

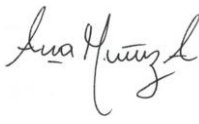
# INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

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UTS BLACKFRIARS CAMPUS (UNDER UNDA  
OWNERSHIP) | SSD 62028458

NOVEMBER 2025

## Authorisation

|                     |                                                                                   |                             |                                                                                     |
|---------------------|-----------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|
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| <b>Date:</b>        | 24/11/2025                                                                        | <b>Date:</b>                | 24/11/2025                                                                          |

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| Revision | Date       | Details                                                          |
|----------|------------|------------------------------------------------------------------|
| 0.0      | 17/11/2025 | Internal peer review                                             |
| 1.0      | 18/11/2025 | Draft issue to client                                            |
| 2.0      | 24/11/2025 | Updated in response to client feedback on Rev 1.0 – Final Report |

**Report Name:** UTS Blackfriars Campus (under UNDA ownership) Independent Audit No. 1

**Project No.:** 1443

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## ABBREVIATIONS / GLOSSARY

| Abbreviation/Term  | Description                                                 |
|--------------------|-------------------------------------------------------------|
| BCA                | Building Code of Australia                                  |
| CEMP               | Construction Environment Management Plan                    |
| Conditions         | Condition of Consent                                        |
| DPHI or Department | Department of Planning, Housing and Infrastructure          |
| EIS                | Environmental Impact Statement                              |
| EP&A Act           | <i>Environmental Planning and Assessment Act 1979 (NSW)</i> |
| IA                 | Independent Audit                                           |
| IAPAR              | Independent Audit Post Approval Requirements 2020           |
| the Project        | The Development as described in Schedule 1 of SSD 9571      |
| SSD                | State Significant Development                               |
| UNDA               | University of Notre Dame Australia                          |
| UTS                | University Technology of Sydney                             |

## EXECUTIVE SUMMARY

The University of Notre Dame Australia (UNDA) acquired the site (Blackfriars Campus (the Project) located at 4-12 Buckland Street Chippendale), from UTS, along with the associated development consent SSD-9571.

Development consent for the project was granted by the Minister for Planning and Public Spaces on 14 July 2020 under SSD-9571, subject to a number of conditions. The SSD approval allows for the construction of a five-storey building for tertiary education (university) and ancillary uses at the UTS campus, on the edge of the Sydney Central Business District.

JDV Projects, engaged as the Early Works Contractor by the UNDA, is responsible for undertaking the Early Works phase of the approved SSD-9571 (including the SSD-9571-Mod 1). TSA Riley has been engaged on a secondment basis to assist the UNDA with its capital projects across its Sydney campuses, including UTS Blackfriars Campus.

The Early Works scope includes site preparation activities such as tree removal, demolition, and clearance of buildings CB23 (former childcare building) and CB24 (demountable classroom); removal of a low-significance terrace on the northern side of building CB25; and minor alterations to an adjacent window to provide egress. The works also involve excavation and site remediation, including archaeological investigations.

Future construction works will deliver a five-storey building with rooftop plant and two basement levels, providing a gross floor area of approximately 6,000 m<sup>2</sup> for educational and commercial purposes. The development will incorporate bicycle parking, signage, utility upgrades, and access arrangements. Associated landscaping and public domain works will include conservation of the heritage palisade fence, which will be retained, and the installation of public art.

This Audit was conducted in accordance with Conditions A32 to A37 of the SSD-9571, and the NSW Government's 2020 *Independent Audit Post Approval Requirements* (IAPAR) guideline. WolfPeak was engaged by the UNDA as the Independent Auditor for the full duration of the project and was approved by the Department of Planning, Housing and Infrastructure (DPHI or the Department) on 18 September 2025, in accordance with Condition A33.

This Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the outcomes of the first Independent Audit (IA1) for the construction phase of the Project covering the period from commencement of construction on 7 July 2025 to the 25 September 2025 (the 'audit period'). The site inspection was conducted on 25 September 2025. Works undertaken during this period included early works, site establishment, demolition works, and tree removal to the Northern end of the site as per the approved SSD 9571 plans.

The overall outcome of the audit was generally positive. Compliance records were organised and available at the time of the site inspection, during interviews with JDV and TSA Riley, and other times upon request to the auditee. Relevant environmental monitoring and compliance documentation and records were collected and reported as required to provide verification of compliance with statutory requirements.

## Summary of Findings

In summary:

- There were 184 conditions assessed.
- Forty-six (46) conditions were considered by the auditor to be compliant.
- One hundred and thirty-one (131) conditions were considered by the auditor to be not triggered.
- Seven (7) non-compliances were raised during the audit period, these relate to:
  - Compliance with project Conditions and site induction (Condition A20)
  - Maintenance of the Project website including the Complaints Register (Condition B3)
  - Protection of Public Infrastructure submission to Council (Condition B4)
  - Pre-Construction Dilapidation Report submission to Council and the Certifier (Condition B5)
  - Site notice details (Condition C2)
  - Missing tree protection (Condition C27)
  - Aboriginal Archaeology - Unexpected Finds Protocol not included in site induction (Condition C33)
- Three (3) observations were identified during the audit which pertain to:
  - Most recent revision of the Conservation Management Plan (Condition B8)
  - Implementation of the Construction Environmental Management Plan (Condition C9)
  - Stockpile management (Condition C22)

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the proponent to address the audit findings.

The Auditor would like to thank the auditees for their cooperation and assistance during the Audit.

# 1. INTRODUCTION

## 1.1 Project overview

The University of Notre Dame Australia (UNDA) acquired the site (Blackfriars Campus (the Project) located at 4-12 Buckland Street Chippendale), from UTS, along with the associated development consent SSD-9571.

Development consent for the project was granted by the Minister for Planning and Public Spaces on 14 July 2020 under SSD-9571, subject to a number of conditions. The SSD approval allows for the construction of a five-storey building for tertiary education (university) and ancillary uses at the UTS campus, on the edge of the Sydney Central Business District.

JDV Projects, engaged as the Early Works Contractor by the UNDA, is responsible for undertaking the Early Works phase of the approved SSD-9571 (including the SSD-9571-Mod 1). TSA Riley has been engaged on a secondment basis to assist the UNDA with its capital projects across its Sydney campuses, including UTS Blackfriars Campus

The Early Works scope includes site preparation activities such as tree removal, demolition, and clearance of buildings CB23 (former childcare building) and CB24 (demountable classroom); removal of a low-significance terrace on the northern side of building CB25; and minor alterations to an adjacent window to provide egress. The works also involve excavation and site remediation, including archaeological investigations.

Future construction works will deliver a five-storey building with rooftop plant and two basement levels, providing a gross floor area of approximately 6,000 m<sup>2</sup> for educational and commercial purposes. The development will incorporate bicycle parking, signage, utility upgrades, and access arrangements. Associated landscaping and public domain works will include conservation of the heritage palisade fence, which will be retained, and the installation of public art.

The Project location is shown in Figure 1 (regional context) and Figure 2 (local context), and the artist impression is shown in Figure 3.

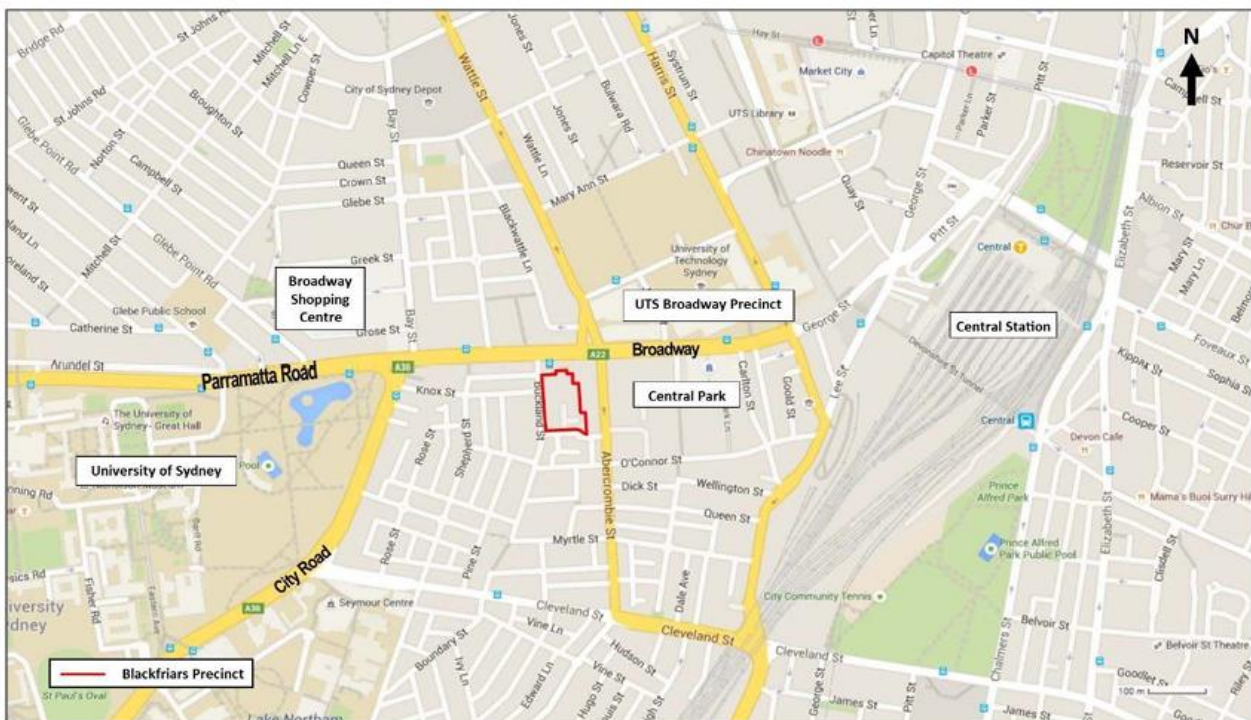


Figure 1: Project Regional Context Map (source: Modification Assessment Report, April 2021 DPHI)

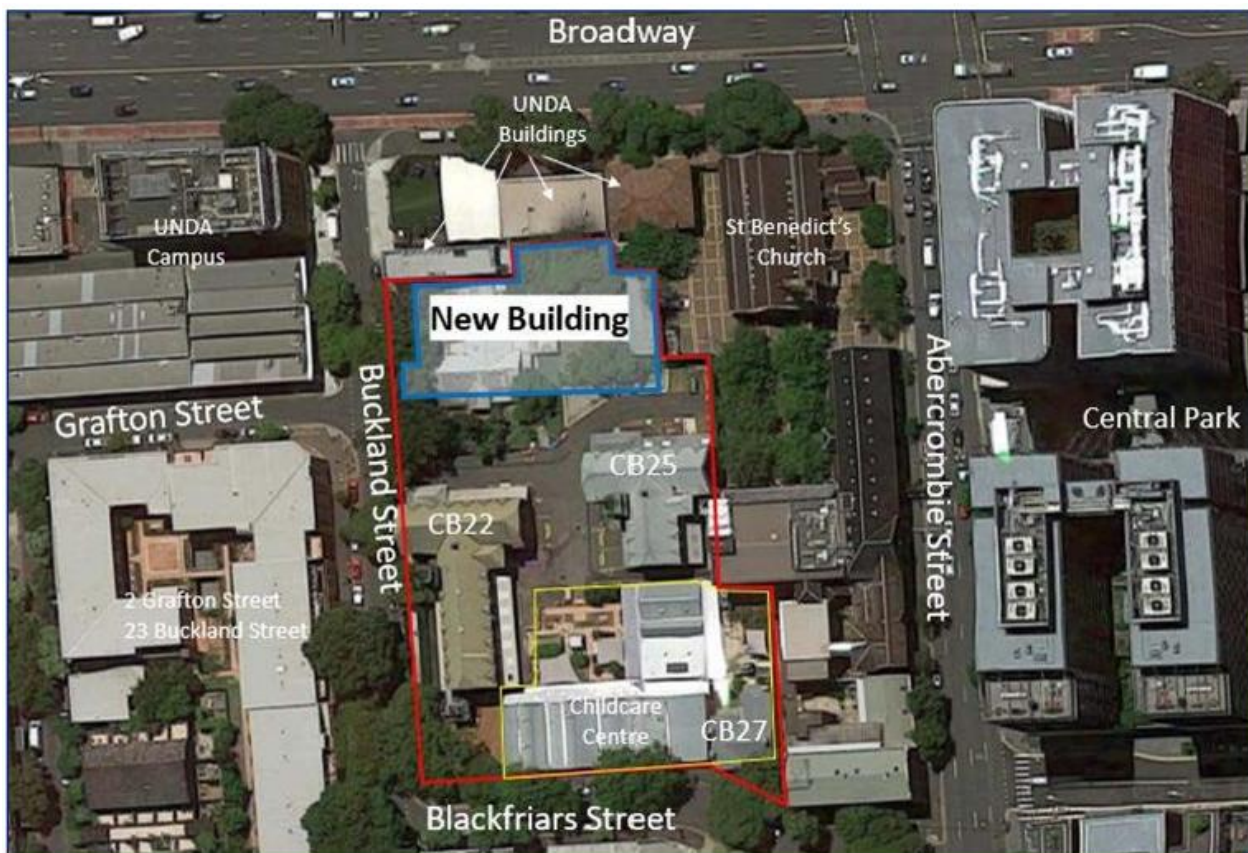


Figure 2: Blackfriars Precinct (source: Modification Assessment Report, April 2021 DPHI)



Figure 3: Artist Impression (source: The UNDA project website)

TSA Riley has been appointed as the Project Manager. JDV is the Principal Contractor delivering the works. Construction works commenced on 7 July 2025.

