworks as described in condition B44 to be carried out by FDC for the project. Should any services connections be required outside the boundary as part of the project, FDC will be responsible for carrying out permanent restoration to match existing.																																												



B45	<b>ALIGNMENT LEVELS</b> Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work, alignment levels for the building and site frontages must be submitted to and approved by Council. The submission must be prepared by a Registered Surveyor and designed by a suitably qualified engineer, must be in accordance with the City of Sydney's Public Domain Manual and must be submitted with a completed Levels and Gradients Approval Application form (available on Council's website).	Pre-Construction	Action Not Triggered	Moved to CC2.
B46	These alignment levels, as approved by Council, are to be incorporated into the plans submitted with the application for a Construction Certificate for any civil, drainage and public domain work as applicable under this consent. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.	Pre-Construction	Action Not Triggered	Moved to CC2.
B47	<b>PAVING MATERIALS</b> The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".	Pre-Construction	Compliant	Design Certificate provided by Landscape Architect (Arcadia).
B48	<b>PHOTOGRAPHIC RECORD/DILAPIDATION REPORT – PUBLIC DOMAIN</b> Prior to demolition or issue of a Construction Certificate, whichever is earlier, a photographic recording of the public domain site frontages is to be prepared and submitted to Council's satisfaction. The recording must include clear images of the building facade adjoining the footpath, the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street. The form of the recording is to be as follows: (a) A PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;	Pre-Construction	Compliant	Approval letter received from City of Sydney for Condition B48 dated 10/08/21.
	(b) Each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage;	Pre-Construction	Compliant	Approval letter received from City of Sydney for Condition B48 dated 10/08/21.
	(c) Each image is to be numbered and cross referenced to a site location plan;	Pre-Construction	Compliant	Approval letter received from City of Sydney for Condition B48 dated 10/08/21.
	(d) A summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record;	Pre-Construction	Compliant	Approval letter received from City of Sydney for Condition B48 dated 10/08/21.
	(e) Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.	Pre-Construction	Compliant	Approval letter received from City of Sydney for Condition B48 dated 10/08/21.
B49	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must immediately be made safe and functional by the applicant. Damage must be fully rectified by the applicant in accordance with Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before an Occupation Certificate is issued for the development, whichever is earlier.	Pre-Construction	Action Not Triggered	Noted.
B50	<b>PRESERVATION OF SURVEY MARKS</b> Prior to the issue of a Construction Certificate, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.	Pre-Construction	Compliant	Approval letter from CoS received.
B51	<b>PUBLIC DOMAIN PLAN</b> A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later.	Pre-Construction	Compliant	Council approval provided via email - Samantha Kruize
B52	The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's Public Domain Manual, Sydney Streets Code and Sydney Streets Technical Specification, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.	Pre-Construction	Action Not Triggered	Moved to CC2.
B53	<b>PUBLIC DOMAIN WORKS BOND</b> Public Domain Works Deposit will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of Council as security for completion of the obligations under this consent (Guarantee).	Pre-Construction	Action Not Triggered	Moved to CC2.

B54	Council's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to a Construction Certificate being issued. The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to Council standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.	Pre-Construction	Action Not Triggered	Moved to CC2.
B55	<b>PUBLIC DOMAIN WORKS – HOLD POINTS AND HANDOVER</b> Prior to a Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work is to be determined with and approved by the City's Public Domain section in accordance with the City of Sydney's Public Domain Manual and Sydney Streets Technical Specification.	Pre-Construction	Action Not Triggered	Moved to CC2.
B56	<b>PUBLIC DOMAIN DAMAGE DEPOSIT</b> A Public Domain Damage Deposit calculated on the basis of 324 square metres of asphalt site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee or insurance bond as per Council's Performance Bond Policy in favour of Council as security for repairing any damage to the public domain in the vicinity of the site (Guarantee). The Guarantee must be lodged with Council prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier. The Guarantee in this condition will be retained in full until the Public Domain Works Deposit Guarantee if required by this consent is lodged with Council. Upon lodgement of the Public Domain Works Deposit Guarantee, the Guarantee in this condition will be released. If no public domain works are required, the Guarantee in this condition will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. The Guarantee will be released in full unless rectification works are required where upon 90% of the total securities will be released, with the remaining 10% to be retained for the duration of a 6 months Defect Liability Period.	Pre-Construction	Action Not Triggered	Moved to CC2.
B57	<b>DRAINAGE AND SERVICE PIT LIDS</b> Details of drainage and service pit lids shall be submitted and approved by Council prior to a Construction Certificate being issued for the relevant stage of work. Any drainage and service pit lids throughout the public domain shall be heelguard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with the City of Sydney's Sydney Streets Design Code and Sydney Streets Technical Specification.	Pre-Construction	Action Not Triggered	Moved to CC2.
B58	<b>SIGNAGE STRATEGY</b> Prior to the issue of a Construction Certificate an external signage strategy must be prepared in consultation with the CPMPT and the heritage consultant nominated under Condition B40 and submitted to Council for approval.	Pre-Construction	Compliant	Signage strategy design certificate/strategy and associated drawing provided by Populous. Council approved received 06/09/21.
<b>SCHEDULE 2 - PART C PRIOR TO COMMENCEMENT OF WORKS</b>				
C1	<b>NOTIFICATION OF COMMENCEMENT</b> The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Pre-Construction	Action Not Triggered	APP to action.
C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-Construction	Action Not Triggered	Noted.
C3	<b>ACCESS TO INFORMATION</b> At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition 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 Planning Secretary; and	ALL	Compliant	Information uploaded to online Portal by Swans.
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	ALL	Action Not Triggered	Noted.

C4	<b>DEMOLITION</b> Any demolition work must comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 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 shall be submitted to the Certifier prior to the commencement of works.	Pre-Construction	Compliant	Statement of compliance and methodology provided by Demolition Contractor (AKA).
C5	<b>COMPLIANCE REPORTING</b> A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.	Pre-Construction	Compliant	Self refferential.
C6	The Pre-Construction Compliance Report must include: (a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and	Pre-Construction	Compliant	Self refferential.
	(b) the expected commencement date for construction.	Pre-Construction	Compliant	27th September 2021.
C7	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 construction of	Construction	Action Not Triggered	Noted
C8	The Construction Compliance Reports must include: (a) a results summary and analysis of environmental monitoring;	Construction	Action Not Triggered	Noted. Template to be used provided.
	(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;	Construction	Action Not Triggered	Noted. Template to be used provided.
	(c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;	Construction	Action Not Triggered	Noted. Template to be used provided.
	(d) a register of any modifications undertaken and their status;	Construction	Action Not Triggered	Noted. Template to be used provided.
	(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;	Construction	Action Not Triggered	Noted. Template to be used provided.
	(f) a summary of all incidents notified in accordance with this consent; and	Construction	Action Not Triggered	Noted. Template to be used provided.
	(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.	Construction	Action Not Triggered	Noted. Template to be used provided.
C9	<b>INDEPENDENT ENVIRONMENTAL AUDIT</b> No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information	Pre-Construction	Compliant	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/08/21).
C10	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.	Pre-Construction	Compliant	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/08/21).
C11	The environmental audit program prepared and submitted to the Planning Secretary in accordance with conditions C8 and C9 above must be implemented and complied with for the duration of the development.	Construction	Action Not Triggered	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/08/21).
C12	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: (a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;	ALL	Action Not Triggered	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/08/21).
	(b) assesses whether the development is complying with the terms of this consent;	ALL	Action Not Triggered	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/08/21).

	(c) reviews the adequacy of any document required under this consent; and	ALL	Action Not Triggered	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/0821).
	(d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	ALL	Action Not Triggered	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/0821).
C13	Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning 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 Planning Secretary. <i>Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.</i>	Construction	Action Not Triggered	Post approval form received from Planning NSW for Audit Programme provided by HGH (prepared by Natascha Arens 14/0821).
C14	<b>PRE-CONSTRUCTION DILAPIDATION REPORTS</b> 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, above ground 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 shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the Certifier prior to the issue of a Construction Certificate for below ground works. A copy of the report is to be forwarded to the Department and each of the affected property owners.	Pre-Construction	Compliant	TTW Engineers have provided a Ground Excavation Stability certificate referencing geotechnical report 86724.00 April 2019 by Douglas Partners and outlining adherence with this condition. Evidence of submission to Secretary provided.
C15	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must provide evidence, in writing, to the Certifier 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.	Pre-Construction	Action Not Triggered	Noted
C16	<b>COMMUNITY CONSULTATION AND ENGAGEMENT PLAN (CCEP)</b> A Community Consultation and Engagement Plan (CCEP) shall be prepared prior to the commencement of works and shall include how notification of residents and complaints associated with the proposal will be managed.	Pre-Construction	Compliant	CCEP provided by Urbis.
C17	The CCEP must be implemented during the design and construction of the development and for a minimum of 12 months following the completion of construction.	ALL	Compliant	CCEP provided by Urbis.
C18	The CCEP must: (a) identify people to be consulted during the design and construction phases;	ALL	Compliant	CCEP provided by Urbis.
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	ALL	Compliant	CCEP provided by Urbis.
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	ALL	Compliant	CCEP provided by Urbis.
	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and	ALL	Compliant	CCEP provided by Urbis.
C19	The CCEP must be submitted to the Planning Secretary for information no later than one month before the commencement of any work.	ALL	Compliant	Post Approval form received from Planning NSW.
C20	The CCEP must be implemented for a minimum of 12 months following the completion of construction.	ALL	Action Not Triggered	Noted.
	<b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)</b> Prior to the commencement of any works, the Applicant shall prepare a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The CEMP shall be informed by the Construction Management Plan submitted with the application. The CEMP shall address, but not be limited to, the following matters where relevant: (a) hours of work (Conditions D7 to D11)	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(b) 24 hour contact details of site manager and details of complaint handling	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(c) traffic management, in consultation with Council and TfNSW	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.