This is the first Independent Audit (IA1) for the construction phase of the Project, covering the period from the commencement of construction on 7 July 2025 to 25 September 2025 (the 'audit period'). The site inspection was conducted on 25 September 2025. Works undertaken during this period included early works, site establishment, demolition works, and tree removal to the Northern end of the site as per the approved SSD 9571 plans.

## 1.2 Approval requirements for Independent Audit

SSD-9571 Schedule 2 Conditions A32 to A37 set out the requirements for undertaking Independent Audits. The Conditions give effect to the NSW Government's 2020 document titled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

## 1.3 Audit team

In accordance with Condition A33 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary. The auditors who performed the auditing work is shown in Table 1.

Table 1: Audit Team

| Name            | Company  | Participation | Certification                                                                                                                                                 |
|-----------------|----------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Joyce Acierda   | WolfPeak | Lead Auditor  | Master of Planning – Specialisation in Social Policy and Planning<br><br>Exemplar Global Certified Principal Environmental Auditor (Certificate No C-479219). |
| Ana Maria Munoz | WolfPeak | Peer Reviewer | Master of Engineering Management<br><br>Exemplar Global Certified Lead Environmental Auditor (Certificate No 115421).                                         |

Approval of the Audit team was provided by the Department on 18 September 2025. The letter is presented in Appendix B and auditor's independence declaration attached in Appendix F.

## 1.4 Audit objectives

The objective of this Audit was to undertake the first Independent Audit (IA1) for the construction phase of the Project in accordance with SSD-9571 Schedule 2 Condition A32 which states:

*'Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).'*

This Audit seeks to full the requirements of Condition A32, verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

## 1.5 Audit scope

This Audit report presents the findings from the first Independent Audit (IA1) on the Project, covering the 'audit period' 7 July 20205 to 25 September 2025. This Audit adopts scope defined within the IAPAR 2020, being:

- "An assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited; and
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment
  - the physical extent of the development in comparison with the approved boundary

- incidents, non-compliances and complaints that occurred or were made during the audit period
- the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
- feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- a review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate, and
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices."

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The Audit was conducted in a manner consistent with *AS/NZS ISO 19011:2019 – Guidelines for Auditing Management Systems* (AS/NZS ISO 19011) and the methodology set out in the Department's IAPAR.

### 2.2 Audit process detail

#### 2.2.1 Audit initiation

Prior to the commencement of the Audit the following tasks were completed:

- Establish initial contact with the auditee;
- Confirm the audit team; and
- Confirm the audit purpose, scope and criteria.

#### 2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklist) and distributed to the Proponent in preparation for the Audit.

#### 2.2.3 Consultation

WolfPeak consulted with the Department on 16 September 2025 to obtain input on the scope of the Audit and to confirm whether consultation with any additional stakeholders was required, in accordance with Section 3.2 of the IAPAR. The Department responded on 18 September, advising that no additional issues were required for inclusion in the audit scope. Records of this consultation are provided in Appendix C.

#### 2.2.4 Meetings

Opening and closing meetings were held on the 25 September 2025 between the Auditor and Project personnel. The meeting attendance sheet can be found in Appendix F.

During the opening meeting the objectives and scope of the Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

#### 2.2.5 Interviews

The Auditor conducted interviews on site on 25 September 2025 with key personnel during and following the site inspection. During the inspection key personnel involved in on-site Project

delivery, including those with responsibilities for environmental management, who could assist in verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed request for information and proponent responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

*Table 2: Name and position of personnel who participated in the audit*

| Name          | Position                  | Organisation |
|---------------|---------------------------|--------------|
| Kurt Jennings | Site Manager              | JDV          |
| Zack Gu       | Assistant Project Manager | TSA Riley    |
| Alex Lindsey  | Senior Project Manager    | TSA Riley    |

## 2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of mitigation measures from the CEMP and sub-plans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 25 September 2025, and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

## 2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance tables presented in Appendix A and key documents reviewed are provided in Section 3.1.

## 2.2.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities and processes.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings and recommendations.

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from the IAPAR and included in Table 3 below.

*Table 3: Compliance status descriptors*

| Status        | Description                                                                                                                                                                                                           |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliant     | The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.                                                   |
| Compliant     | WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice. |
| Non-compliant | The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.                                                            |
| Not Triggered | A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.                                              |

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the Conditions and their content is adequate.
- Have been implemented in accordance with the Conditions.

The adequacy of post approval documents was determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

## 2.2.11 Completing the audit

The Audit Report was distributed to the auditees to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the Audit.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised those prepared under the conditions from Schedule 2 of SSD-9571 applicable to the works being undertaken at the time of the audit.

The primary documents reviewed during this audit are as follows:

- *Development Consent (SSD-9571) dated 14 July 2020 signed by the Executive Director Social Infrastructure Assessments – Department of Planning Housing and Infrastructure (DPHI) and Mod-1 dated 10 April 2021 approved by Minister of Planning and Public Spaces*
- *Environmental Impact Statement State Significant Development SSD-9571 Development Application Blackfriars Industry Hub 4-12 Buckland Street, Chippendale prepared by Urban AC, 18 October 2019 Rev.03*
- *State Significant Development Assessment Report (SSD-9571) July 2020 by the Department of Planning, Housing and Infrastructure*
- *State Significant Development Modification Assessment Report (SSD-9571 Mod-1) April 2021 by the Department of Planning, Housing and Infrastructure*
- *Construction Environmental Management Plan (CEMP) prepared by JDV, 7 July 2025, Rev.1*
- *Groundwater Management Plan prepared by Douglas Partners, 8 July 2025*
- *Construction Traffic & Pedestrian Management Sub-Plan prepared by PTC, 8 July 2025, Issue 2*
- *Construction Noise and Vibration Management Sub-plan (Demo) prepared by Acoustic Logic, 1 July 2025, Rev.0*
- *Waste Management Plan prepared by Titan Contractors, 30 June 2025, Rev.0*
- *Construction Soil and Water Management Sub-Plan prepared by Northrop, 11 July 2025, Rev. A*
- *Complaints Register, July 2025*

All records and evidence sighted against each condition are detailed within Appendix A.

#### 3.2 Summary of Compliance

This section, including Table 4, presents the summary of compliance and recommended actions in response to each of the findings from this Audit on UNDA UTS Blackfriars Campus. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 184 conditions assessed.
- Forty-six (46) conditions were considered by the auditor to be compliant.
- One hundred and thirty-one (131) conditions were considered by the auditor to be not triggered.
- Seven (7) non-compliances were raised during the audit period; these relate to:
  - Compliance with Project Conditions and site induction (Condition A20)
  - Maintenance of Project website including Complaints Register (Condition B3)
  - Protection of Public Infrastructure submission to Council (Condition B4)
  - Pre-Construction Dilapidation Report submission to Council and the Certifier (Condition B5)
  - Site notice details (Condition C2)
  - Missing tree protection (Condition C27)
  - Aboriginal Archaeology - Unexpected Finds Protocol not included in site induction (Condition C33)
- Three (3) observations were identified during the audit which pertain to:
  - Most Recent revision of the Conservation Management Plan (Condition B8)
  - Implementation of the Construction Environmental Management Plan (Condition C9)
  - Stockpile management (Condition C22)

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the proponent to address the audit findings.

The Auditor would like to thank the auditees for their cooperation and assistance during the Audit.

Table 4: Findings and recommendations from the first Independent Audit (IA1)

| Item ID | Ref. | Category      | Condition / Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Findings and Recommendations                                                                                                                                                                                                                                                                                                                                    | Recommendation <sup>1</sup> / Proposed or Completed Action                                                                                                                                                                                                                                                                                                                    | Status <sup>2</sup> |
|---------|------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| IA1-01  | A20  | Non-Compliant | <p><u>Compliance</u></p> <p>The Applicant must ensure its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>Non-Compliant:</b> No evidence was provided to demonstrate how contractors and subcontractors are informed of the relevant SSD project conditions of consent through site inductions prior to commencing work, aside from the Construction Traffic Management Plan and Construction Worker Management Plan information.</p>                               | <p><b>Recommendation:</b> Update the site induction presentation to include the requirements of the SSD and induct personnel accordingly in accordance with Condition A20. Also, provide evidence that contractors are informed of the relevant Conditions and have undertaken site inductions prior to commencing work on site.</p>                                          | Open                |
| IA1-02  | B3   | Non-Compliant | <p><u>Access to Information</u></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> <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>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;</li> <li>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;</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. a complaints register, updated monthly;</li> <li>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;</li> <li>x. any other matter required by the Planning Secretary; and</li> </ul> </li> </ul> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p> | <p><b>Non-Compliant:</b> The project website has not been maintained up to date as required by Condition B3. The following issues were noted:</p> <ul style="list-style-type: none"> <li>• Complaints register was current to July 2025.</li> <li>• Subplans included in the project website were found not to be applicable to the current project.</li> </ul> | <p><b>Recommendation:</b> Maintain up to date the project website with all the documents and records as required in Condition B3, including:</p> <ul style="list-style-type: none"> <li>• Undertake a monthly update of the Complaints Register and ensure the date indicated is current.</li> <li>• Remove subplans that are no longer applicable to the project.</li> </ul> | Open                |
| IA1-03  | B4   | Non-Compliant | <p><u>Protection of Public Infrastructure</u></p> <p>Prior the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>c) submit a copy of the dilapidation report to the Certifier and Council.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>Non-Compliant:</b> Dilapidation Reports were prepared for the project; however, submission to the Council and Certifier was not undertaken within the required timeframe, prior to the commencement of construction, as specified in Condition B4.</p>                                                                                                    | <p><b>Recommendation:</b> No further recommendation is required, as the submission requirement has been undertaken.</p>                                                                                                                                                                                                                                                       | Closed              |
| IA1-04  | B5   | Non-Compliant | <p><u>Pre Construction Dilapidation Report</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Non-Compliant:</b> Dilapidation Reports were prepared for the project; however, submission to the Council and Certifier was not undertaken within the required</p>                                                                                                                                                                                        | <p><b>Recommendation:</b> No further recommendation is required, as the</p>                                                                                                                                                                                                                                                                                                   | Closed              |

| Item ID | Ref. | Category      | Condition / Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Findings and Recommendations                                                                                                                                                                                                                                                                                                                                                                     | Recommendation <sup>1</sup> / Proposed or Completed Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Status <sup>2</sup> |
|---------|------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|         |      |               | <i>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | timeframe, prior to the commencement of construction, as specified in Condition B5.                                                                                                                                                                                                                                                                                                              | submission requirement has been undertaken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| IA1-05  | C2   | Non-Compliant | <p><u>Site Notice</u></p> <p>A site notice(s):</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>(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; and</li> <li>(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.</li> </ul> | <b>Non-compliant:</b> The site notice does not include the details of the Certifier, Structural Engineer, or approved working hours, as required under Condition C2.                                                                                                                                                                                                                             | <b>Recommendation:</b> Update the site notice board to include the required details of the Certifier, Structural Engineer and approved working hours to fully comply with Condition C2.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Open                |
| IA1-06  | C27  | Non-Compliant | <p><u>Tree Protection</u></p> <p>All recommendations, Tree Protection, and Methodology Statements contained in the report prepared by "Earthscape Horticultural Services" dated February 2020 must be implemented during the demolition, construction and use of the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Non-compliant:</b> Tree Protection Zones (TPZ) have not been established around two trees (tree no. 55 and 56) located near the childcare area where excavation is occurring.                                                                                                                                                                                                                 | <p><b>Recommendation:</b> Establish a Tree Protection Zone (TPZ) around the two trees affected by the waterline excavation.</p> <p><b>Completed Action:</b> Prior to the finalisation of the report, the Applicant provided a site photo showing that tree protection measures were in place for tree No.55 and 56 (refer to photo No. 5) in line with Earthscape Horticultural Services tree protection plan.</p>                                                                                                                                                                                                                          | Closed              |
| IA1-07  | C33  | Non-compliant | <p><u>Aboriginal Archaeology - Unexpected Finds Protocol</u></p> <p>To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Non-Compliant:</b> There is no evidence that site personnel have been inducted on the identification of Aboriginal archaeological site types, their legal responsibilities under the NPW Act, or the procedures to follow in the event of an unexpected find in accordance with Condition C33. No record of induction materials prepared by a suitably qualified archaeologist were supplied. | <p><b>Recommendation:</b> Applicant to update the site induction material to include cultural heritage induction requirements and an overview of Aboriginal archaeological site types, individual obligations under the NPW Act, and the procedures to follow in the event of an unexpected find in accordance with Condition C33. Material package to be prepared by a suitably qualified archaeologist.</p> <p>A copy of the "Unexpected Finds Protocol" to be included and communicated to all site personnel, with records maintained to demonstrate that all workers have received the induction and understand their obligations.</p> | Open                |
| IA1-08  | B8   | Observation   | <u>Heritage and Urban Design</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Observation:</b> A copy of the Conservation Management Plan, University of Technology Sydney Blackfriars                                                                                                                                                                                                                                                                                      | <b>Recommendation:</b> Applicant to provide the most recent revision of the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Open                |