C21	(d) construction noise and vibration management, prepared by a suitably qualified person	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(e) management of dust to protect the amenity of the neighbourhood	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(f) erosion and sediment control	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(g) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(h) measures to ensure vehicle access and storage of materials and equipment will not impact trees outside the site	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(i) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(j) works in accordance with any remedial works plan	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(k) air quality management including issues associated with odour, minimising dust on site and prevention of dust from leaving the site during construction works	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
	(l) incorporation of all acoustic management and treatments The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.	Pre-Construction	Compliant	Construction Environmental Management plan Rev C prepared by FDC dated 10/08/21 and provided to certifier.
C22	<b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN (CNVMP)</b> Prior to the commencement of construction activities, a detailed and site specific Construction Noise and Vibration Management Plan (CNVMP) shall be prepared by a suitably qualified person (who is eligible for membership of the Australian Acoustic Society, Institute of Engineers Australia or the Australian Association of Acoustic Consultants) in consultation with Council and submitted to the Certifying Authority. The CNVMP shall include, but not be limited to: (a) identification of each work area, site compound and access route (both private and public)	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
	(b) identification of the specific activities that will be carried out and associated noise sources at the premises and access routes	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
	(c) identification of all potentially affected sensitive receivers	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
	(d) the construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009)	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
	(e) assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in (d)	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.

	(f) where the objectives are predicted to be exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
	(g) description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
	(h) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
	(i) measures to monitor noise performance and respond to complaints. The CNVMP should also consider demolition methods that do not require the use of rock breakers or other similar high noise generating equipment, such as rock (or concrete) splitting of building sections for transport and break up off site, unless not feasible and reasonable. Where rock breakers or other high noise generating equipment are to be used such that the appropriate criteria are exceeded, the hours of operation for high noise generating equipment must include respite periods. The Applicant shall submit a copy of the CNVMP to the Planning Secretary and Council prior to the commencement of work.	Pre-Construction	Compliant	- Memo outlining receipt of CNVMP by City of Sydney. - CNVMP completed by Acoustic Logic 03/08/21.
C23	<b>CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN SUB-PLAN (CTPMP)</b> Prior to the issue of any construction certificate to any preparatory, demolition or excavation work, whichever is earlier the Applicant shall prepare a Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) in consultation with the TfNSW Sydney Coordination Office within TfNSW and the Sydney Light Rail Operator. The CTPMP must ensure that the construction of the development does not in any way adversely impact the Sydney Light Rail Project and specify matters including, but not limited to: (a) A description of the development;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(b) Location of any proposed work zone(s);	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(c) Details of crane arrangements including location of any crane(s) and crane movement plan;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(d) Haulage routes;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(e) Construction vehicle access arrangements including vehicle access/crane access and in or around the light rail;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(f) Proposed construction hours in accordance with Conditions E7-E11;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(g) Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.

	(h) Construction program and construction methodology;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(i) A detailed plan of any proposed hoarding and/or scaffolding, including adequate clearance for pedestrian movement along Lang Road, Driver Avenue and Errol Flynn Boulevard;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(j) Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and the Sydney Light Rail Operator;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(k) Details of measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site worker parking location/s away from the precinct;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(l) Any potential impacts to general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(m) Cumulative construction impacts of projects including Sydney Light Rail Project. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided. - Evidence of submission to secretary provided.
	(n) Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP. A copy of the CPTMP shall be submitted to the Coordinator General, Transport Coordination within TfNSW for endorsement and a copy provide to the Planning Secretary.	Pre-Construction	Compliant	- Construction Pedestrian and Traffic Management Plan prepared by GTA Consultants on 05/08/21. - Approval from TfNSW. Email memo provided.
C24	<b>CONSTRUCTION SOIL AND WATER MANAGEMENT SUB-PLAN (CSWMP)</b> The Applicant must engage a suitably qualified expert to prepare a Construction Soil and Water Management Sub-Plan (CSWMP), in consultation with Council. The CSWMP must address, but not be limited to the following: (a) describe all erosion and sediment controls to be implemented during construction	Pre-Construction	Compliant	- Soil and Water management Plan completed by TTW dated 24/06/21. - Flood Management Strategy completed by TTW dated 13/09/21. - Associated drawings attached.
	(b) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)	Pre-Construction	Compliant	- Soil and Water management Plan completed by TTW dated 24/06/21. - Flood Management Strategy completed by TTW dated 13/09/21. - Associated drawings attached.
	(c) detail all off-Site flows from the Site	Pre-Construction	Compliant	- Soil and Water management Plan completed by TTW dated 24/06/21. - Flood Management Strategy completed by TTW dated 13/09/21. - Associated drawings attached.



	(d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Pre-Construction	Compliant	- Soil and Water management Plan completed by TTW dated 24/06/21. - Flood Management Strategy completed by TTW dated 13/09/21. - Associated drawings attached.
C25	<b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)</b> Evidence that the relevant recommendations provided in the CPTED report prepared by Urbis Pty Ltd and dated 8 May 2019 have been incorporated into the proposal shall be provide to the Certifier for approval.	Pre-Construction	Compliant	Drawings showing compliance with the CPTED attached.
C26	<b>HOARDING</b> A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include: a) architectural, construction and structural details of the design as well as proposed artwork; and	Pre-Construction	Compliant	Not Applicable. Hoarding is being installed on footpath not road.
	b) structural certification prepared and signed by an appropriately qualified practising structural engineer. Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.	Pre-Construction	Compliant	Design certificate provided by Total Hoardings.
C27	<b>BARRICADE PERMIT</b> Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit is to be obtained prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.	Pre-Construction	Action Not Triggered	Noted.
C28	<b>ACCESS TO INFORMATION</b> At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	ALL	Compliant	Website setup by Swans.
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	ALL	Compliant	Website setup by Swans.
C29	<b>CONTAMINATION</b> Prior to the commencement of construction, an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA-accredited site auditor shall be submitted to the Certifier. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.	Pre-Construction	Compliant	Unexpected Find Procedure prepared by Airsafe dated 08/07/21 and review/approval received from Ian Swane 7 Associated on 20/07/21.
C30	<b>PUBLIC LIABILITY</b> The owner/builder is required to hold Public Liability Insurance, with a minimum liability of \$10 million and a copy of the Insurance cover is to be provided to the Certifier and Council.	Pre-Construction	Compliant	Insurance confirmations provided and letter of Approval from Council.
C31	<b>COMPLIANCE</b> 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.	ALL	Compliant	Noted.
C32	<b>HAZARDOUS MATERIALS SURVEY</b> A Hazardous Materials Survey Report must be prepared by a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) and submitted to the satisfaction of the Council prior to any demolition / refurbishment work commencing at the site. The report must identify and record the type, location and extent of any hazardous materials on the site and make recommendations as to their safe management and/or removal to ensure the site is made safe for demolition, construction and future use/occupation.	Pre-Construction	Compliant	- Asbestos & Hazardous Materials Report issued by Philip Turner (COH) July 2021. - Certification provided by Philip. - City of Sydney letter of approval email memo provided.
C33	<b>PROTECTION OF SURVEY INFRASTRUCTURE</b> Prior to the commencement of any work on site, a statement prepared by a Surveyor registered under the Surveying and Spatial Information Act 2002 must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure.	Pre-Construction	Compliant	- Statement provided by Veris 13/07/21 and approval provided by City of Sydney 21/07/21.
C34	At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Senior Surveyor to arrange for the recovery of the mark.	Pre-Construction	Action Not Triggered	Noted.



## APPENDIX B – Independent Environmental Audit Programme



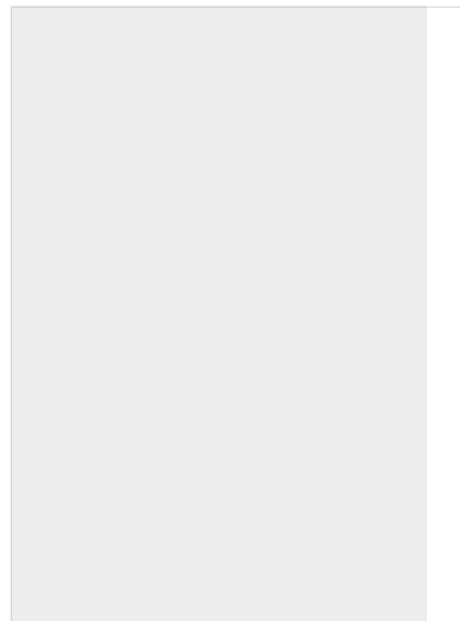
**NGH**

## **Audit Program**

### **Adaptive reuse of the Royal Hall of Industries- SSD 9726**

August 2021

Project Number: 21-539



## Document verification

Project Title:	Adaptive reuse of the Royal Hall of Industries- SSD 9726
Project Number:	21-539
Project File Name:	Audit Program.docx

Revision	Date	Prepared by
Final	27/07/2021	Natascha Arens
Final	14/08/2021	Natascha Arens
	[Enter the date]	
	[Enter the date]	

NGH Pty Ltd is committed to environmentally sustainable practices, including fostering a digital culture and minimising printing. Where printing is unavoidable, NGH prints on 100% recycled paper.