| Item ID | Ref. | Category    | Condition / Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Findings and Recommendations                                                                                                                                                                                                                                                                   | Recommendation <sup>1</sup> / Proposed or Completed Action                                                                                                                                                                                                                                                                                                                                                           | Status <sup>2</sup> |
|---------|------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|         |      |             | <i>Prior to the commencement of construction works, the Blackfriars Precinct Conservation Management Plan 2016 is to be amended in consultation with Council to include the methodologies for cleaning of the heritage sandstone and cast-iron palisade boundary fencing.</i>                                                                                                                                                                                                                                                                                                                                                    | Campus, 4–12 Buckland Street, Chippendale (Paul Davies, dated November 2015) was provided during the site audit. However, it was noted that this is not the most recent version of the document. A copy of the most recent version of the document could not be made available to the auditor. | Conservation Management Plan 2016 (amended in consultation with Council to include the methodologies for cleaning of the heritage sandstone and cast-iron palisade boundary fencing) to ensure compliance with Condition B8.                                                                                                                                                                                         |                     |
| IA1-09  | C9   | Observation | <u><i>Implementation of Management Plans</i></u><br><i>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</i>                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Observation:</b> Implementation of the control measures outlined in the CEMP was not clearly observed, as the excavation activities near the childcare area appear to have been impacting two trees, with no Tree Protection Zone (TPZ) clearly established.                                | <b>Recommendation:</b> Establish a Tree Protection Zone (TPZ) around the two trees impacted by the waterline excavation and implement all the control measures specified in the CEMP throughout the construction activities.<br><br><b>Completed Action:</b> Prior to the finalisation of the report, the Applicant provided a site photo showing that tree protection measures were in place (refer to photo No.5). | Open                |
| IA1-10  | C22  | Observation | <u><i>Air Quality</i></u><br><i>During construction, the Applicant must ensure that:</i> <ul style="list-style-type: none"> <li>(a) <i>exposed surfaces and stockpiles are suppressed by regular watering;</i></li> <li>(b) <i>all trucks entering or leaving the site with loads have their loads covered;</i></li> <li>(c) <i>trucks associated with the development do not track dirt onto the public road network;</i></li> <li>(d) <i>public roads used by these trucks are kept clean; and</i></li> <li>(e) <i>land stabilisation works are carried out progressively on site to minimize exposed surfaces.</i></li> </ul> | <b>Observation:</b> During the site inspection it was observed that a stockpile was not managed to prevent dust emissions.                                                                                                                                                                     | <b>Recommendation:</b> Cover the stockpile with geofabric, apply regular watering or undertake its removal as necessary, to mitigate dust emissions.                                                                                                                                                                                                                                                                 | Open                |

Notes:

1. Auditor's recommendation. The recommended action does not preclude the need for all non-compliances to be reported by the proponent in accordance with the terms of the consent.
2. At the time of finalising this Audit Report.

### **3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents**

The adequacy of post approval documents must be determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

A review was conducted of the:

- Construction Environmental Management Plan (CEMP)
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Noise and Vibration Management Sub-Plan (CNVMSP)
- Construction Waste Management Sub-Plan (CWMSP)
- Construction Soil and Water Management Sub-Plan (CSWMSP)

The Auditor is of the view that the CEMP and sub-plans prepared for the Project are generally adequate for the works undertaken and the Auditor has not identified any material deficiencies. The CEMP and associated sub-plans listed in Section 3.1 are considered to be compliant with the requirements of the SSD Conditions and were generally implemented for the works being undertaken at the time of the Audit except for the findings discussed below and summarised in section 3.2.

Construction hours were complied with, plant and equipment were maintained, site hoarding was in place, a complaints management system has been implemented, and regular work notifications were issued to the community.

Observations were made in relation to the implementation of the CEMP and the latest revision of the Conservation Management Plan,

As required by the Construction Noise and Vibration Management Sub-Plan (CNVMSP), noise and vibration monitoring will be undertaken at key locations, which are set up to alert JDV site managers when vibration levels become too high. Fortnightly reporting will also take place to record levels and be published on the project website for community awareness.

### **3.4 Summary of notices from agencies**

To the auditor's knowledge no formal notices were issued by the Department or other agencies during the audit period.

### **3.5 Other matters considered relevant by the Auditor or the Department**

WolfPeak consulted with the Department on 16 September 2025 to obtain input on the scope of the Audit and to confirm whether consultation with any additional stakeholders was required, in accordance with Section 3.2 of the IAPAR. The Department responded on 18 September, advising

that no additional issues were required for inclusion in the audit scope. The Auditor has no other matters beyond the findings presented elsewhere in Section 3.2 of this Report.

### 3.6 Complaints

The Project maintains complaints register, updated as of July 2025. Register has been published on the Project website. Prior finalisation of the audit report, the Complaints register was updated to October 2025: [https://www.notredame.edu.au/data/assets/pdf\\_file/0041/856499/monthly-register-oct-2025.pdf](https://www.notredame.edu.au/data/assets/pdf_file/0041/856499/monthly-register-oct-2025.pdf)

During the audit period, one (1) complaint was received regarding the community information session confirmation. It is noted that due to the inability for some stakeholders to attend the community information session previously scheduled for Tuesday 1st July 2025 on UNDA's Campus, all community engagement is now being undertaken via UNDA's website to ensure information can be accessible to all stakeholders at their convenience. No further actions are required.

### 3.7 Incidents

There were no notifiable incidents as defined by SSD-9571 recorded during the audit period.

### 3.8 Actual versus predicted impacts

The Audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS, RtS Report and RFI documentation (referred below as the EIS documents).

The EIS documents included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Audit. Any such comparison is qualitative only.

The Department's State Significant Development Assessment (SSD-9571) Report dated October 2019 considered the key Project issues are Built Form and Urban Design, Staging and Environmental Amenity. The Project is currently in its early stages, with ongoing site stabilisation and preparation works. The works observed and the impacts of those works appeared to be consistent with those identified in the EIS documents. The works undertaken during the audit period appeared to be consistent with the construction works described in the EIS documents. The footprint of the construction area appeared to be consistent with that in the EIS documents based on the visual observations made during the site inspection.

## 4. LIMITATIONS

This Document has been provided by WolfPeak Group Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the report, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

## **APPENDIX A – SSD 62028458 CONDITIONS OF CONSENT**

| SSD ID No.                                            | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Compliance Status |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>PART A - ADMINISTRATIVE CONDITIONS</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| <b>Obligation to Minimise Harm to the Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| A1                                                    | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.                                                                                                                                                                                                 | <p>Evidence referred to elsewhere in this audit table.</p> <p>Site inspection and interview with auditees 25/09/2025</p> <p>Weekly Project Status Report 08/09/25 by JDV Projects</p> <p>Weekly Project Status Report 19/09/25 by JDV Projects</p> <p>Weekly Project Status Report 29/09/25 by JDV Projects</p> <p>Weekly Project Status Report 03/10/25 by JDV Projects</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>During the site inspection on 25/09/2025, interviews with project personnel and a review of project records were undertaken as part of the initial Independent Audit. For the audit period, reasonable and feasible measures to prevent material harm to the environment were observed.</p> <p>Weekly Project Status Reports were regularly prepared for the project, as confirmed by the evidence sighted. The reports cover the project's early works, including compliance status on environmental, safety, and quality matters. They also include details of environmental controls in place and the approval status of utility services.</p> | C                 |
| A2                                                    | <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS as amended by the RtS and RRFI, <b><u>as amended by the Section 4.55(1A) Modification Application prepared by Urbanac dated 27 November 2020</u></b>; and</p> <p>(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):</p> | <p>Development Consent SSD-9571 approved by Executive Director Regions, Industry and Key of DPHI on 14/07/2020</p> <p>Mod-1 SSD-9571 approved on 10/04/2021 re: amendment to allow for lot reconfiguration into two lots</p> <p>Environmental Impact Statement (EIS) SSD-9571 Rev 3 (Final), 18/10/2019 by Urbanac</p> <p>Response to request for further information and response to submissions, 12/03/2020 by Urbanac</p> <p>SSD-9571 Stamped Plans on 14/07/20 by DPHI– Architectural Drawings Rev 1 31/07/19 prepared by Tonkin Zulaikha Greer</p> <p>UNDA Blackfriars Early Works updated drawings Rev 01, 26/06/25 by Tonkin Zulaikha Greer</p> <p>SSD-9571 Stamped Plans on 14/07/20 by DPHI– Landscapes Drawings Issue 2 July 2019 prepared by JMD Design</p> <p>BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG</p> | <p>Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.</p> <p>Architectural drawings prepared by Tonkin Zulaikha Greer and landscaping drawings prepared by JMD Design were approved by DPHI on 14/07/2025.</p> <p>Architectural drawings was updated on 26/06/25 by Tonkin Zulaikha Greer for the early works and being implemented on site.</p> <p>The Certifier has issued CC1 for the project, which comprises of the early works comprising demolition, site clearing and services decoupling.</p>                                          | C                 |

| SSD ID No.                                                                                     | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                           |                 |  | Evidence collected                                                         | Independent Audit findings and recommendations | Compliance Status |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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----------|------|---|-------------------|------------|------|---|-------------------|------------|------|---|-------------------|------------|------------------------------------------------------------------------------------------------|--|--|--|---------|-----|--------------|------|--------|---|-------------------|----------|--------|---|---------------------------|----------|--------|---|---------------------------|----------|--------|---|---------------------------|----------|--------|---|----------------------|----------|--------|---|--------------------------|----------|--------------------------------------------|--|--|--|---------|-----|--------------|------|--------|---|-------------------------------------------|----------|--------|---|------------------------------------------|----------|--------|---|-----------------------|----------|--------|---|-----------------------|----------|-----------------------------------------------------------------------|--|--|--|---------|-----|--------------|------|--------------|---|----------------------------|-----------------|--|--|--|
|                                                                                                | <table><tr><th colspan="4">Architectural Drawings prepared by <i>Tonkin Zulaikha Greer Architects</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA01</td><td>1</td><td>LOCATION PLAN</td><td>31.07.2019</td></tr><tr><td>DA03</td><td>1</td><td>EXISTING SITE + DEMOLITION PLAN</td><td>31.07.2019</td></tr><tr><td>DA04</td><td>1</td><td>SITE PLAN</td><td>31.07.2019</td></tr><tr><td>DA05</td><td>1</td><td>SITE SECTIONS</td><td>31.07.2019</td></tr><tr><td>DA06</td><td>1</td><td>SITE ELEVATIONS 1</td><td>31.07.2019</td></tr><tr><td>DA07</td><td>1</td><td>SITE ELEVATIONS 2</td><td>31.07.2019</td></tr><tr><td>DA08</td><td>1</td><td>BASEMENT 2 PLAN</td><td>31.07.2019</td></tr><tr><td>DA09</td><td>1</td><td>BASEMENT 1 PLAN</td><td>31.07.2019</td></tr><tr><td>DA10</td><td>2</td><td>GROUND FLOOR PLAN</td><td>22.01.2020</td></tr><tr><td>DA11</td><td>1</td><td>LEVEL 1 PLAN</td><td>31.07.2019</td></tr><tr><td>DA12</td><td>1</td><td>LEVEL 2 PLAN</td><td>31.07.2019</td></tr><tr><td>DA13</td><td>1</td><td>LEVEL 3 PLAN</td><td>31.07.2019</td></tr><tr><td>DA14</td><td>1</td><td>LEVEL 4 PLAN</td><td>31.07.2019</td></tr><tr><td>DA15</td><td>1</td><td>LEVEL 5 &amp; ROOF PLAN</td><td>31.07.2019</td></tr><tr><td>DA16</td><td>1</td><td>GROSS FLOOR AREA DIAGRAMS</td><td>31.07.2019</td></tr><tr><td>DA17</td><td>1</td><td>NORTH + SOUTH ELEVATION</td><td>31.07.2019</td></tr><tr><td>DA18</td><td>1</td><td>EAST + WEST ELEVATION</td><td>31.07.2019</td></tr><tr><td>DA19</td><td>1</td><td>SECTION 1</td><td>31.07.2019</td></tr><tr><td>DA20</td><td>1</td><td>SECTION 2</td><td>31.07.2019</td></tr><tr><td>DA25</td><td>2</td><td>MATERIALS AND FINISHES SCHEDULE</td><td>22.01.2020</td></tr><tr><td>DA34</td><td>1</td><td>VERANDAH DETAILS</td><td>31.07.2019</td></tr><tr><td>DA35</td><td>2</td><td>SIGNAGE DETAILS</td><td>22.01.2020</td></tr><tr><td>DA36</td><td>2</td><td>HERITAGE FENCE WORKS</td><td>23.03.2020</td></tr><tr><td>DA37</td><td>1</td><td>SECTIONS 1:20 – 1</td><td>31.07.2019</td></tr><tr><td>DA38</td><td>1</td><td>SECTIONS 1:20 – 2</td><td>31.07.2019</td></tr><tr><td>DA39</td><td>1</td><td>SECTIONS 1:20 – 3</td><td>31.07.2019</td></tr><tr><th colspan="4">Landscape Drawings prepared by <i>James Mather Delaney Design Pty Ltd Landscape Architects</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>70 901</td><td>B</td><td>OVERALL SITE PLAN</td><td>25.07.19</td></tr><tr><td>70 902</td><td>B</td><td>DETAIL PLAN – COURTYARD 1</td><td>25.07.19</td></tr><tr><td>70 903</td><td>A</td><td>DETAIL PLAN – COURTYARD 2</td><td>17.08.19</td></tr><tr><td>70 904</td><td>A</td><td>DETAIL PLAN – COURTYARD 3</td><td>17.08.19</td></tr><tr><td>70 905</td><td>A</td><td>INDICATIVE MATERIALS</td><td>17.08.19</td></tr><tr><td>70 906</td><td>A</td><td>INDICATIVE PLAN SCHEDULE</td><td>17.08.19</td></tr><tr><th colspan="4">Civil Drawings prepared by <i>Northrop</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA2.01</td><td>3</td><td>CONCEPT SEDIMENT AND EROSION CONTROL PLAN</td><td>31.07.19</td></tr><tr><td>DA3.01</td><td>3</td><td>SITEWORKS AND STORMWATER MANAGEMENT PLAN</td><td>31.07.19</td></tr><tr><td>DA4.01</td><td>3</td><td>OSD DETAILS – SHEET 1</td><td>31.07.19</td></tr><tr><td>DA4.02</td><td>2</td><td>OSD DETAILS – SHEET 2</td><td>31.07.19</td></tr><tr><th colspan="4">Plan of Subdivision prepared by <i>Rygate &amp; Company Surveyors</i></th></tr><tr><th>Ref No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td><u>78449</u></td><td>-</td><td><u>PLAN OF SUBDIVISION</u></td><td><u>18.03.21</u></td></tr></table> |                                           |                 |  | Architectural Drawings prepared by <i>Tonkin Zulaikha Greer Architects</i> |                                                |                   |  | Dwg No. | Rev | Name of Plan | Date | DA01 | 1 | LOCATION PLAN | 31.07.2019 | DA03 | 1 | EXISTING SITE + DEMOLITION PLAN | 31.07.2019 | DA04 | 1 | SITE PLAN | 31.07.2019 | DA05 | 1 | SITE SECTIONS | 31.07.2019 | DA06 | 1 | SITE ELEVATIONS 1 | 31.07.2019 | DA07 | 1 | SITE ELEVATIONS 2 | 31.07.2019 | DA08 | 1 | BASEMENT 2 PLAN | 31.07.2019 | DA09 | 1 | BASEMENT 1 PLAN | 31.07.2019 | DA10 | 2 | GROUND FLOOR PLAN | 22.01.2020 | DA11 | 1 | LEVEL 1 PLAN | 31.07.2019 | DA12 | 1 | LEVEL 2 PLAN | 31.07.2019 | DA13 | 1 | LEVEL 3 PLAN | 31.07.2019 | DA14 | 1 | LEVEL 4 PLAN | 31.07.2019 | DA15 | 1 | LEVEL 5 & ROOF PLAN | 31.07.2019 | DA16 | 1 | GROSS FLOOR AREA DIAGRAMS | 31.07.2019 | DA17 | 1 | NORTH + SOUTH ELEVATION | 31.07.2019 | DA18 | 1 | EAST + WEST ELEVATION | 31.07.2019 | DA19 | 1 | SECTION 1 | 31.07.2019 | DA20 | 1 | SECTION 2 | 31.07.2019 | DA25 | 2 | MATERIALS AND FINISHES SCHEDULE | 22.01.2020 | DA34 | 1 | VERANDAH DETAILS | 31.07.2019 | DA35 | 2 | SIGNAGE DETAILS | 22.01.2020 | DA36 | 2 | HERITAGE FENCE WORKS | 23.03.2020 | DA37 | 1 | SECTIONS 1:20 – 1 | 31.07.2019 | DA38 | 1 | SECTIONS 1:20 – 2 | 31.07.2019 | DA39 | 1 | SECTIONS 1:20 – 3 | 31.07.2019 | Landscape Drawings prepared by <i>James Mather Delaney Design Pty Ltd Landscape Architects</i> |  |  |  | Dwg No. | Rev | Name of Plan | Date | 70 901 | B | OVERALL SITE PLAN | 25.07.19 | 70 902 | B | DETAIL PLAN – COURTYARD 1 | 25.07.19 | 70 903 | A | DETAIL PLAN – COURTYARD 2 | 17.08.19 | 70 904 | A | DETAIL PLAN – COURTYARD 3 | 17.08.19 | 70 905 | A | INDICATIVE MATERIALS | 17.08.19 | 70 906 | A | INDICATIVE PLAN SCHEDULE | 17.08.19 | Civil Drawings prepared by <i>Northrop</i> |  |  |  | Dwg No. | Rev | Name of Plan | Date | DA2.01 | 3 | CONCEPT SEDIMENT AND EROSION CONTROL PLAN | 31.07.19 | DA3.01 | 3 | SITEWORKS AND STORMWATER MANAGEMENT PLAN | 31.07.19 | DA4.01 | 3 | OSD DETAILS – SHEET 1 | 31.07.19 | DA4.02 | 2 | OSD DETAILS – SHEET 2 | 31.07.19 | Plan of Subdivision prepared by <i>Rygate &amp; Company Surveyors</i> |  |  |  | Ref No. | Rev | Name of Plan | Date | <u>78449</u> | - | <u>PLAN OF SUBDIVISION</u> | <u>18.03.21</u> |  |  |  |
| Architectural Drawings prepared by <i>Tonkin Zulaikha Greer Architects</i>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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             |      |              |   |                            |                 |  |  |  |
| Dwg No.                                                                                        | Rev                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| DA01                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| DA03                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| DA04                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA05                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SITE SECTIONS                             | 31.07.2019      |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| DA06                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA07                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| DA08                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| DA09                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA10                                                                                           | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | GROUND FLOOR PLAN                         | 22.01.2020      |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA11                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA12                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     | 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| DA13                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     | 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| DA14                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA15                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA16                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | GROSS FLOOR AREA DIAGRAMS                 | 31.07.2019      |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA17                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NORTH + SOUTH ELEVATION                   | 31.07.2019      |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA18                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA19                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA20                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA25                                                                                           | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MATERIALS AND FINISHES SCHEDULE           | 22.01.2020      |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA34                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     |              |      |              |   |                            |                 |  |  |  |
| DA35                                                                                           | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     | 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| DA36                                                                                           | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | HERITAGE FENCE WORKS                      | 23.03.2020      |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     | 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| DA37                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     | 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| DA38                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     | 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| DA39                                                                                           | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| Landscape Drawings prepared by <i>James Mather Delaney Design Pty Ltd Landscape Architects</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| Dwg No.                                                                                        | Rev                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| 70 901                                                                                         | B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| 70 902                                                                                         | B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |            |      |   |                   |            |      |   |                   |            |      |   |                   |            |                                                                                                |  |  |  |         |     |              |      |        |   |                   |          |        |   |                           |          |        |   |                           |          |        |   |                           |          |        |   |                      |          |        |   |                          |          |                                            |  |  |  |         |     |              |      |        |   |                                           |          |        |   |                                          |          |        |   |                       |          |        |   |                       |          |                                                                       |  |  |  |         |     | 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| 70 903                                                                                         | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| 70 904                                                                                         | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| 70 905                                                                                         | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| 70 906                                                                                         | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | INDICATIVE PLAN SCHEDULE                  | 17.08.19        |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| Civil Drawings prepared by <i>Northrop</i>                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| Dwg No.                                                                                        | Rev                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| DA2.01                                                                                         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CONCEPT SEDIMENT AND EROSION CONTROL PLAN | 31.07.19        |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| DA3.01                                                                                         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SITEWORKS AND STORMWATER MANAGEMENT PLAN  | 31.07.19        |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| DA4.01                                                                                         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | OSD DETAILS – SHEET 1                     | 31.07.19        |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| DA4.02                                                                                         | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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  |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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| Plan of Subdivision prepared by <i>Rygate &amp; Company Surveyors</i>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| Ref No.                                                                                        | Rev                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| <u>78449</u>                                                                                   | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>PLAN OF SUBDIVISION</u>                | <u>18.03.21</u> |  |                                                                            |                                                |                   |  |         |     |              |      |      |   |               |            |      |   |                                 |            |      |   |           |            |      |   |               |            |      |   |                   |            |      |   |                   |            |      |   |                 |            |      |   |                 |            |      |   |                   |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |              |            |      |   |                     |            |      |   |                           |            |      |   |                         |            |      |   |                       |            |      |   |           |            |      |   |           |            |      |   |                                 |            |      |   |                  |            |      |   |                 |            |      |   |                      |       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             |      |              |   |                            |                 |  |  |  |
| [SSD-9571-Mod-1]                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       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| SSD ID No.               | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliance Status |
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| A3                       | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>(c) (c) the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ul> | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The auditees noted that no directions were received from the Department during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NT                |
| 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 (c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition (c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.                                                                                                                                                                                                                                                                                                                       | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | There was no inconsistency, ambiguity or conflict between consent and the documents listed in Condition A2 (c) and (d)                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NT                |
| <b>Limits of Consent</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| A5                       | This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Interview with auditees 25/09/2025</p> <p>Letter 02/07/25 UNDA-DPHI re: SSD 9571 Blackfriars Stage 2 – Physical Commencement of Works (to commence 7/07/25)</p> <p>Letter of notice to the Department, UNDA-Urbis re: Blackfriars Modification submission, 2/07/2025</p> <p>Photo re: Planning Portal submission</p> <ul style="list-style-type: none"> <li>UTS Blackfriars Precinct Research Building Stage 2</li> <li>UTS Blackfriars Precinct Research Building Stage 2</li> <li>UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B4 + B5 Dilapidation Photos</li> <li>UTS Blackfriars Precinct Research Building Stage 2 – Consent Condition C25 – Archaeology Letter Stage 1</li> <li>UTS Blackfriars Precinct Research Building Stage 2 Consent Item B31(ii) Letter re: Surveyor General</li> <li>UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B8 – TZG Heritage Letter Re: CMP</li> </ul> | <p>The University of Notre Dame Australia (UNDA) acquired the Freehold interest in the Blackfriars site (4-12 Buckland Street, Chippendale NSW) from The University of Technology Sydney (UTS) in August 2024 and now benefits from the above SSD consent.</p> <p>Submission of the Blackfriars modification submission was provided by UNDA on the 2 July 20205.</p> <p>Evidence of all post approval submissions via the Planning Portal was provided during the audit.</p> <p>Construction commenced on 07/07/25, within five years of the project's approval date on 14/07/20.</p> | C                 |
| A6                       | Separate approval must be obtained for any works or uses which do not meet exempt development provisions. This consent does not include approval of the following: <ul style="list-style-type: none"> <li>(a) Any fit out of the building</li> <li>(b) use of the building for events, with the exception of events directly associated with the building's University function.</li> </ul>                                                                                                                                                                                                                                                                                                                                     | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The auditees noted that no separate approval was required during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NT                |

| SSD ID No.                             | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Evidence collected                                                                                                                                                                                                                                                                                                                                                           | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Compliance Status |
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| <b>Prescribed Conditions</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| A7                                     | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Interview with auditees 25/09/2025<br><br>BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG                                                                                                                                                                                                                                                                            | Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none"> <li>– Compliance with the BCA</li> <li>– Erection of signs</li> <li>– Residential building work (not relevant)</li> <li>– Entertainment venues (not relevant)</li> <li>– Signage for maximum number of persons in venues (not relevant for construction)</li> </ul> The Certifier issued Construction Certificate (CC1) for early works.<br><br>Note: The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority/expert to verify compliance under this condition. | C                 |
| <b>Design Integrity</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| A8                                     | To ensure that the design continuity and excellence of the preferred design team's approved scheme is maintained throughout the development process, as a minimum, the preferred design team is to: <ul style="list-style-type: none"> <li>(a) Prepare the design drawings for construction</li> <li>(b) Prepare the design drawings for the contract documentation;</li> <li>(c) Maintain consultant continuity and design integrity during the tender and construction phases through to completion of the project;</li> <li>(d) Provide any documentation required by the consent authority verifying the design intent has been achieved at completion; and</li> <li>(e) Attend all meetings that pertain to design issues with the community, authorities and other stakeholders, as required.</li> </ul> | Interview with auditees 25/09/2025<br><br>SSD-9571 Stamped Plans on 14/07/20 by DPHI– Architectural Drawings Rev 1 31/07/19 prepared by Tonkin Zulaikha Greer<br><br>UNDA Blackfriars Early Works updated drawings Rev 01, 26/06/25 by Tonkin Zulaikha Greer<br><br>SSD-9571 Stamped Plans on 14/07/20 by DPHI– Landscapes Drawings Issue 2 July 2019 prepared by JMD Design | Architectural Drawings Rev 1 dated 31/07/19 was prepared by Tonkin Zulaikha and was approved by DPHI on 14/07/2020. The plans were updated by Tonkin Zulaikha Greer on 26/06/25 for the early works of the project.<br><br>Landscapes Drawings Issue 2 dated July 2019 was prepared by JMD Design and was approved by DPHI on 14/07/2020.                                                                                                                                                                                                                                                                                                                                                             | C                 |
| <b>Planning Secretary as Moderator</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| A9                                     | In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                           | No disputes with DPHI or other public authorities noted during this audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NT                |
| <b>Legal Notices</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| A10                                    | Any advice or notice to the consent authority must be served on the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                           | No advice or notice to the consent authority required during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NT                |
| <b>Evidence of Consultation</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| A11                                    | Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifier for information or approval; and</li> <li>(b) provide details of the consultation undertaken including:</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                              | DPHI portal 11/07/25 UNDA-DPHI re: Consultation relating to B36 CEMP                                                                                                                                                                                                                                                                                                         | The Applicant consulted with City of Sydney for conditions B4, B5 and B31 and submitted documents to the Major Projects Portal and to Certifier. Consultation records were sighted as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C                 |