W. [www.nghconsulting.com.au](http://www.nghconsulting.com.au)

**BEGA - ACT & SOUTH EAST NSW**  
Suite 11, 89-91 Auckland Street  
(PO Box 470) Bega NSW 2550  
T. (02) 6492 8333

**BRISBANE**  
T3, Level 7, 348 Edward Street  
Brisbane QLD 4000  
T. (07) 3129 7633

**CANBERRA - NSW SE & ACT**  
Unit 8, 27 Yallourn Street  
(PO Box 62) Fyshwick ACT 2609  
T. (02) 6280 5053

**GOLD COAST**  
19a Philippine Parade  
Palm Beach QLD 4221  
(PO Box 466 Tugun QLD 4224)  
T. (07) 3129 7633

E. [nggh@nghconsulting.com.au](mailto:nggh@nghconsulting.com.au)

**NEWCASTLE - HUNTER & NORTH COAST**  
Unit 2, 54 Hudson Street  
Hamilton NSW 2303  
T. (02) 4929 2301

**SYDNEY REGION**  
Unit 17, 21 Mary Street  
Surry Hills NSW 2010  
T. (02) 8202 8333

**WAGGA WAGGA - RIVERINA & WESTERN NSW**  
35 Kincaid Street (PO Box 5464)  
Wagga Wagga NSW 2650  
T. (02) 6971 9696

**WODONGA**  
Unit 2, 83 Hume Street  
(PO Box 506) Wodonga VIC 3690  
T. (02) 6067 2533

## Table of contents

<b>Acronyms and abbreviations .....</b>	<b>ii</b>
<b>Audit Details .....</b>	<b>1</b>
<b>1. Introduction.....</b>	<b>3</b>
1.1 Background .....	3
1.2 Purpose of this report.....	4
<b>2. Audit Program.....</b>	<b>7</b>
2.1 Audit Schedule.....	8
2.2 Audit Table .....	8

## Appendices

Appendix A Audit Protocol.....	i
--------------------------------	---

## Acronyms and abbreviations

AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
ASL	Above sea level
BC Act	<i>Biodiversity Conservation Act 2016 (NSW)</i>
Biosecurity Act	<i>Biosecurity Act 2015 (NSW)</i>
BOM	Australian Bureau of Meteorology
CEMP	Construction environmental management plan
Cwth	Commonwealth
DPIE	Department of Planning, Industry and Environment (NSW)
EEC	Endangered ecological community – as defined under relevant law applying to the proposal
EES	Environment, Energy and Science (NSW), Division of DPIE (formerly OEH, and, prior, DECCW)
EIS	Environmental impact statement
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
ESD	Ecologically Sustainable Development
ha	hectares
Heritage Act	<i>Heritage Act 1977 (NSW)</i>
ISEPP	State Environmental Planning Policy (Infrastructure) 2007 (NSW)
km	kilometres
LALC	Local Aboriginal Land Council
LEP	Local Environment Plan
m	metres

## Audit Details

Independent Audit	
AUDITED ORGANISATION	PREMISES
FDC (Sydney Swans Pty Ltd)	1 Driver Avenue Moore Park
LOCATION OF AUDIT	DATE OF AUDITS
1 Driver Avenue Moore Park	<p><b>Audit 1</b></p> <p>Within 8 weeks of the notified commencement date of construction</p> <p><b>Audit 2</b></p> <p>Within 6 months of the completion of Audit 1</p>
DEPTH OF AUDIT	SCOPE OF AUDIT
Environmental Compliance	<p>The audit report would be follow the requirements of AS/NZS ISO 19011-2014. An audit table would be included which would include all conditions of consent that relate to the environmental performance of the project and an assessment of whether the development is complying with these. The audit table would be appended to the report. The audit report would include</p> <ul style="list-style-type: none"><li>• a summary of the findings undertaken during the assessment of all conditions</li><li>• assessment of the environmental performance of the development, and its effects on the surrounding environment including the community</li><li>• a review the adequacy of any management plans and other documents required under the consent</li><li>• recommendations to improve the environmental performance of the development, and improvements to any document required under this consent.</li></ul>

Independent Audit	
AUDIT CRITERIA	AUDIT DETAILS
<ul style="list-style-type: none"> <li>Relevant environmental conditions of Development Consent SSD 9726</li> <li>Any other permits, licences or approvals in place at the time of the audit (except any EPL).</li> </ul>	<p><b>Day 1 (offsite)</b></p> <p>Document review and desktop audit</p> <p><b>Day 2</b></p> <ul style="list-style-type: none"> <li>Opening Meeting – 9am</li> <li>Site Inspection – 9.30am</li> <li>Document Review</li> <li>Interviews</li> <li>Closing meeting -4pm</li> </ul> <p><b>Day 3 (likely offsite)</b></p> <ul style="list-style-type: none"> <li>Audit analysis</li> <li>Audit reporting</li> </ul>
PROJECT REPRESENTATIVES	AUDIT TEAM
<p><b>George Karvountzis</b> FDC Senior Project Manager, Fitout &amp; Refurbishment, NSW</p>	<p>Natascha Arens, <b>NGH</b> – Lead Auditor</p>
AUDIT REPORT	

An Audit Report will be submitted to the Client within 2 weeks of completion of the site audit.

# 1. Introduction

## 1.1 Background

This Independent Environmental audit programme has been prepared to address the environmental requirements of conditions listed in the Signed Instrument of Approval of Adaptive reuse of the Royal Hall of Industries SSD 9726 (the Project) for the Sydney Swans HQ & Community Centre. The Project includes adaptive re-use of the Royal Hall of Industries to create a high-performance sport training facility, including offices, café and medical uses, construction of a two-storey building including netball court, sports training and administrative facilities, car parking and site wide landscaping.

Construction and demolition activities will include:

Partial demolition of internal walls, doorways, basement and ground floor stairs, sections of roof structure, and window and doorway infills on all elevations of the Royal Hall of Industries.

- Demolition of services shed, electrical kiosk, fencing and part of brick wall at the southern corner of the site.
- Remove existing pavement and driveways. Royal Hall of Industries
- Construct a structurally independent first floor mezzanine around the central vault space.
- Construct internal stud partitions and glazing separating uses at ground and first floor mezzanine levels comprising café, meeting rooms, office space, gym and training facilities, auditorium, retail space and museum.
- Provide a central indoor recreation facility and multiuse event space (1807m<sup>2</sup> GFA).
- Replace existing frosted windows with low emissivity glazing.
- Remove six existing doorway infills on the east and west elevation and create three new entrances and one full height window by removing existing brickwork to lower the sill height of four existing windows on the northern and southern elevation.
- Insert new roof lights within the roof valley.
- Construct four new internal lifts.
- Construct a new a two-story building within the southern courtyard providing a netball court and associated training, gym, swimming pool and office space with roof terrace above.
- Construct new plant rooms within existing roof valley containing air handling units.
- Nine car spaces including one accessible space and one loading bay for service vehicles.
- 40 Bicycle parking spaces including 24 secure parking spaces for staff and 16 spaces for visitors.
- Secure End of Trip facilities provided at first floor level within the RHI and ground floor level of the new building. Access and servicing
- New vehicular egress on Errol Flynn Boulevard.
- Loading bay within car park.



- Loading dock on eastern side of RHI for servicing and deliveries.
- Sitewide landscaping.
- Remove 4 existing trees and provide 26 replacement trees and tree pruning. Lighting
- Lighting strategy including external wayfinding and façade feature lighting design.
- Hours of operation Monday to Sunday 7am to 9pm. Special events to 12pm.
- New stormwater detention tank and relocation of existing stormwater pipes and pits to the eastern boundary. Utilities
- New substation, fire services kiosk and additional telecommunications system.

## 1.2 Purpose of this report

The purpose of this Independent Environmental audit is to satisfy condition C9-C13 of the signed instrument of approval for SSD 9726 .