| SSD ID No.                                                           | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                        | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliance Status |
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|                                                                      | <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>DPHI portal 14/07/25 UNDA-DPHI re: Consultation relating to B4 &amp; B5 dilapidation report</p> <p>DPHI portal 11/07/25 UNDA-DPHI re: Consultation relating to B41 CEMP</p> <p>Letter 27/06/25 UNDA-Neighbours, Community Stakeholders re: Community Information Session regarding Development Works</p> <p>Photo re: Planning Portal submission re: UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B4 + B5 Dilapidation Photos</p> | <ul style="list-style-type: none"> <li>- Email 17/07/25 City of Sydney Council – UNDA re: response to submission of Dilapidation Report</li> <li>- Planning Portal submission re: UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B4 + B5 Dilapidation Photos</li> <li>- Dilapidation Survey Report – UTS Building Childcare Centre 7/07/25 by James Townsend</li> <li>- NSW Major Projects 14/07/25 UNDA - City of Sydney Council re: Submission of Dilapidation Report</li> <li>- Letter 30/06/25 Rygate Surveyors-UNDA re: survey infrastructure</li> <li>- Letter 17/07/25 City of Sydney Council – UNDA re: Condition B31</li> </ul> <p>Other consultation records were sighted under conditions B37 and B40. Refer to those conditions for more details.</p> <p><b>As a note, it was recommended to the Project team to maintain documented evidence of consultation with the City of Sydney Council as required by each of the Conditions of Consent, including dated correspondence, comments received, records of discussions, or any advice provided by the Council. This information should accompany future submissions to demonstrate full compliance with the consultation requirements of this Condition.</b></p> |                   |
| <b>Staging, Combining and Updating Strategies, Plans or Programs</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |
| A12                                                                  | <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).</p> | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                        | Currently, the project is not staged, as it is still undertaking early works on site. The auditees noted that the project will be staged in the subsequent phases of works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NT                |
| A13                                                                  | If the Planning Secretary agrees, a strategy, 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                        | Currently, the project is not staged, as it is still undertaking early works on site. The auditees noted that the project will be staged in the subsequent phases of works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NT                |
| A14                                                                  | If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                        | Currently, the project is not staged, as it is still undertaking early works on site. The auditees noted that the project will be staged in the subsequent phases of works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NT                |
| <b>Structural Adequacy</b>                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |
| A15                                                                  | 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                        | BCA Crown Certificate CRO-25067, dated 14/07/25 and issued by BMG, covers early works comprising demolition,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NT                |

| SSD ID No.                         | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Independent Audit findings and recommendations                                                                                                                                                                            | Compliance Status |
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|                                    | <p>(a) the relevant requirements of the BCA;</p> <p>(b) any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.</p> <p><b>Note 1:</b> Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works</p> <p><b>Note 2:</b> Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</p> | BCA Crown Certificate CRO-25067 (CC1), 14/07/25 issued by BMG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | site clearing, and services decoupling. This requirement has not yet been triggered during the audit period.                                                                                                              |                   |
| <b>External Walls and Cladding</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                           |                   |
| A16                                | The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.                                                                                                                                                                                                                                                                                                                                                                                    | <p>Interview with auditees 25/09/2025</p> <p>BCA Crown Certificate CRO-25067 (CC1), 14/07/25 issued by BMG</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | BCA Crown Certificate CRO-25067, dated 14/07/25 and issued by BMG, covers early works comprising demolition, site clearing, and services decoupling. This requirement has not yet been triggered during the audit period. | NT                |
| <b>Applicability of Guidelines</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                           |                   |
| A17                                | References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.                                                                                                                                                                                                                                                                                                | <p>Interview with auditees 25/09/2025</p> <p>Construction Environmental Management Plan (CEMP) Rev 1, 07/07/25 by JDV</p> <p>Groundwater Management Plan 8/07/25 by Douglas Partners – No excavation during early works</p> <p>Construction Traffic &amp; Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC</p> <p>Construction Noise and Vibration Management Sub-plan (Demo) Rev 0, 01/07/25 by Acoustic Logic</p> <p>Waste Management Plan Rev 0, 30/06/25 by Titan Contractors</p> <p>Construction Soil And Water Management Sub-Plan Rev A, 11/07/25 by Northrop</p> | The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.                                                          | C                 |
| A18                                | 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.                                                                                                                                     | <p>Interview with auditees 25/09/2025</p> <p>Construction Environmental Management Plan (CEMP) Rev 1, 07/07/25 by JDV</p> <p>Groundwater Management Plan 8/07/25 by Douglas Partners – No excavation during early works</p> <p>Construction Traffic &amp; Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC</p> <p>Construction Noise and Vibration Management Sub-plan (Demo) Rev 0, 01/07/25 by Acoustic Logic</p> <p>Waste Management Plan Rev 0, 30/06/25 by Titan Contractors</p> <p>Construction Soil And Water Management Sub-Plan Rev A, 11/07/25 by Northrop</p> | The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.                                                          | C                 |

| SSD ID No.                                           | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Evidence collected                                                                                                                                                                      | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Compliance Status |
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| <b>Monitoring and Environmental Audits</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| A19                                                  | 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.<br><br><b>Note 1:</b> For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development. | Monitoring Report 1 (8/07/25 – 23/07/25) Rev 0, 23/07/25 by Acoustic Logic<br><br>Monitoring Report 1 (23/07/25 – 08/08/25) Rev 0, 08/08/25 by Acoustic Logic                           | Monitoring Report 1, prepared by Acoustic Logic and dated 23/07/25, covered the period from 8/07/25 to 23/07/25. The report noted that vibration levels remained below the applicable criteria for the entire monitoring period.<br><br>Monitoring Report 2, prepared by Acoustic Logic and dated 08/08/25, covered the period from 3/07/25 – 08/08/25). The report noted that vibration levels remained below the applicable criteria for the entire monitoring period.                                                                                                                                                                                        | C                 |
| <b>Compliance</b>                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| A20                                                  | The Applicant must ensure 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | JDV Project Management Safety Plan for Blackfriars Early Works Version 1, Jan 2025e<br><br>Induction Form for Blackfriars Early Works<br><br>Signonsite (platform) – listing of workers | <b>Non-Compliant: No evidence was provided to demonstrate how contractors and subcontractors are informed of the relevant SSD project conditions of consent through site inductions prior to commencing work, aside from the Construction Traffic Management Plan and Construction Worker Management Plan information.</b><br><br><b>Recommendation: Update the site induction presentation to include the requirements of the SSD and induct personnel accordingly in accordance with Condition A20. Also, provide evidence that contractors are informed of the relevant Conditions and have undertaken site inductions prior to commencing work on site.</b> | NC                |
| <b>Incident Notification, Reporting and Response</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| A21                                                  | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Interview with auditees 25/09/2025                                                                                                                                                      | No incidents occurred during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NT                |
| A22                                                  | Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>AN14</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Interview with auditees 25/09/2025                                                                                                                                                      | No incidents occurred during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NT                |
| <b>Non-Compliance Notification</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| A23                                                  | The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Interview with auditees 25/09/2025                                                                                                                                                      | No non-compliances raised during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NT                |
| A24                                                  | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Interview with auditees 25/09/2025                                                                                                                                                      | No non-compliances raised during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NT                |
| A25                                                  | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Interview with auditees 25/09/2025                                                                                                                                                      | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NT                |
| <b>Revision of Strategies, Plans and Programs</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| A26                                                  | Within three months of:<br><br>(a) the submission of a compliance report under <b>Condition A30</b><br><br>(b) the submission of an incident report under <b>Conditions A21 and A22</b> ;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Interview with auditees 25/09/2025                                                                                                                                                      | The project commenced on 07/07/25; hence, the requirement under this condition has not yet been triggered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | NT                |

| SSD ID No.                             | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence collected                                                                | Independent Audit findings and recommendations                                                                                                                                                                                                         | Compliance Status |
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|                                        | (c) the approval of any modification of the conditions of this consent; or<br>(d) the issue of a direction of the Planning Secretary under <b>Condition A2</b> which requires a review,<br>(e) 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.                                                                                                                                                                                                                                                                    |                                                                                   |                                                                                                                                                                                                                                                        |                   |
| A27                                    | <p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p> | Interview with auditees 25/09/2025                                                | No modifications, directions from DPHI, or updates to the Plans, CEMP and sub-plans were undertaken during the audit period.                                                                                                                           | NT                |
| <b>Compliance Reporting</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                        |                   |
| A28                                    | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance Reporting Post Approval Requirements (2020)                            | In accordance with the Compliance Reporting Post Approval Requirements (2020), an Operation Compliance Report must be submitted within 52 weeks from the commencement of operation. This requirement will be triggered upon completion of the project. | NT                |
| A29                                    | Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                                                 | Compliance Reporting Post Approval Requirements (2020)                            | In accordance with the Compliance Reporting Post Approval Requirements (2020), an Operation Compliance Report must be submitted within 52 weeks from the commencement of operation. This requirement will be triggered upon completion of the project. | NT                |
| A30                                    | The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance Reporting Post Approval Requirements (2020)                            | In accordance with the Compliance Reporting Post Approval Requirements (2020), an Operation Compliance Report must be submitted within 52 weeks from the commencement of operation. This requirement will be triggered upon completion of the project. | NT                |
| A31                                    | Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.                                                                                                                                                                                                                                                                   | Compliance Reporting Post Approval Requirements (2020)                            | In accordance with the Compliance Reporting Post Approval Requirements (2020), an Operation Compliance Report must be submitted within 52 weeks from the commencement of operation. This requirement will be triggered upon completion of the project. | NT                |
| <b>Independent Environmental Audit</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                        |                   |
| A32                                    | Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | IAPAR 2020                                                                        | This is the first audit for the project conducted within 12 weeks of commencement of construction, which is in accordance with the IAPAR 2020 frequency.                                                                                               | C                 |
| A33                                    | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Letter 18/09/25 DPHI-UNDA re: Independent Environmental Auditor agreement request | Auditor's approval was received on the 18/09/2025.                                                                                                                                                                                                     | C                 |
| A34                                    | The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.                                                                                                                                                                                                                                                                                                                                                                  | Interview with auditees 25/09/2025                                                | No direction from DPHI.                                                                                                                                                                                                                                | NT                |
| A35                                    | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Interview with auditees 25/09/2025                                                | This is the first Independent Audit for the project.                                                                                                                                                                                                   | NT                |

| SSD ID No.                                                    | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence collected                                                                                                                                                                                                                                                        | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliance Status |
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|                                                               | (a) review and respond to each Independent Audit Report prepared under <b>Condition A32</b> of this consent, or <b>Condition A34A34</b> where notice is given by the Planning Secretary;<br>(b) submit the response to the Planning Secretary; and<br>(c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| A36                                                           | Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Interview with auditees 25/09/2025                                                                                                                                                                                                                                        | This is the first Independent Audit for the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NT                |
| A37                                                           | Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Interview with auditees 25/09/2025                                                                                                                                                                                                                                        | No direction from DPHI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NT                |
| <b>PART B - PRIOR TO COMMENCEMENT OF CROWN BUILDING WORKS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| <b>Notification of Commencement</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| B1                                                            | The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Interview with auditees 25/09/2025<br><br>Letter 02/07/25 UNDA-DPHI re: SSD 9571 Blackfriars Stage 2 – Physical Commencement of Works (to commence 7/07/25)                                                                                                               | Notification of work commencement for the early works was submitted to DPHI on 02/07/25, within the timeframe required under this condition.<br><br>Commencement of Works 7/07/25.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | C                 |
| B2                                                            | If the construction 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Interview with auditees 25/09/2025                                                                                                                                                                                                                                        | The project is not currently staged; however, staging may occur when the next phase of the project commences.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NT                |
| <b>Access to Information</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| B3                                                            | 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:<br><br>(b) make the following information and documents (as they are obtained or approved) publicly available on its website:<br>i. the documents referred to in condition A2 of this consent;<br>ii. all current statutory approvals for the development;<br>iii. all approved strategies, plans and programs required under the conditions of this consent;<br>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;<br>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;<br>vi. a summary of the current stage and progress of the development;<br>vii. contact details to enquire about the development or to make a complaint;<br>viii. a complaints register, updated monthly;<br>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;<br>x. any other matter required by the Planning Secretary; and | Project website:<br><br><a href="https://www.notredame.edu.au/about-us/our-campus-and-facilities/sydney/blackfriars-precinct#project_documentation">https://www.notredame.edu.au/about-us/our-campus-and-facilities/sydney/blackfriars-precinct#project_documentation</a> | A project website has established.<br><br>a) The following information are available in the project website:<br>i. SSD conditions, EIS, RtS and stamped plans from 9/10/24 were published on the website.<br>ii. As above<br>iii. Stamped plans from 9/10/24 and CEMP published on the website.<br>iv. Report from this audit will be uploaded when completed. Project updates are available on the website.<br>v. Noise and vibration surveys 23 & 28/01/25 prepared by PWNA<br>vi. Project updates have been published on the website<br>vii.. Contact us link included in website (to send an email).<br>viii. Monthly Register which refer to Complaints Register is available on the website current to July 2025<br>ix. This is the first audit. | NC                |

| SSD ID No.                                  | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance Status |
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|                                             | (c) keep such information up to date, to the satisfaction of the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>x. Nothing else required, but the website includes works notifications and information packs sighted.</p> <p>b) The information on the website is up to date</p> <p><b>Non-Compliant: The project website has not been maintained up to date as required by Condition B3. The following issues were noted:</b></p> <ul style="list-style-type: none"> <li>Complaints register was current to July 2025.</li> <li>Subplans included in the project website were found not to be applicable to the current project.</li> </ul> <p><b>Recommendation: Maintain up to date the project website with all the documents and records as required in Condition B3, including:</b></p> <ul style="list-style-type: none"> <li>Undertake a monthly update of the Complaints Register and ensure the date indicated is current.</li> <li>Remove subplans that are no longer applicable to the project.</li> </ul>                                                                                                                                                                                        |                   |
| <b>Protection of Public Infrastructure</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
| B4                                          | <p>Prior the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>submit a copy of the dilapidation report to the Certifier and Council.</li> </ol> | <p>Dilapidation Survey Report Part 1 – Roads Surveyed (Buckland Street &amp; Blackfriars Street Chippendale) 7/07/25 by James Townsend</p> <p>Dilapidation Survey Report Part 2 – Roads Surveyed (Buckland Street &amp; Blackfriars Street Chippendale) 7/07/25 by James Townsend</p> <p>Dilapidation Survey Report – Boundary wall across the south &amp; west Boundary wall across 2 Buckland St north &amp; east site boundaries 7/07/25 by James Townsend</p> <p>Dilapidation Survey Report – UTS Building Childcare Centre 7/07/25 by James Townsend</p> <p>Post Approval (DPHI portal) 14/07/25 re: Submission of Dilapidation Survey Reports to DPHI.</p> <p>NSW Major Projects 14/07/25 UNDA - City of Sydney Council re: Submission of Dilapidation Report</p> <p>Email 17/07/25 City of Sydney Council – UNDA re: response to submission of Dilapidation Report</p> <p>Photo re: Planning Portal submission re: UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B4 + B5 Dilapidation Photos</p> | <p>Dilapidation reports dated 07/07/25 were prepared by James Townsend for the project, covering Council assets, boundary wall and UTS Building Childcare Centre.</p> <p>Dilapidation Reports were submitted to DPHI on 14/07/25 and were also submitted to the City of Sydney Council on the same date. On 17/07/25, the City of Sydney Council responded to the submission and requested an amended report with additional details.</p> <p><b>Non-Compliant: Dilapidation Reports were prepared for the project; however, submission to the Council and Certifier was not undertaken within the required timeframe, prior to the commencement of construction, as specified in Condition B1.</b></p> <p><b>Recommendation: No further recommendation is required, as the submission requirement has been undertaken.</b></p> <p><b>As a note, it was recommended to the Project team to maintain documented evidence of consultation with the City of Sydney Council including dated correspondence, comments received, records of discussions, or any advice provided by the Council.</b></p> | NC                |
| <b>Pre-Construction Dilapidation Report</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
| B5                                          | Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.                                                                                                                                                                                                                                                                              | Dilapidation Survey Report Part 1 – Roads Surveyed (Buckland Street & Blackfriars Street Chippendale) 7/07/25 by James Townsend                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Dilapidation reports dated 07/07/25 were prepared by James Townsend for the project, covering Council assets, boundary wall and UTS Building Childcare Centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NC                |

| SSD ID No.                                                   | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance Status |
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|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Dilapidation Survey Report Part 2 – Roads Surveyed (Buckland Street &amp; Blackfriars Street Chippendale) 7/07/25 by James Townsend</p> <p>Dilapidation Survey Report – Boundary wall across the south &amp; west Boundary wall across 2 Buckland St north &amp; east site boundaries 7/07/25 by James Townsend</p> <p>Dilapidation Survey Report – UTS Building Childcare Centre 7/07/25 by James Townsend</p> <p>Photo re: Planning Portal submission: UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B4 + B5 Dilapidation Photos</p> <p>NSW Major Projects 14/07/25 UNDA - City of Sydney Council re: Submission of Dilapidation Report</p> <p>Email 17/07/25 City of Sydney Council – UNDA re: response to submission of Dilapidation Report</p> <p>BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG</p> | <p>Dilapidation reports were submitted to City of Sydney Council on 14/07/25.</p> <p>Dilapidation Reports were listed in the BCA Crown Certificate CRO-25067 under Item No. 22, dated 14/07/25, and issued by BMG.</p> <p><b>Non-Compliant: Dilapidation Reports were prepared for the project; however, submission to the Council and Certifier was not undertaken within the required timeframe, prior to the commencement of construction, as specified in Condition B1.</b></p> <p><b>Recommendation: No further recommendation is required, as the submission requirement has been undertaken.</b></p> <p><b>As a note, it was recommended to the Project team to maintain documented evidence of consultation with the City of Sydney Council including dated correspondence, comments received, records of discussions, or any advice provided by the Council.</b></p> |                   |
| <b>Crime Prevention Through Environmental Design (CPTED)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| B6                                                           | <p>Prior to the commencement of above ground construction works, the Applicant shall submit a CPTED report to the Planning Secretary for approval. The CPTED report shall:</p> <ul style="list-style-type: none"> <li>(a) include specific management and mitigation measures relating to the recessed fire exit fronting Buckland Street to ensure this space does not result in a place of concealment or become an attractive space for undesirable behaviour or litter</li> <li>(b) demonstrate that the substation and bin storage area, and associated screen wall, in the north-eastern corner of the site is designed to maximise safety and security and incorporates appropriate management and mitigation measures to prevent concealment opportunities and/or undesirable behaviour.</li> </ul> | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | This audit covers the early works of the project, which comprise demolition, site clearing, and services decoupling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NT                |
| <b>Heritage and Urban Design</b>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| B7                                                           | <p>Prior to the commencement of above ground construction works, the Applicant shall submit the following heritage details to the Planning Secretary for approval:</p> <ul style="list-style-type: none"> <li>(a) the methodology for the repositioning of the sandstone pillars of the fence;</li> <li>(b) the Interpretation Strategy must be revised to include drawings and details of the design of the proposed seating, screen areas and paving; and</li> <li>(c) details of the design of the fire hydrant assembly on Buckland Street.</li> </ul>                                                                                                                                                                                                                                                  | <p>Interview with auditees 25/09/2025</p> <p>Letter 3/07/25 TZG-DPHI re: Heritage Letter</p> <p>Letter 3/09/25 TZG-DPHI re: Heritage Letter (revised)</p> <p>Photo re: Planning Portal submission to DPHI UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B8 – TZG Heritage Letter Re: CMP</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>The revised heritage letter to DPHI details:</p> <p>a) During Stage 1 of the project, the heritage sandstone and cast-iron palisade fence will be carefully dismantled, labelled and stored on site for future reinstatement during Stage 2 of the works.</p> <p>The methodology for cleaning the sandstone and cast-iron palisade fencing has already been prepared by Paul Davies Architects &amp; Heritage Consultants and submitted to the Department. These documents form an Appendix to the Blackfriars Conservation Management Plan 2016 and will guide the works. The methodology for the repositioning of the sandstone pillars of the fence will be provided prior to commencement of Stage 2 of the works.</p> <p>b) The proposed seating, screen areas and paving will be constructed as part of the Stage 2 works. The Interpretation</p>                    | C                 |

| SSD ID No.                           | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance Status |
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|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Strategy will be revised prior to commencement of Stage 2 of the works.</p> <p>c) The proposed fire hydrant assembly on Buckland Street will be constructed as part of the Stage 2 works. Details of the design of the fire hydrant assembly will be provided prior to commencement of Stage 2 of the works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| B8                                   | <p>Prior to the commencement of construction works, the Blackfriars Precinct Conservation Management Plan 2016 is to be amended in consultation with Council to include the methodologies for cleaning of the heritage sandstone and cast-iron palisade boundary fencing.</p>                                                                                                                                                                                                                                                                        | <p>Interview with auditees 25/09/2025</p> <p>Letter 3/07/25 TZG-DPHI re: Heritage Letter</p> <p>Letter 3/09/25 TZG-DPHI re: Heritage Letter (revised)</p> <p>Conservation Management Plan, University of Technology Sydney Blackfriars Campus 4-12 Buckland St, Chippendale, Nov 2015, prepared by Paul Davies</p> <p>Photo re: Planning Portal submission to DPHI</p> <p>UTS Blackfriars Precinct Research Building Stage 2 – Consent Item B8 – TZG Heritage Letter Re: CMP</p> | <p>On 3/09/2025, a revised letter from TZP to DPHI noted that during Stage 1 of the project, the heritage sandstone and cast-iron palisade fence will be carefully dismantled, labelled and stored on site for future reinstatement during Stage 2 of the works.</p> <p>The methodology for cleaning the sandstone and cast-iron palisade fencing has already been prepared by Paul Davies Architects &amp; Heritage Consultants and submitted to the Department. These documents form an Appendix to the Blackfriars Conservation Management Plan 2016 and will guide the works. Paul Davies has given his consent for these methodologies to be included as an appendix to the Blackfriars Precinct.</p> <p>Conservation Management Plan is not updated during the audit period.</p> <p><b>Observation: A copy of the Conservation Management Plan, University of Technology Sydney Blackfriars Campus, 4–12 Buckland Street, Chippendale (Paul Davies, dated November 2015) was provided during the site audit. However, it was noted that this is not the most recent version of the document. A copy of the most recent version of the document could not be made available to the auditor.</b></p> <p><b>Recommendation: Applicant to provide the most recent revision of the Conservation Management Plan 2016 (amended in consultation with Council to include the methodologies for cleaning of the heritage sandstone and cast-iron palisade boundary fencing) to ensure compliance with Condition B8.</b></p> | C                 |
| <b>Signage</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| B9                                   | <p>Prior to the commencement of above ground construction works, the Applicant shall submit amended plans to the Planning Secretary for approval showing the deletion of the totem signs shown on Drawing DA35 – Signage Details Revision 2 dated 22.01.2020, prepared by Tonkin Zulaikha Greer Architects.</p>                                                                                                                                                                                                                                      | <p>Interview with auditees 25/09/2025</p> <p>Drawing DA35 – Signage Details Revision 2 dated 22.01.2020</p>                                                                                                                                                                                                                                                                                                                                                                      | <p>Auditees reported that no planes were amended to this point and the work on site only comprises of early works</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NT                |
| <b>Landscape and Tree Management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| B10                                  | <p>Prior to the commencement of above ground construction works, amended plans and details drawn to scale, and technical specification, by a registered landscape architect, shall be submitted to the Planning Secretary for approval. Amended plans to include:</p> <p>(a) root mapping survey for all existing trees identified for retention in the Arborist Impact Statement prepared by Earthscape Horticultural Services. Root mapping for Tree 1 required to confirm the design of timber seating surround and location of all footings.</p> | <p>Site inspection and interview with auditees 25/09/2025</p>                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>No plans required amendment relating to landscape or tree management during the audit period, as the site is undertaking early works comprising demolition, site clearing, and services decoupling.</p> <p><b>A Non-compliance against Condition C27 and Observation against Condition C9 were raised, as two trees (No. 55 and No. 56) were identified without any tree protection.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NT                |