The requirements of the Independent Environmental audit conditions are listed in Table 1-1below:

Table 1-1 Conditions applicable to the audit

#	Condition	
C9	INDEPENDENT ENVIRONMENTAL AUDIT No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information	<p>Construction commencement is planned for late August as this audit programme would be submitted to planning in late July 2021.</p> <p>As required by AS/NZS ISO 19011-2014, the programme would include:</p> <ul style="list-style-type: none"> <li>• Audit objectives - the objective of the audit would be to assess compliance with conditions relating to the environment only</li> <li>• extent/number/types/duration/locations/schedule of the audits</li> <li>• audit criteria</li> <li>• audit methods</li> <li>• the audit team</li> <li>• necessary resources</li> </ul> <p>NGH have assumed given the construction timeframe of 14 months that two audits would be required to be undertaken, one within 8 weeks commencement of construction and one audit six months after the first audit.</p>
C10	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	<p>The scope of the audit will include:</p> <ul style="list-style-type: none"> <li>• an assessment of compliance of all the conditions of consent relevant to the works at the time of the audit</li> <li>• a review of the environmental management plans, their adequacy and an assessment of their implementation</li> </ul>

#	Condition	
	requirement that forms the audit scope is assessed at least once in each audit cycle.	
C11	The environmental audit program prepared and submitted to the Planning Secretary in accordance with conditions C8 and C9 above must be implemented and complied with for the duration of the development.	Noted
C12	<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>Natascha Arens is a qualified and certified Exemplar Global Lead environmental auditor with over 25 years of relevant experience. Her CV is attached.</p> <p>The audit report would follow the requirements of AS/NZS ISO 19011-2014. An audit table would be included which would include all conditions of consent that relate to the environmental performance of the project and an assessment of whether the development is complying with these. The audit table would be appended to the report. The audit report would include</p> <ul style="list-style-type: none"> <li>• a summary of the findings undertaken during the assessment of all conditions</li> <li>• assessment of the environmental performance of the development, and its effects on the surrounding environment including the community</li> <li>• a review the adequacy of any management plans and other documents required under the consent</li> <li>• recommendations to improve the environmental performance of the development, and improvements to any document required under this consent.</li> </ul>

#	Condition	
C13	<p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning 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 Planning Secretary.</p> <p><i>Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.</i></p>	<p>The proponent and/or construction contractor would be responsible for submitting the audit report and the required response document.</p>

## **2. Audit Program**

The consent condition C9 calls for an Audit Program to be submitted to the department no later than one month prior to the commencement of construction. This audit programme includes

1. An Audit Schedule (Table 2-1 below)
2. An Audit Table (Appendix A )

## 2.1 Audit Schedule

Table 2-1 outlines the required frequency of the Independent Audits.

Table 2-1 Audit Schedule

Item	Timing	Scope
Construction Commences	Anticipated date late August 2021	
First audit Construction Independent Audit	8 weeks from construction commencement (anticipated late October 2021)	Audit compliance of all relevant SSD environmental conditions as identified in Appendix A of this audit programme, relevant to the stage of works and check implementation of measures in management plans and sub plans
Second Audit	6 months from the completion of the first audit	Audit compliance of all relevant SSD environmental conditions as identified in Appendix A of this audit programme, relevant to the stage of works and check implementation of measures in management plans and sub plans

## 2.2 Audit Table

Refer to Appendix A.

## Appendix A Audit Protocol


Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>SCHEDULE 2 - PART A ADMINISTRATIVE CONDITIONS</b>				
<b>A1.</b>	<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b> In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.			
<b>A2</b>	<b>TERMS OF CONSENT</b> The development may only be carried out:			
	(a) in compliance with the conditions of thi consent;			
	(b) in accordance with all written directions of the Planning Secretary;			
	(c) in accordance with the EIS dated June 2019, the RtS dated November 2019 and RRFIs dated 30 January 2020, 6 March 2020 and 10 March 2020 all prepared by Urbis;			
	(d) in accordance with the management and mitigation measures			

Number	Condition	Evidence	Recommendations and Findings	STATUS																																																																																																																				
	<p>( e) in accordance with the approved plans in the table below (except where modified by the coniditions of this consent)</p> <table><tr><th colspan="4">Architectural Drawings Prepared by Populous Architects</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SK.01.0001</td><td>F</td><td>PROPOSED SITE PLAN ROYAL</td><td>10.01.2020</td></tr><tr><td>SK.02.0B10</td><td>G</td><td>FLOOR PLAN BASEMENT LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.02.0010</td><td>W</td><td>FLOOR PLAN GROUND LEVEL</td><td>10.01.2020</td></tr><tr><td>SK.02.0110</td><td>T</td><td>FLOOR PLAN LEVEL 01</td><td>10.01.2020</td></tr><tr><td>SK.02.0210</td><td>E</td><td>FLOOR PLAN LEVEL 01 MEZZANINE</td><td>10.01.2020</td></tr><tr><td>SK02.0310</td><td>G</td><td>FLOOR PLAN ROOF LEVEL</td><td>10.01.2020</td></tr><tr><td>SK03.0010</td><td>D</td><td>BUILDING SECTIONS EAST-WEST</td><td>09.01.2020</td></tr><tr><td>SK.03.0011</td><td>D</td><td>RHI BUILDING SECTIONS NORTH-SOUTH</td><td>09.01.2020</td></tr><tr><td>SK.03.0012</td><td>D</td><td>SWIFTS BUILDING SECTIONS</td><td>09.01.2020</td></tr><tr><td>SK.03.0013</td><td>F</td><td>RHI &amp; SWIFTS BUILDING ELEVATIONS EAST WEST</td><td>10.01.2020</td></tr><tr><td>SK.03.0014</td><td>E</td><td>RHI &amp; SWIFTS BUILDING ELEVATIONS NORTH-SOUTH</td><td>10.01.2020</td></tr><tr><td>SK.05.0001</td><td>E</td><td>GFA DIARAMS GROUND &amp; LEVEL 1</td><td>10.01.2020</td></tr><tr><td>SK.05.0002</td><td>B</td><td>LAND USE PLANS GROUND &amp; LEVEL 01</td><td>10.01.2020</td></tr><tr><td>SK.08.0B10</td><td>C</td><td>DEMOLITION PLAN BASEMENT LEVEL</td><td>24.10.2019</td></tr><tr><td>SK.08.0010</td><td>C</td><td>DEMOLITION PLAN GROUND LEVEL</td><td>24.10.2019</td></tr><tr><td>SK.08.0110</td><td>C</td><td>DEMOLITION PLAN LEVEL 01</td><td>24.10.2019</td></tr><tr><td>SK.08.0310</td><td>C</td><td>DEMOLITION PLAN ROOF LEVEL</td><td>24.10.2019</td></tr></table> <table><tr><th colspan="4">Landscape Drawings prepared by Arcadia</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>400</td><td>H</td><td>LANDSCAPE PLANTING SCHEDULE</td><td>JAN 2020</td></tr><tr><td>401</td><td>H</td><td>SOFTWORKS PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>402</td><td>H</td><td>SOFTWORKS PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>403</td><td>H</td><td>SOFTWORKS PLAN – GROUND FLOOR</td><td>JAN 2020</td></tr><tr><td>404</td><td>H</td><td>SOFTWORKS PLAN – FIRST FLOOR</td><td>JAN 2020</td></tr><tr><td>501</td><td>H</td><td>LANDSCAPE DETAILS</td><td>JAN 2020</td></tr><tr><td>502</td><td>H</td><td>LANDSCAPE DETAILS</td><td>JAN 2020</td></tr><tr><td>600</td><td>H</td><td>LANDSCAPE SPECIFICATION</td><td>JAN 2020</td></tr></table>	Architectural Drawings Prepared by Populous Architects				Dwg No.	Rev	Name of Plan	Date	SK.01.0001	F	PROPOSED SITE PLAN ROYAL	10.01.2020	SK.02.0B10	G	FLOOR PLAN BASEMENT LEVEL	10.01.2020	SK.02.0010	W	FLOOR PLAN GROUND LEVEL	10.01.2020	SK.02.0110	T	FLOOR PLAN LEVEL 01	10.01.2020	SK.02.0210	E	FLOOR PLAN LEVEL 01 MEZZANINE	10.01.2020	SK02.0310	G	FLOOR PLAN ROOF LEVEL	10.01.2020	SK03.0010	D	BUILDING SECTIONS EAST-WEST	09.01.2020	SK.03.0011	D	RHI BUILDING SECTIONS NORTH-SOUTH	09.01.2020	SK.03.0012	D	SWIFTS BUILDING SECTIONS	09.01.2020	SK.03.0013	F	RHI & SWIFTS BUILDING ELEVATIONS EAST WEST	10.01.2020	SK.03.0014	E	RHI & SWIFTS BUILDING ELEVATIONS NORTH-SOUTH	10.01.2020	SK.05.0001	E	GFA DIARAMS GROUND & LEVEL 1	10.01.2020	SK.05.0002	B	LAND USE PLANS GROUND & LEVEL 01	10.01.2020	SK.08.0B10	C	DEMOLITION PLAN BASEMENT LEVEL	24.10.2019	SK.08.0010	C	DEMOLITION PLAN GROUND LEVEL	24.10.2019	SK.08.0110	C	DEMOLITION PLAN LEVEL 01	24.10.2019	SK.08.0310	C	DEMOLITION PLAN ROOF LEVEL	24.10.2019	Landscape Drawings prepared by Arcadia				Dwg No.	Rev	Name of Plan	Date	400	H	LANDSCAPE PLANTING SCHEDULE	JAN 2020	401	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020	402	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020	403	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020	404	H	SOFTWORKS PLAN – FIRST FLOOR	JAN 2020	501	H	LANDSCAPE DETAILS	JAN 2020	502	H	LANDSCAPE DETAILS	JAN 2020	600	H	LANDSCAPE SPECIFICATION	JAN 2020			
Architectural Drawings Prepared by Populous Architects																																																																																																																								
Dwg No.	Rev	Name of Plan	Date																																																																																																																					
SK.01.0001	F	PROPOSED SITE PLAN ROYAL	10.01.2020																																																																																																																					
SK.02.0B10	G	FLOOR PLAN BASEMENT LEVEL	10.01.2020																																																																																																																					
SK.02.0010	W	FLOOR PLAN GROUND LEVEL	10.01.2020																																																																																																																					
SK.02.0110	T	FLOOR PLAN LEVEL 01	10.01.2020																																																																																																																					
SK.02.0210	E	FLOOR PLAN LEVEL 01 MEZZANINE	10.01.2020																																																																																																																					
SK02.0310	G	FLOOR PLAN ROOF LEVEL	10.01.2020																																																																																																																					
SK03.0010	D	BUILDING SECTIONS EAST-WEST	09.01.2020																																																																																																																					
SK.03.0011	D	RHI BUILDING SECTIONS NORTH-SOUTH	09.01.2020																																																																																																																					
SK.03.0012	D	SWIFTS BUILDING SECTIONS	09.01.2020																																																																																																																					
SK.03.0013	F	RHI & SWIFTS BUILDING ELEVATIONS EAST WEST	10.01.2020																																																																																																																					
SK.03.0014	E	RHI & SWIFTS BUILDING ELEVATIONS NORTH-SOUTH	10.01.2020																																																																																																																					
SK.05.0001	E	GFA DIARAMS GROUND & LEVEL 1	10.01.2020																																																																																																																					
SK.05.0002	B	LAND USE PLANS GROUND & LEVEL 01	10.01.2020																																																																																																																					
SK.08.0B10	C	DEMOLITION PLAN BASEMENT LEVEL	24.10.2019																																																																																																																					
SK.08.0010	C	DEMOLITION PLAN GROUND LEVEL	24.10.2019																																																																																																																					
SK.08.0110	C	DEMOLITION PLAN LEVEL 01	24.10.2019																																																																																																																					
SK.08.0310	C	DEMOLITION PLAN ROOF LEVEL	24.10.2019																																																																																																																					
Landscape Drawings prepared by Arcadia																																																																																																																								
Dwg No.	Rev	Name of Plan	Date																																																																																																																					
400	H	LANDSCAPE PLANTING SCHEDULE	JAN 2020																																																																																																																					
401	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020																																																																																																																					
402	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020																																																																																																																					
403	H	SOFTWORKS PLAN – GROUND FLOOR	JAN 2020																																																																																																																					
404	H	SOFTWORKS PLAN – FIRST FLOOR	JAN 2020																																																																																																																					
501	H	LANDSCAPE DETAILS	JAN 2020																																																																																																																					
502	H	LANDSCAPE DETAILS	JAN 2020																																																																																																																					
600	H	LANDSCAPE SPECIFICATION	JAN 2020																																																																																																																					
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p>																																																																																																																							

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).			
<b>A4</b>	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
<b>A5</b>	<p><b>EVIDENCE OF CONSULTATION</b> Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p>			
	<p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>			
<b>A6</b>	<p><b>STRUCTURAL ADEQUACY</b> All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</li> <li>• Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>			



Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>A7</b>	<b>APPLICABILITY OF GUIDELINES</b> 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.			
<b>A8</b>	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			
<b>A9</b>	<b>MONITORING AND ENVIRONMENTAL AUDITS</b> Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			
<b>A10</b>	<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b> The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>A11</b>	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.			
<b>A12</b>	NON-COMPLIANCE NOTIFICATION The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.			
<b>A13</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			
<b>A14</b>	The notification of any non-compliance in accordance with Condition A13 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.			
<b>A14</b> 	REVISION OF STRATEGIES, PLANS AND PROGRAMS Within three months of: (a) the submission of a compliance report under condition C4 and C6;			
	(b) the submission of an incident report under condition A15;			
	(c) the submission of an Independent Audit under condition C8;			
	(d) the approval of any modification of the conditions of this consent; or			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.			
<b>A15</b>	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and/or Certifier (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and/or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			
<b>A20</b>	<p><b>STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS</b></p> <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p>			
	<p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
<b>A21</b>	Any strategy, plan or program prepared in accordance with condition A15, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.			
<b>A22</b>	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.			
<b>A23</b>	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.			
<b>A24</b>	<b>LIMITS ON CONSENT</b> This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced.			
<b>A25</b>	This consent does not approve the following components of the development: (a) The fitout and operation of the café at ground floor level of the Royal Hall of Industries building			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(b) The fitout and operation of the medical tenancy located at first floor level of the Royal Hall of Industries building			
	(c) The installation of signage			
	(d) The pruning of trees identified as No. 8 and No 9. in the Arboricultural Impact Assessment Report prepared by Allied Tree Consultancy, Dated May 2019. Where required separate approvals shall be obtained from the relevant consent authority (except where exempt and complying development applies).			
<b>A29</b>	<b>ABORIGINAL ARCHAEOLOGY</b> The Applicant shall ensure the construction and operation of the development at all times complies with the recommendations of the Due Diligence Aboriginal Archaeological Assessment, prepared by AMA Archaeological dated April 2019 and the Aboriginal Cultural Heritage Assessment prepared by AMA Archaeological dated July 2019.			
<b>SCHEDULE 2 - PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>				

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>B1</b>	<p><b>MICROBATS</b></p> <p>Prior to issue of any construction certificate the Applicant shall:</p> <p>(a) Undertake surveys of potential microbat roosts with thermal imagers in association with acoustic detectors, for the Large Bent-winged Bat (<i>Miniopterus orianae oceanensis</i>), targeting the potential entry/exit points to the building, for multiple nights (5 nights minimum) in suitable weather conditions and at times of year most appropriate for this species.</p> <p>‘Suitable weather conditions’ means conditions of no rain, little or no wind and when the maximum day time temperature has reached no less than 18 degrees Celsius on the afternoon preceding the survey.</p> <p>‘Most appropriate time of year’ for the Large Bent-winged Bat in Sydney is from autumn through to early winter.</p> <p>A report of the surveys and results must be submitted to EES and City of Sydney Council’s Urban Ecology Coordinator for endorsement.</p>			
	<p>(b) If the surveys determine that any threatened microbat species roost, or are likely to roost in the RHI, identify avoidance measures including retention of identified or potential microbat roosting habitat. If this requirement can’t be satisfied, the Applicant must demonstrate why this cannot be achieved to the satisfaction of the EES, and Council and purchase and retire biodiversity credits to offset the prescribed impacts, or other conservation measures, in consultation with the approval authority.</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(c) Prepare a Microbat Management Plan specifying mitigation measures to be taken prior to and during construction; adaptive measures; provision of compensatory habitat; consideration of lighting and vegetation and requirements for monitoring and reporting. The plan must to be prepared by a fauna ecologist with specialist knowledge in nest boxes for microbats, in consultation with EES and the City of Sydney's Council's Urban Ecology Coordinator and the final version endorsed by EES and the City of Sydney.			
<b>B2</b>	All pre-construction mitigation and management measures in the approved Microbat Management Plan must be implemented prior to the issue of a Construction Certificate.			
<b>B3</b>	The <u>Applicant</u> must provide evidence to the Certifying Authority that Conditions B1 and B2 of this consent have been complied with.			
<b>B4</b>	Prior to the issue of any Construction Certificate, <b>amended plans/landscaping drawings and documents shall be submitted to Council for approval showing:</b> (a) Relocation of the row of nine new trees from the eastern façade of the Royal Hall of Industries to the garden zone adjacent to new shared road and site boundary. Trees to be located at minimum 8 metre spacing and outside of the canopy of existing stand of trees adjacent to Errol Flynn Boulevard			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(b) Provision of one new medium to large sized tree in the grassed zone between the existing palm trees and the NSW Swifts building. The chosen tree species must have a minimum height of 15 metres with a canopy spread of 6 metres at maturity			
	(c) How the proposed site landscaping, including furniture, paving, levels and drainage integrates with the works to the northern plaza, located between the site and the Hordern Pavilion (D/2019/830) to the north. Submit hardworks plans and details for all surface finishes, furniture and fixtures.			
	(d) Location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots.			
	e) Location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, infill pit lids, furniture, removable bollards, bike racks, light poles, signage, drainage, services, shade structures, other features, and all associated footings.			
	(f) Coordinated services plan including location and approximate depth of all existing and proposed pits, services (electricity, gas, sewer, potable water), proposed plaza drainage, lights and GPO if applicable, fence footings, sign posts etc.			
	(g) Detailed grading plan with existing and proposed levels, falls, and pits			