| SSD ID No.                         | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence collected                                                                                                                                        | Independent Audit findings and recommendations                                                                                                                                                           | Compliance Status |
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|                                    | (b) all new replacement trees to be minimum 400L pot size and a height of 4-5 m at installation and minimum of 12 -14 m at maturity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |                                                                                                                                                                                                          |                   |
| B11                                | <p>Prior to the commencement of above ground construction works, a detailed landscape design including plans and details drawn to scale, and technical specification, by a registered landscape architect, is to be submitted to Planning Secretary for approval. These documents must include:</p> <ul style="list-style-type: none"> <li>(a) location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots.</li> <li>(b) location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, stairs, infill pit lids, timber decking and seating, rain gardens, water features, walls, decorative screens with climbing wires, furniture, , removable bollards, bike racks, light poles, signage, drainage, services, shade structures, other features, and all associated footings.</li> <li>(c) coordinated services plan including location and approximate depth of all existing and proposed pits, services (electricity, gas, sewer, potable water), proposed courtyard and precinct drainage, lights and GPO if applicable, fence footings, sign posts etc.</li> <li>(d) detailed grading plan with existing and proposed levels, falls, and pits</li> <li>(e) 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. Soil volumes for trees on slab are to be consistent with the Sydney Landscape Code Volume 2.</li> <li>(f) 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.</li> <li>(g) landscape maintenance plan. This plan is to be complied with during occupation of the property.</li> <li>(h) details of drainage, waterproofing and watering systems</li> </ul> | <p>Interview with auditees 25/09/2025</p> <p>SSD-9571 Stamped Plans on 14/07/20 by DPHI– Landscapes Drawings Issue 2 July 2019 prepared by JMD Design</p> | <p>Landscaping drawings prepared by JMD Design were stamped and approved by DPHI on 14 July 2025. No changes to the landscape design were made during the audit period</p>                               | C                 |
| <b>Certified Drawings</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                           |                                                                                                                                                                                                          |                   |
| B12                                | <p>Prior to the commencement of above ground construction works, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> <li>(a) the relevant clauses of the BCA; and</li> <li>(b) this development consent.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG</p>                                                                                            | <p>The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period.</p> | NT                |
| <b>External Walls and Cladding</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                           |                                                                                                                                                                                                          |                   |
| B13                                | <p>Prior to commencement of above construction works, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG</p>                                                                                            | <p>The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period.</p> | NT                |
| <b>Public Art</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                           |                                                                                                                                                                                                          |                   |
| B14                                | <p>The 'Rain falls' artwork shall be designed in accordance with UTS Blackfriars Precinct Research Building Water Artwork: Rain Falls Phase 2 Report dated 31.07.19 prepared by Studio TSC and the UTS Blackfriars Precinct Research Building Public Art Strategy Phase 2 dated 31.07.2019 prepared by Studio TCS.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Interview with auditees 25/09/2025</p>                                                                                                                 | <p>This requirement has not yet been triggered during the audit period.</p>                                                                                                                              | NT                |
| B15                                | <p>The Applicant must demonstrate that the sequencing water flow for the artwork is appropriate and will achieve the concept and vision for the artwork set out in UTS Blackfriars Precinct Research Building Water Artwork: Rain</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Interview with auditees 25/09/2025</p>                                                                                                                 | <p>This requirement has not yet been triggered during the audit period.</p>                                                                                                                              | NT                |

| SSD ID No.                                                    | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Evidence collected                                      | Independent Audit findings and recommendations                                                                                                                                                    | Compliance Status |
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|                                                               | Falls Phase 2 Report dated 31.07.19 prepared by Studio TSC, in consultation with Council, prior to finalising the sequencing design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                         |                                                                                                                                                                                                   |                   |
| <b>Ecologically Sustainable Development</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                                                                                                                                                                                   |                   |
| B16                                                           | Prior to the commencement of above ground construction works, evidence must be submitted to the Certifier demonstrating that the development has incorporated all design, construction and operation measures as identified in the ESD report titled University of Technology Sydney SSD 9571 – Blackfriars Precinct Research Building Stage 2, Stage 2 ESD Report REP/ESD/DA2 prepared by ARUP and dated 26 August 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period. | NT                |
| B17                                                           | Prior to the commencement of above ground construction works, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by registering for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period. | NT                |
| B18                                                           | Prior to the commencement of above ground construction works, details of the installation of water efficient fixtures and fittings shall be submitted to the Certifier, including: <ul style="list-style-type: none"> <li>(a) 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);</li> <li>(b) all taps and shower heads installed within the development must be water efficient with at least a 3- star rating under the WELS, where available;</li> <li>(c) 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 WELS; and</li> <li>(d) systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved.</li> </ul> | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period. | NT                |
| <b>Outdoor Lighting and Illuminated Signage</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                                                                                                                                                                                   |                   |
| B19                                                           | Prior to the commencement of above ground construction works, evidence must be submitted to the Certifier demonstrating that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period. | NT                |
| B20                                                           | Prior to the commencement of above ground construction works, evidence must be submitted to the Certifier demonstrating that the illuminated signage on the Buckland Street elevation has been designed to comply with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period. | NT                |
| <b>Reflectivity</b>                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                                                                                                                                                                                   |                   |
| B21                                                           | Prior to the commencement of above ground construction works, evidence must be submitted to the Certifier demonstrating that the materials used on the façades of the building do not exceed a maximum normal specular reflectivity of 20% so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period. | NT                |
| <b>Mechanical Plant Noise Mitigation</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                                                                                                                                                                                   |                   |
| B22                                                           | Details of noise mitigation measures for all mechanical plant are to be detailed on the construction drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development must be submitted to the Certifier prior to the commencement of above ground construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period. | NT                |
| <b>Vehicle and Bicycle Parking and End-of-Trip Facilities</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                                                                                                                                                                                   |                   |

| SSD ID No.                     | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evidence collected                                                                                                                                                                                                | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Compliance Status |
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| B23                            | <p>Prior to the commencement of above ground construction works, evidence shall be submitted to the Certifier confirming the development complies with the following requirements for vehicle parking, secure bicycle parking and end-of-trip facilities:</p> <ul style="list-style-type: none"> <li>(a) the provision of one servicing vehicle space (10m x 3.5m)</li> <li>(b) the design, layout, signage, line marking, lighting and physical controls of all off-street car parking facilities is to satisfy Australian Standard AS/NZS 2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities</li> <li>(c) a minimum of 28 bicycle parking spaces are to be provided for staff</li> <li>(d) a minimum of 16 parking space are to be provide for visitors</li> <li>(e) 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</li> <li>(f) identifying space for future expansion of the bicycle and end of trip facilities including up to three additional showers with change facilities, which is to be converted when required by Condition D37</li> </ul> | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG                                                                                                                                                           | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NT                |
| B24                            | <p>Prior to the commencement of above ground construction works, documentation demonstrating that the following end of trip facilities have been provided shall be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>(a) a minimum of three showers with change facilities</li> <li>(b) a minimum of 28 personal lockers</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG                                                                                                                                                           | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NT                |
| <b>Archaeology</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| B25                            | <p>Prior to the commencement of construction works, the Applicant shall prepare an updated Archaeological Research Design (ARD) and Archaeological Excavation Methodology to guide any future archaeological salvage excavations at the site. The ARD and Methodology shall be prepared in consultation with the Heritage Council (or its Delegate) and evidence of the Heritage Council's approval of the final ARD and Methodology shall be submitted to the Certifier.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Interview with auditees 25/09/2025</p> <p>Letter 3/09/25 TZG-DPHI re: Heritage Letter (revised)</p> <p>Letter 9/06/25 AMAC Archaeological – UNDA re: Archaeological Response- Condition B25 SSD9571 (2020)</p> | <p>Sighted a letter dated 3/09/25 from TZG to DPHI noting that Stage 1 works involve site preparation activities, including tree removal, demolition, and clearance of Building 3 (former childcare building) and Building 4 (demountable classroom).</p> <p>An ARD is not required during the early works, as stated in the AMEC letter.</p> <p>No bulk excavation is proposed during Stage 1. Excavation and site remediation, including archaeological excavations, will not commence until Stage 2. The Archaeological Research Design (ARD) and Archaeological Excavation Methodology will be provided prior to the commencement of Stage 2 works.</p> <p>A letter dated 9/06/25 from AMAC Archaeological noted that, based on their analysis, no known or potential relics are affected by the scope of the early works. An Unexpected Finds Protocol has been prepared by JDV, and an archaeological heritage briefing was provided to the JDV site team, outlining the nature of potential relics and the protocol for call-out/notification in the event of a discovery.</p> | NT                |
| B26                            | <p>Prior to the commencement of above ground construction works, the Applicant shall prepare an Interpretation Plan and submit the plan to the Heritage Council for review and comment. The Interpretation Plan shall progress the final design details set out in the document titled 'UTS Blackfriars Precinct Industry Hub Archaeology Interpretation Report Revision 1' prepared by TZG Architects and dated 21/05/2020. This plan must include details of the archaeological excavation of the site (Conditions C29 to C31), with relevant artefacts, images or other elements incorporated into the completed document.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | As above                                                                                                                                                                                                          | As above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NT                |
| <b>Stormwater and Drainage</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |

| SSD ID No.                   | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Evidence collected                                                                                                                                                           | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                  | Compliance Status |
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| B27                          | <p>Prior to commencement of 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:</p> <ul style="list-style-type: none"> <li>(a) prepared by a suitably qualified hydraulic or civil engineer to show the proposed method of collection and disposal of stormwater; and</li> <li>(b) prepared in accordance with the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies, as amended from time to time; and</li> <li>(c) submitted to and be approved by the City of Sydney and a copy of the City's letter of approval must be provided to the Certifier.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Sydney Sewerage Drains to Case No. 215699WW, 27/06/25 by Sydney Water</p> <p>Sanitary Drainage Ground Level Part Plan Layout Rev 1 23/07/25 (for Approval) by Introba</p> | <p>Sydney Sewerage Drains to (Drawing) with Case No. 215699WW from Sydney water showing the water, stormwater, gas and energy line within the project area.</p> <p>Sighted a Sanitary Drainage Ground Level Part Plan Layout (Rev 1, dated 23/07/25) prepared by Introba for approval.</p> <p>This requirement will be triggered in Stage 2 of the project.</p> | NT                |
| B28                          | <p>For approval of a connection into the City of Sydney's drainage system an "Application for Approval of Stormwater Drainage Connections" must be submitted to the City, together with an application fee in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The application must be approved by the City of Sydney prior to commencement of excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | As above                                                                                                                                                                     | <p>As above</p> <p>Note: no stormwater related works during the audit period only drainage</p>                                                                                                                                                                                                                                                                  | NT                |
| B29                          | <p>The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with.</p> <ul style="list-style-type: none"> <li>(a) evidence of the approval by Sydney Water of the detailed design of the on-site detention must be submitted to and be accepted by the City of Sydney and a copy of the City's letter of acceptance must be provided to the Certifier prior to commencement of construction works, excluding for any approved preparatory, demolition or excavation works.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | As above                                                                                                                                                                     | <p>As above</p> <p>Note: no stormwater related works during the audit period only drainage</p>                                                                                                                                                                                                                                                                  | NT                |
| B30                          | <p>Prior to commencement of 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 City of Sydney and a copy of the City's letter of approval must be provided to the Certifier. The stormwater quality assessment must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design as per approved MUSIC Link report prepared by Northrop, project details UTS Blackfriars, dated 16/01/20;</li> <li>(b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent); and</li> <li>(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: <ul style="list-style-type: none"> <li>i. reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;</li> <li>ii. reduce the baseline annual pollutant load for total suspended solids by 85%;</li> <li>iii. reduce the baseline annual pollutant load for total phosphorous by 65%; and iv. reduce the baseline annual pollutant load for total nitrogen by 45%.</li> </ul> </li> <li>(d) include certification from a suitably qualified practicing professional that the requirements of part (c) of this condition have been met.</li> </ul> | As above                                                                                                                                                                     | As above                                                                                                                                                                                                                                                                                                                                                        | NT                |
| <b>Survey infrastructure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                 |                   |
| B31                          | <p>Prior to commencement of construction works, documentary evidence must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager / Coordinator.</p> <ul style="list-style-type: none"> <li>(a) This evidence must include either: <ul style="list-style-type: none"> <li>i. a copy of any Surveyor-General's Approval for Survey Mark Removal granted by NSW Spatial Services for the subject site, including all documentation submitted as part of that application (for example the survey mark audit schedule, strategy plan and strategy report); or</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Letter 30/06/25 Rygate Surveyors-UNDA re: survey infrastructure</p> <p>Letter 17/0725 City of Sydney Council – UNDA re: Condition B31</p>                                 | <p>Survey infrastructure dated 30/06/25 was prepared by Michael Brown from Rygate and Company Pty Lt and stamped by the City of Sydney on 17/07/25 with a note stating, "condition satisfied."</p>                                                                                                                                                              | C                 |