Number	Condition	Evidence	Recommendations and Findings	STATUS
	(h) Details of earthworks and soil depths including finished levels and any mounding. The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.			
	(i) Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity.			
	(j) Landscape maintenance plan. This plan is to be complied with during occupation of the property.			
	(k) Details of drainage, waterproofing and watering systems			
<b>B18</b>	<b>ENVIRONMENTAL SUSTAINABILITY</b> The Applicant shall ensure the detailed design of the development incorporates the environmental sustainability objectives, measures and initiatives outlined in the Ecological Sustainable Development Report (Revision 5) prepared by Aurecon Australasia Pty Ltd and dated 21 October 2019 (as amended by the Memorandum prepared by Aurecon Australasia Pty Ltd dated 19 December 2019). Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of a Construction Certificate.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>B19</b>	The Applicant shall demonstrate that ESD is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.2 (Green Building Council Australia). Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of a Construction Certificate.			
<b>B21</b>	Should groundwater be intercepted during excavation works, licenced water entitlement must be obtained to account for the take of water, unless subject to an exemption.			
<b>B22</b>	<b>STORMWATER AND DRAINAGE</b> Prior to an approval or Construction Certificate being issued for excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work a detailed drainage engineering design, calculations and design for the stormwater overland flow path for the development must be: (a) prepared by a suitably qualified hydraulic or civil engineer to show the proposed method of collection and disposal of stormwater; and			
	(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent)			
	(c) submitted to and be approved by the Council and a copy of Council's approval must be provided to the Principal Certifying Authority.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>B23</b>	<p>For approval of a connection into Council’s drainage system an “Application for Approval of Stormwater Drainage Connections” must be submitted to the Council, together with an application fee in accordance with Council’s adopted Schedule of Fees and Charges.</p> <p>The application must be approved by the Council prior to an approval or Construction Certificate being issued for excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work.</p> <p>All proposed connections to Council’s underground drainage system require the owner to enter into a Deed of Agreement with Council and obtain registration on Title of a Positive Covenant prior to an Occupation Certificate being issued, including an Interim Occupation Certificate.</p>			
<b>B24</b>	<p><b>ON-SITE DETENTION</b></p> <p>The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval by Sydney Water of the detailed design of the on-site detention must be <b>submitted to and be accepted by Council and a copy of Council’s letter of acceptance must be provided</b> to the Certifying Authority prior to a Construction Certificate being issued, excluding for any approved preparatory, demolition or excavation works.</p>			
<b>B25</b>	<p><b>STORMWATER QUALITY ASSESSMENT</b></p> <p>Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be <b>approved by Council and a copy of the Council’s letter of approval must be provided</b> to the Principal Certifying Authority and Planning Secretary.</p> <p>The stormwater quality assessment must:</p> <p>(a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent)			
	<p>(c) demonstrate through reports, design plans and calculations, what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads:</p> <p>(i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;</p> <p>(ii) reduce the baseline annual pollutant load for total suspended solids by 85%;</p> <p>(ii) reduce the baseline annual pollutant load for total phosphorous by 65%;</p> <p>(iv) reduce the baseline annual pollutant load for total nitrogen by 45%.</p>			
	(d) include certification from a suitably qualified practicing professional that the requirements of parts (i) (ii) (iii) and (iv) of this condition have been met.			
<b>B27</b>	<p><b>EROSION AND SEDIMENT CONTROL</b></p> <p>Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater – Soils &amp; Construction Volume 1 (2004) by Landcom and the Guidelines for Erosion and Sediment Control on Building Sites (City of Sydney). Details are to be submitted to and approved by the Certifier prior to the issue of the relevant Construction Certificate.</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>B33</b>	<p><b>STORAGE AND HANDLING OF WASTE</b></p> <p>The design and management of facilities for the storage and handling of operational waste must comply with the requirements of Council's Waste Management Guidelines for Proposed Development. Details are to be submitted to the Certifier prior to the issue of a Construction Certificate.</p>			
<b>B34</b>	<p><b>HERITAGE INTERPRETATION</b></p> <p>Prior to the issue of a Construction Certificate for works to the RHI, a Heritage Interpretation Plan must be prepared for the site in accordance with policy 7.4.7 of the Moore Park Conservation Management Plan and the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines (2005). The plan must detail how information on the history and significance of the Royal Hall of Industries will be provided for the public and make recommendations regarding public accessibility, signage and lighting, including the types, locations, materials, colours, dimensions, fixings and text of interpretive devices to be installed. The plan shall be prepared by a suitably qualified architect experienced in heritage conservation in consultation with Heritage NSW and Council to the satisfaction of the Planning Secretary. The recommendations of the Plan are to be implemented in conjunction with the proposed development.</p>			
<b>B35</b>	<p><b>HERITAGE - ARCHIVAL RECORD</b></p> <p>A photographic archival recording of the Royal Hall of Industries, the site and setting shall be prepared prior to the issue of a construction certificate, prior to commencement of works, during works and at the completion of works, in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW and shall be kept in a building archive on site, in accordance with policy 1.24 of the Conservation Management Plan.</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>B36</b>	<p><b>SCHEDULE OF CONSERVATION WORKS</b></p> <p>A Schedule of Conservation Works to the Royal Hall of Industries Building and brick wall to Lang Road, shall be prepared in accordance with the principles outlined in section 7.2.7 of the Draft Conservation Management Plan prepared by GA NSW (June 2007). The schedule is to include works to the brickwork, cement render detailing, timber joinery, doors, windows, roof structure and the reinstatement of the clerestory vents and shall be prepared by an architect suitably qualified and experienced in heritage conservation. The schedule shall be submitted to and approved by Council prior to a Construction Certificate being issued for the development.</p>			
<b>B37</b>	<p><b>REVERSIBILITY</b></p> <p>The Applicant shall prepare detailed plans in consultation with an appropriately qualified heritage specialist demonstrating the approved mezzanine level within the RHI can be reversible with no permanent impact on the fabric of the building. The plans must be submitted to and approved by Council prior to a Construction Certificate being issued for works to the Royal Hall of Industries. Works must be carried out in accordance with the approved plans.</p>			
<b>B38</b>	<p><b>HERITAGE – MINIMISING IMPACTS</b></p> <p>The Applicant shall prepare detailed elevation and window plans for the Royal Hall of Industries in consultation with <b>Heritage NSW and Council</b> (or its delegate) demonstrating how the proposal will minimise heritage impacts to the greatest extent practicable. <b>Evidence of endorsement by Heritage NSW must be submitted to the Secretary.</b></p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>B39</b>	Prior to a construction certificate being issued for the works, details of the fixings of the Waste Storage Unit to the Royal Hall of Industries demonstrating that the fixings do not have an unacceptable impact on significant heritage fabric must be approved by the Applicant's nominated heritage consultant.			
<b>B40</b>	HERITAGE CONSULTANT A suitably qualified and experienced heritage consultant must be nominated for the project throughout the design development, contract documentation and construction of the development. The heritage consultant: (a) must provide input into the detailed design			
	(b) shall inspect the demolition and removal of material			
	(c) is to provide ongoing advice to tradespeople undertaking the proposed works during construction to ensure significant fabric is not damaged			
	(d) is to be involved in the resolution of all matters where existing significant fabric and spaces are subject to preservation, adaptive reusing, recording and demolition			
	(e) is to have full access to the site and is to be authorised to respond directly to Council and Heritage NSW if information or clarification is required			
	(f) must be satisfied that all work has been carried out in accordance with the conditions of this consent Evidence of commission on the above terms is to be provided to the Certifying Authority, prior to the issue of the first Construction Certificate or commencement of works on the site, whichever is earlier.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>B41</b>	<b>HERITAGE – NEW SERVICES</b> The heritage consultant must be consulted regarding the introduction of new services, including electrical and hydraulic, to ensure this occurs with minimal impact to significant fabric and in accordance with the Conservation Management Plan. Detailed plans, identifying the location of services to ensure routes are planned to minimise impacts to significant fabric and spaces must be prepared to the satisfaction of the Certifying authority prior to the issue of a construction certificate of the works.			
<b>B42</b>	<b>TREE PROTECTION</b> A scaled plan that clearly illustrates all of the trees impacted by the development, including the TPZ, SRZ, canopy spread and encroachment area must be <b>submitted to and approved by Council</b> prior to the issue of the Construction Certificate.			
<b>B50</b>	<b>PRESERVATION OF SURVEY MARKS</b> Prior to the issue of a Construction Certificate, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.			
<b>B58</b>	<b>SIGNAGE STRATEGY</b> Prior to the issue of a Construction Certificate an external signage strategy must be prepared in consultation with the CPMPT and the heritage consultant nominated under Condition B40 and submitted to Council for approval.			
<b>SCHEDULE 2 - PART C PRIOR TO COMMENCEMENT OF WORKS</b>				



Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>C3</b>	<p><b>ACCESS TO INFORMATION</b></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 Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p>			
	<p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>			
<b>C8</b>	<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>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;			
	(d) a register of any modifications undertaken and their status;			
	(e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;			
	(f) a summary of all incidents notified in accordance with this consent; and			
	(g) any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.			
<b>C9</b>	<b>INDEPENDENT ENVIRONMENTAL AUDIT</b> No later than one month before the commencement of construction or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information			
<b>C10</b>	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.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>C11</b>	The environmental audit program prepared and submitted to the Planning Secretary in accordance with conditions C8 and C9 above must be implemented and complied with for the duration of the development.			
<b>C12</b>	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: (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.			
<b>C13</b>	Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning 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 Planning Secretary. <i>Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.</i>			
<b>C16</b>	COMMUNITY CONSULTATION AND ENGAGEMENT PLAN (CCEP) A Community Consultation and Engagement Plan (CCEP) shall be prepared prior to the commencement of works and shall include how notification of residents and complaints associated with the proposal will be managed.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>C17</b>	The CCEP must be implemented during the design and construction of the development and for a minimum of 12 months following the completion of construction.			
<b>C18</b>	The CCEP must: (a) identify people to be consulted during the design and construction phases;			
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;			
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;			
	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.			
<b>C19</b>	The CCEP must be submitted to the Planning Secretary for information no later than one month before the commencement of any work.			
<b>C20</b>	The CCEP must be implemented for a minimum of 12 months following the completion of construction.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>C21</b>	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) Prior to the commencement of any works, the Applicant shall prepare a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The CEMP shall be informed by the Construction Management Plan submitted with the application. The CEMP shall address, but not be limited to, the following matters where relevant: (a) hours of work (Conditions D7 to D11)			
	(b) 24 hour contact details of site manager and details of complaint handling			
	(c) traffic management, in consultation with Council and TfNSW			
	(d) construction noise and vibration management, prepared by a suitably qualified person			
	(e) management of dust to protect the amenity of the neighbourhood			
	(f) erosion and sediment control			
	(g) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site			
	(h) measures to ensure vehicle access and storage of materials and equipment will not impact trees outside the site			
	(i) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting			
	(j) works in accordance with any remedial works plan			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(k) air quality management including issues associated with odour, minimising dust on site and prevention of dust from leaving the site during construction works			
	(l) incorporation of all acoustic management and treatments The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.			
<b>C22</b>	CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN (CNVMP) Prior to the commencement of construction activities, a detailed and site specific Construction Noise and Vibration Management Plan (CNVMP) shall be prepared by a suitably qualified person (who is eligible for membership of the Australian Acoustic Society, Institute of Engineers Australia or the Australian Association of Acoustic Consultants) in consultation with Council and submitted to the Certifying Authority. The CNVMP shall include, but not be limited to:			
	(a) identification of each work area, site compound and access route (both private and public)			
	(b) identification of the specific activities that will be carried out and associated noise sources at the premises and access routes			
	(c) identification of all potentially affected sensitive receivers			
	(d) the construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009)			
	(e) assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in (d)			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(f) where the objectives are predicted to be exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts			
	(g) description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers			
	(h) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity			
	<p>(i) measures to monitor noise performance and respond to complaints.</p> <p>The CNVMP should also consider demolition methods that do not require the use of rock breakers or other similar high noise generating equipment, such as rock (or concrete) splitting of building sections for transport and break up off site, unless not feasible and reasonable. Where rock breakers or other high noise generating equipment are to be used such that the appropriate criteria are exceeded, the hours of operation for high noise generating equipment must include respite periods.</p> <p><b>The Applicant shall submit a copy of the CNVMP to the Planning Secretary and Council prior to the commencement of work.</b></p>			
<b>C23</b>	<p>CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN SUB-PLAN (CTPMP)</p> <p>Prior to the issue of any construction certificate to any preparatory, demolition or excavation work, whichever is earlier the Applicant shall prepare a Construction Traffic and Pedestrian Management Sub-Plan (CTPMP) in consultation with the TfNSW Sydney Coordination Office within TfNSW and the Sydney Light Rail Operator. The CPTMP must ensure that the construction of the development does not in any way adversely impact the Sydney Light Rail Project and specify matters including, but not limited to:</p> <p>(a) A description of the development;</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(b) Location of any proposed work zone(s);			
	(c) Details of crane arrangements including location of any crane(s) and crane movement plan;			
	(d) Haulage routes;			
	(e) Construction vehicle access arrangements including vehicle access/crane access and in or around the light rail;			
	(f) Proposed construction hours in accordance with Conditions E7-E11;			
	(g) Predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;			
	(h) Construction program and construction methodology;			
	(i) A detailed plan of any proposed hoarding and/or scaffolding, including adequate clearance for pedestrian movement along Lang Road, Driver Avenue and Errol Flynn Boulevard;			
	(j) Consultation strategy for liaison with surrounding stakeholders, including other developments under construction and the Sydney Light Rail Operator;			
	(k) Details of measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site worker parking location/s away from the precinct;			



Number	Condition	Evidence	Recommendations and Findings	STATUS
	(l) Any potential impacts to general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;			
	(m) Cumulative construction impacts of projects including Sydney Light Rail Project. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and			
	(n) Proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP. A copy of the CPTMP shall be <b>submitted to the Coordinator General, Transport Coordination within TfNSW for endorsement and a copy provide to the Planning Secretary.</b>			
<b>C24</b>	CONSTRUCTION SOIL AND WATER MANAGEMENT SUB-PLAN (CSWMP) The Applicant must engage a suitably qualified expert to prepare a Construction Soil and Water Management Sub-Plan (CSWMP), in consultation with Council. The CSWMP must address, but not be limited to the following: (a) describe all erosion and sediment controls to be implemented during construction			
	(b) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)			
	(c) detail all off-Site flows from the Site			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.			
<b>C29</b>	<b>CONTAMINATION</b> Prior to the commencement of construction, an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA-accredited site auditor shall be submitted to the Certifier. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.			
<b>C32</b>	<b>HAZARDOUS MATERIALS SURVEY</b> A Hazardous Materials Survey Report must be prepared by a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) and submitted to the satisfaction of the Council prior to any demolition / refurbishment work commencing at the site. The report must identify and record the type, location and extent of any hazardous materials on the site and make recommendations as to their safe management and/or removal to ensure the site is made safe for demolition, construction and future use/occupation.			
<b>SCHEDULE 2 - PART D DURING CONSTRUCTION</b>				
<b>D1</b>	<b>NEW SERVICES WITHIN THE ROYAL HALL OF INDUSTRIES</b> New services within the Royal Hall of Industries, are to be surface mounted (if possible) rather than chased into existing walls or structures to minimise impact on heritage fabric. Where new penetrations or fixings are proposed, it is recommended that the Heritage Consultant be advised of exact location and nature of penetrations/fixings for review and comment prior to works being undertaken.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D2</b>	<p>EXCAVATIONS, BACK-FILLING &amp; RETAINING WALLS</p> <p>In accordance with section 4.17 (11) of the Environmental Planning &amp; Assessment Act 1979 and clause 98 E of the Environmental Planning &amp; Assessment Regulation 2000, it is a prescribed condition that the adjoining land and buildings located upon the adjoining land must be adequately supported at all times.</p>			
<b>D6</b>	<p>SITE NOTICE</p> <p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements</p>			
	(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size			
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period			
	(d) 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 must be displayed on the site notice			
	(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
<b>D7</b>	<p>HOURS OF CONSTRUCTION</p> <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 6:00 pm, Mondays to Fridays inclusive; and</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(b) between 8:00 am and 1:00 pm, Saturdays.			
<b>D8</b>	No work may be carried out on Sundays or public holidays.			
<b>D9</b>	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or			
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.			
<b>D10</b>	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			
<b>D11</b>	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9.00 am to 12.00 pm, Monday to Friday;			
	(b) 2.00 pm to 5.00 pm Monday to Friday; and			
	(c) 9.00 am to 12.00 pm, Saturday.			
<b>D12</b>	IMPLEMENTATION OF MANAGEMENT PLANS The Applicant must carry out all works on the site which form part of this development in accordance with: (a) CEMP approved under Condition C21. The CEMP must document and incorporate all of the following Plans required under this consent			

Number	Condition	Evidence	Recommendations and Findings	STATUS
	(b) CNVMP approved under Condition C22			
	(c) CPTMP approved under Condition C23			
	(d) CSWMP approved under Condition C24.			
<b>D13</b>	<p><b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT</b></p> <p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 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 management and mitigation measures identified in the approved CNVMP, approved as part of the CEMP.</p>			
<b>D14</b>	Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the Subject Site.			
<b>D15</b>	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one-hour respite between ceasing and recommencing any of the work the subject of this condition.			
<b>D16</b>	The Applicant must ensure all construction vehicles do not arrive at the site or surrounding residential area outside of the construction hours of work outlined under Condition D7.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D17</b>	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.			
<b>D18</b>	Where relevant and practical noise barriers are to be erected to reduce impacts to adjacent nesting fauna species.			
<b>D19</b>	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999)			
	(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).			
<b>D20</b>	OPERATION OF PLANT AND EQUIPMENT All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.			
<b>D21</b>	CONSTRUCTION TRAFFIC All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.			
<b>D22</b>	NO OBSTRUCTION OF PUBLIC WAY The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.			
<b>D23</b>	DAMAGE TO THE PUBLIC WAY The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D24</b>	COVERING OF LOADS All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.			
<b>D25</b>	VEHICLE CLEANSING Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.			
<b>D26</b>	AIR QUALITY The mitigation measures identified in the Air Quality Assessment prepared by GHD and dated April 2019 shall be implemented during construction.			
<b>D29</b>	EROSION AND SEDIMENT CONTROL All erosion and sediment control measures must 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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.			
<b>D30</b>	DISPOSAL OF SEEPAGE AND STORMWATER Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D31</b>	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 these works, in accordance with section 138 of the Roads Act 1993.			
<b>D32</b>	<b>STORMWATER DRAINAGE</b> Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.			
<b>D33</b>	Any required dewatering must be monitored by the consulting Engineer/s and documentary evidence of compliance with the relevant conditions of consent and dewatering requirements must be provided to the Certifier and Council.			
<b>D34</b>	The site conditions and fluctuations in the water table are to be reviewed by the consulting Engineer prior to and during the excavation/construction process, to ensure the suitability of the excavation and dewatering process and compliance with the conditions of consent.			
<b>D35</b>	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of Section 138 of the Roads Act 1993.			
<b>D36</b>	<b>WASTE STORAGE AND PROCESSING</b> Works must be carried out in accordance with the recommendations of the Amended Waste Management Plan prepared by Dickens Solutions Pty Ltd and dated October 2019.			
<b>D37</b>	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.			



Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D38</b>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).			
<b>D39</b>	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.			
<b>D40</b>	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.			
<b>D41</b>	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.			
<b>D42</b>	The works must not cause any environmental pollution, public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997 or Work Health & Safety Act 2011 and Regulations.			
<b>D47</b>	<b>ABORIGINAL ARCHAEOLOGY</b> In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D48</b>	<p>ARCHAEOLOGY</p> <p>The recommendations of the Archaeological Assessment &amp; Work Method Statement prepared by AMAC Archaeological and dated May 2019 shall be implemented during the demolition and construction phases of the development.</p>			
<b>D49</b>	<p>UNEXPECTED FINDS PROTOCOL – NON-ABORIGINAL ARCHAEOLOGY</p> <p>If any unexpected archaeological remains are uncovered during the work, then all works must cease immediately in that area and a qualified historical archaeologist should be contacted to inspect them and assess their significance. If the archaeological remains are assessed as being of local or State significance by the archaeologist, Heritage NSW should be notified under Section 146 of the Heritage Act. Depending on the possible significance of the remains, an archaeological assessment and mitigation/management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.</p>			
<b>D50</b>	<p>TREE PROTECTION</p> <p>Tree Protection Measures 7.3, 7.3.1, Conditions of Demolition (Tree 1-5), Removal of asphalt surfaces, Removal of existing fencing and 7.3.3 in the Arborist Addendum dated 18 October 2019 prepared by Allied Tree Consultancy must be implemented during the demolition, construction and use of the development.</p>			
<b>D51</b>	<p>If access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater</p>			

Number	Condition	Evidence	Recommendations and Findings	STATUS
D52	There is to be no storage of materials, machinery or site office/sheds, nor is cement to be mixed or chemicals spilt/disposed of and no stockpiling of soil or rubble within the TPZ during works			
D53	MICROBATS The Applicant must ensure that the endorsed Microbat Management Plan and relevant mitigation measures approved under Condition B1 (c) are implemented during construction.			
D54	ASBESTOS REMOVAL WORKS All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal Licence which ever applies.			
D55	A copy of the relevant licence shall be made available to any authorised personnel on request within 24 hours.			
D56	Five days prior to the commencement of licensed asbestos removal, Safework NSW must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification must identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.			
D57	All work must be carried out in accordance with the Work Health and Safety Regulation 2011 and the NSW Government and Work Cover document entitled How to manage and control asbestos in the work place: Code of Practice (Safework NSW) December 2011 and the City of Sydney Managing Asbestos Policy dated 21 October 2013 and associated guidelines.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D58</b>	<p>The asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal must be specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos.</p> <p>Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs must be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs must be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs must be in accordance with AS 1319 - 1994 Safety Signs for the Occupational Environment for size, illumination, location and maintenance.</p>			
<b>D59</b>	Asbestos waste must only be transported and disposed of at an EPA licensed waste facility.			
<b>D60</b>	No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).			
<b>D61</b>	No asbestos laden skips or bins are to be left in any public place without the written approval of Council.			
<b>D62</b>	<p>A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.</p> <p>The site notice board must include the following:</p> <p>(a) contact person for the site;</p>			
	(b) telephone and facsimile numbers and email address; and			
	(c) site activities and time frames.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D63</b>	IMPORTED FILL MATERIALS All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.			
<b>D64</b>	Details of appropriate validation of imported fill material may be required to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:			
<b>D65</b>	Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or			
<b>D66</b>	Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.			
<b>D67</b>	STOCKPILES No stockpiles of soil or other materials shall be placed on footpaths or nature strips unless prior approval has been obtained from the City's Construction Regulation Unit.			
<b>D68</b>	All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.			
<b>D69</b>	All stockpiles of soil or other materials likely to generate dust or odours shall be covered.			
<b>D70</b>	All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>D71</b>	The work plans and the statement of compliance shall be submitted to the Certifier prior to the commencement of works.			
<b>SCHEDULE 2 - PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>E14</b>	Prior to the issue of an Occupation Certificate the Applicant shall submit evidence to the Certifying Authority that all public domain, open space and landscaping works have been completed.			
<b>E15</b>	Tree planting must be undertaken in accordance with the following conditions; (a) all new trees shall be of mature tree stock with a height not less than 3 metres in height			
	(b) All new trees shall adhere to the Australian Standard 2303: Tree Stock for Landscape Use (2015).			
	(c) all newly planted trees must be grown to NATSPEC Guidelines for Specifying Trees to ensure quality trees and more successful establishment			
	(d) all new trees must be planted by a qualified Horticulturalist or Arborist of Level 3 under the Australian Qualifications Framework (AQF)			
	(e) the new trees must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity			
	(f) any newly planted tree that fails to establish within 2 years of the initial planting date must be replaced with a tree of comparable qualities.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>E23</b>	<b>OPERATIONAL NOISE</b> Prior to the issue of an Occupation Certificate the Applicant must update the Noise Management Plan, prepared by GHD and dated 17 April 2019 to include consideration and management of operational noise during special events between 9pm and 12 midnight. The plan must be submitted to the Planning Secretary for approval.			
<b>E24</b>	<b>OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT</b> The operation of plant and equipment shall not give rise to an ‘offensive noise’ as defined in the Protection of the Environment Operations Act 1997 and Regulations.			
<b>E28</b>	<b>SERVICING, WASTE AND RECYCLING COLLECTION</b> Prior to the occupation or commencement of the use the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way e.g. the roadways, footpaths and reserves at any time.			
<b>E29</b>	The waste storage areas are to be provided with a tap and hose and the floor is to be graded and drained to the sewer to the requirements of Sydney Water.			
<b>E30</b>	Prior to the occupation of the development, the Applicant is required to contact Council, to make the necessary arrangements for the provision of waste services for the premises. The waste storage areas shall be clearly signposted.			
<b>E32</b>	<b>HERITAGE</b> Prior to the issue of an Occupation Certificate, the Applicant must provide evidence to the Certifying Authority that the Heritage Interpretation Plan approved under Condition B34 has been implemented.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
<b>E33</b>	The nominated Heritage consultant (Condition B40) must sign off the completed project and submit a final report to Council for approval specifying how the heritage conditions are satisfied prior to the issue of an Occupation Certificate or the commencement of use, whichever is earlier.			
<b>E36</b>	<b>MICROBATS</b> The Applicant provide evidence to the Certifying Authority that Microbat Management Plan and mitigation measures required by Condition B1 have been implemented and complied with.			
<b>E37</b>	<b>HAZARDOUS MATERIALS</b> Prior to the issue of an Occupation Certificate, certification must be submitted to the Certifier from a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) confirming that all hazardous materials identified have been contained, managed or removed in accordance with the recommendations given in the Hazardous Materials Survey Report approved by Council (Condition C32) and that the site is safe for future occupation in accordance with the approved use.			
<b>SCHEDULE 2 - PART F POST OCCUPATION</b>				
<b>APPENDIX 1 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>				
<b>1</b>	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A17 or, having given such notification, subsequently forms the view that an incident has not occurred.			



Number	Condition	Evidence	Recommendations and Findings	STATUS
2	Written notification of an incident must: a. identify the development and application number;			
	b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			
	c. identify how the incident was detected;			
	d. identify when the Applicant became aware of the incident;			
	e. identify any actual or potential non-compliance with conditions of consent;			
	f. describe what immediate steps were taken in relation to the incident;			
	g. identify further action(s) that will be taken in relation to the incident; and			
	h. identify a project contact for further communication regarding the incident.			
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.			

Number	Condition	Evidence	Recommendations and Findings	STATUS
4	The Incident Report must include: a. a summary of the incident;			
	b. outcomes of an incident investigation, including identification of the cause of the incident;			
	c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			
	d. details of any communication with other stakeholders regarding the incident.			





## APPENDIX C – Revision Table

[illegible]