| SSD ID No.                                        | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                           | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                       | Compliance Status |
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|                                                   | <p>ii. a letter, signed by a current NSW Registered Land Surveyor and including his or her Board of Surveying and Spatial Information (BOSSI) identification number, stating that all investigations required under Surveyor-General's Direction No.11 have been made for the subject site and that no survey infrastructure will be affected by the proposal.</p> <p>(b) Council's Principal Surveyor may request further information and/or add conditions to any Surveyor-General's Approval at their discretion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>In its letter dated 17/07/25, the City of Sydney Council confirmed that Condition B31(ii) (Survey Infrastructure) of SSD 9571 is satisfied.</p> <p><b>As a note, it was recommended to the Project team to maintain documented evidence of consultation with the City of Sydney Council including dated correspondence, comments received, records of discussions, or any advice provided by the Council.</b></p> |                   |
| <b>Waste and Recycling Management</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| B32                                               | <p>Prior to the commencement of above ground construction works, a Waste and Recycling Management Plan demonstrating compliance with the following waste and recycling requirements shall be prepared in consultation with Council:</p> <p>(a) Provide revised waste generation rates for waste, recycling, food, green/organic and other waste generated by the development</p> <p>(b) The waste generation rates should be consistent with the NSW EPA Better Practice Guide For Resource Recovery In Residential Developments 2019 for teaching spaces; and the City of Sydney Guidelines for Waste Management in New Developments 2018 for other areas such as office space, retail, cafes etc, except where justified by the Applicant</p> <p>(c) having regard to the waste generation rates for the development outlined in (a) and (b) an appropriately sized space for bulky waste and problem waste storage is to be provided</p> <p>(d) plans and drawings of the proposed development that show location and space allocated to the waste and recycling storage area(s), including bulky waste storage area.</p> | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                           | There was no requirement for waste and recycling management during this audit period.                                                                                                                                                                                                                                                                                                                                | NT                |
| <b>Sydney Water Requirements</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| B33                                               | The Applicant shall ensure that satisfactory measures are taken to protect Sydney Water's existing stormwater asset, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                           | No works undertaken in the existing stormwater asset during the audit period.                                                                                                                                                                                                                                                                                                                                        | NT                |
| <b>Rainwater Harvesting</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| B34                                               | Prior to the commencement of construction (excluding earthworks and remediation), the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                           | This is not required during the audit period                                                                                                                                                                                                                                                                                                                                                                         | NT                |
| <b>Environmental Management Plan Requirements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |
| B35                                               | <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>ii. any relevant limits or performance measures and criteria; and</p> <p>iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p>                                                                                                                                                                                                                                                                                                                                             | <p>Construction Environmental Management Plan (CEMP) Rev 1, 07/07/25 by JDV</p> <p>DPHI portal 11/07/25 UNDA-DPHI re: Consultation relating to B36 CEMP</p> <p>Groundwater Management Plan 8/07/25 by Douglas Partners – No excavation during early works</p> <p>Construction Traffic &amp; Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC</p> <p>Construction Noise and Vibration Management Sub-plan (Demo) Rev 0, 01/07/25 by Acoustic Logic</p> | CEMP and sub plans were prepared in accordance with the requirement under this condition.                                                                                                                                                                                                                                                                                                                            | C                 |

| SSD ID No.                                                     | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Compliance Status |
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|                                                                | <ul style="list-style-type: none"> <li>i. impacts and environmental performance of the development;</li> <li>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</li> <li>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>(g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>ii. complaint;</li> <li>iii. failure to comply with statutory requirements; and</li> </ul> </li> <li>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</li> </ul> <p><b>Note 1:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Waste Management Plan Rev 0, 30/06/25 by Titan Contractors</p> <p>Construction Soil and Water Management Sub-Plan Rev A, 11/07/25 by Northrop</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |
| <b>Construction Environmental Management Plan</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |
| B36                                                            | <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) Details of: <ul style="list-style-type: none"> <li>i. hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. management of dust and odour to protect the amenity of the neighbourhood;</li> <li>iv. stormwater control and discharge;</li> <li>v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site;</li> <li>vi. groundwater management plan including measures to prevent groundwater contamination;</li> <li>vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>viii. community consultation and complaints handling</li> </ul> </li> <li>(b) Construction Traffic and Pedestrian Management Sub-plan (see Condition B37);</li> <li>(c) Construction Noise and Vibration Management Sub-plan (see Condition B38);</li> <li>(d) Construction Waste Management Sub-plan (see Condition B39);</li> <li>(e) Construction Soil and Water Management Sub-plan (see30 Condition B40);</li> <li>(f) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and</li> <li>(g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</li> </ul> | <p>Construction Environmental Management Plan (CEMP) Rev 1, 07/07/25 by JDV</p> <p>DPHI portal 11/07/25 UNDA-DPHI re: Consultation relating to B36 CEMP</p> <p>BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG</p> <p>Groundwater Management Plan 8/07/25 by Douglas Partners – No excavation during early works</p> <p>Construction Traffic &amp; Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC</p> <p>Construction Noise and Vibration Management Sub-plan (Demo) Rev 0, 01/07/25 by Acoustic Logic</p> <p>Waste Management Plan Rev 0, 30/06/25 by Titan Contractors</p> <p>Construction Soil and Water Management Sub-Plan Rev A, 11/07/25 by Northrop</p> | <p>CEMP Rev 1, dated 07/07/25, was prepared by JDV and submitted to DPHI on 11/07/25. The CEMP is listed as item No. 18 in CC1 issued by the Certifier.</p> <p>CEMP include:</p> <ul style="list-style-type: none"> <li>a) include the following <ul style="list-style-type: none"> <li>i. Section 3</li> <li>ii. Section 4</li> <li>iii. Section 6a</li> <li>iv. Section 6b</li> <li>v. Section 6c</li> <li>vi. Section 6d</li> <li>vii. Section 6e</li> <li>viii. Section 6f</li> </ul> </li> <li>b) Appendix C of the CEMP</li> <li>c) Appendix D of the CEMP</li> <li>d) Appendix E of the CEMP</li> <li>e) Appendix F of the CEMP</li> <li>f) Section 8 of the CEMP</li> <li>g) No waste classification required during this audit period.</li> </ul> | C                 |
| <b>Construction Traffic and Pedestrian Management Sub-Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |

| SSD ID No.                                                  | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence collected                                                                            | Independent Audit findings and recommendations                                                                                                           | Compliance Status |
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| B37                                                         | <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network. The CTPMSP shall be prepared in consultation with TfNSW (Sydney Coordination Office) and shall specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) a description of the development;</li> <li>(b) location of any proposed work zone(s);</li> <li>(c) location of any crane(s);</li> <li>(d) haulage routes;</li> <li>(e) a detailed plan identifying all construction vehicle access arrangements;</li> <li>(f) estimated number of construction vehicle movements, including measures to reduce the number of movements during the AM and PM peak periods;</li> <li>(g) measures to avoid construction worker vehicle movements within the CBD;</li> <li>(h) construction program;</li> <li>(i) proposed construction hours;</li> <li>(j) consultation strategy for liaison with surrounding stakeholders, including other developments;</li> <li>(k) any potential impacts to general traffic, cyclists, pedestrians and bus and light rail services within the vicinity of the site from the construction of the development;</li> <li>(l) cumulative construction impacts of the development, Sydney Metro City and Southwest and other developments. 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 CBD road network; and</li> <li>(m) 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 CPTMSP.</li> </ul> | Construction Traffic & Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC                | Construction Traffic & Pedestrian Management Sub-Plan, Issue 2, dated 08 July 2025, was prepared by PTC and addressed the requirements of this condition | C                 |
| <b>Construction Noise and Vibration Management Sub-Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                               |                                                                                                                                                          |                   |
| B38                                                         | <p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) incorporate recommendations of the noise report titled University of Technology Sydney UTS Blackfriars Precinct Research Building SSDA Acoustic Assessment R02 Issue 1 prepared by ARUP and dated 23 August 2019 – as amended by File Note titled Response to Submissions – DA Acoustic Report prepared by ARUP and dated 29 January 2020;</li> <li>(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(d) hours of construction in accordance with <b>Conditions C4 to C8</b>;</li> <li>(e) outline regular community liaison with sensitive receivers around the site</li> <li>(f) outline how noise and vibration impacts would be monitored during construction</li> <li>(g) in consultation with adjoining sensitive receivers, outline scheduling and describe the measures to be implemented to manage high noise generating works such as piling, having regard to <ul style="list-style-type: none"> <li>i. rest hours for the childcare centre</li> <li>ii. exam periods for surrounding educational establishments</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Construction Noise and Vibration Management Sub-plan (Demo) Rev 0, 01/07/25 by Acoustic Logic | Construction Noise and Vibration Management Sub-plan Rev.0 dated 01/07/25 prepared by Acoustic Logic and addressed the requirements of this condition.   | C                 |

| SSD ID No.                                             | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Evidence collected                                                          | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance Status |
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|                                                        | <p>iii. mass and event times for St Benedict's Church</p> <p>(h) include strategies that have been developed with the community for managing high noise generating works; and</p> <p>(i) describe the community consultation undertaken to develop the strategies; and</p> <p>(j) include a complaints management system that would be implemented for the duration of the construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |
| <b>Construction Waste Management Sub-Plan</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |
| B39                                                    | <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) 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 facilities in accordance with the requirements of the relevant legislation, codes, standards and guideline, prior to the commencement of any building works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Waste Management Plan Rev 0, 30/06/25 by Titan Contractors                  | Waste Management Plan Rev 0 dated 30/06/25 prepared by Titan Contractors and addressed the requirements of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | C                 |
| <b>Construction Soil and Water Management Sub-Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |
| B40                                                    | <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council and where necessary the Department of Planning, Industry and Environment - Water (DPIE - Water);</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) detail all off-Site flows from the Site;</p> <p>(e) site dewatering (if applicable), including preparation of a dewatering management plan in consultation with DPIE – Water</p> <p>(f) information on:</p> <p>(g) any Impacts of the development on surface and groundwater hydrology and quality</p> <p>(h) any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000.</p> <p>(i) (i) 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.</p> | Construction Soil and Water Management Sub-Plan Rev A, 11/07/25 by Northrop | <p>Construction Soil and Water Management Sub-Plan Rev A dated 11/07/25 prepared by Northrop and include:</p> <p>(a) Please refer to the CV of the designer provided in Appendix B. JDV Projects have approached City of Sydney Council to initiate discussions regarding the proposed measures to control soil erosion and sedimentation during the early works construction phase of the project.</p> <p>(b) Please refer to Section 2 of this report and associated Civil Engineering drawings as listed. – 251076-EW-C2.01 Sediment and Erosion Control Plan and Details – 251076-EW-C3.01 Siteworks and Grading Plan</p> <p>(c) Please refer to Section 2.2 of this report.</p> <p>(d) Stormwater runoff generated from the proposed development during the early works construction phase of the project will be directed to the existing stormwater drainage network. Filtration devices are to be placed around existing surface inlet locations, to ensure stormwater is appropriately filtered prior to discharge.</p> <p>(e) Not Applicable for the early works construction phase of the project.</p> <p>(f) –</p> <p>(g) There is no significant impact to the behaviour of surface water runoff during the early works construction phase of the project, nor is there any impact to groundwater hydrology. Please refer to Appendix C for further information.</p> <p>(h) Not Applicable for the early works construction phase of the project.</p> <p>(i) The erosion and sediment control plans have been designed in accordance with the requirements of NSW Department of Housing Manual, "Managing Urban Stormwater</p> | C                 |

| SSD ID No.                                                | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Evidence collected                                                                                                                                                                                                                                                                                                                                                                               | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                           | Compliance Status |
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|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                  | Soil & Construction" 2004 (Blue Book) and City of Sydney Council's requirements.<br><br>(j) Surface flows generated during storm events up to the 1 in 10-year storm event will be directed to the existing stormwater drainage network. Filtration devices are to be placed around existing surface inlet locations, to ensure stormwater is appropriately filtered prior to discharge. |                   |
| <b>Construction Worker Transportation Strategy</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| B41                                                       | Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary and Council for information.                                                                                                                                                                                                       | Construction Traffic & Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC – Section 5<br><br>BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG                                                                                                                                                                                                                                        | The CTPMSP is listed as item No. 17 in CC1 issued by the Certifier and includes a Construction Worker Transportation Strategy under Section 6 of the CTPMSP.                                                                                                                                                                                                                             | C                 |
| <b>Operational Noise – Mechanical Plant and Equipment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| B42                                                       | Prior to the commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations of the noise report titled University of Technology Sydney UTS Blackfriars Precinct Research Building SSDA Acoustic Assessment R02 Issue 1 prepared by ARUP and dated 23 August 2019 – as amended by File Note titled Response to Submissions – DA Acoustic Report prepared by ARUP and dated 29 January 2020, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the report. | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG                                                                                                                                                                                                                                                                                                                                          | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period.                                                                                                                                                                                        | NT                |
| B43                                                       | All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the Certifier prior to the commencement of above ground works.                                                                                                                                                             | BCA Crown Certificate CRO-25067, 14/07/25 issued by BMG                                                                                                                                                                                                                                                                                                                                          | The Certifier issued CC1 for the project, which covers early works including demolition, site clearing, and services decoupling. This requirement has not been triggered during the audit period.                                                                                                                                                                                        | NT                |
| <b>PART C - DURING CONSTRUCTION</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| <b>Approved Plans to be On-site</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| C1                                                        | A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifier.                                                                                                                                                                                                                                                                                                                                                                                                             | Site inspection and interview with auditees 25/09/2025<br><br>SSD-9571 Stamped Plans on 14/07/20 by DPHI– Architectural Drawings Rev 1 31/07/19 prepared by Tonkin Zulaikha Greer<br><br>UNDA Blackfriars Early Works updated drawings Rev 01, 26/06/25 by Tonkin Zulaikha Greer<br><br>SSD-9571 Stamped Plans on 14/07/20 by DPHI– Landscapes Drawings Issue 2 July 2019 prepared by JMD Design | The Procore construction management software platform is used for the project's centralised documentation system, supporting reporting and inspections.                                                                                                                                                                                                                                  | C                 |
| <b>Site Notice</b>                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| C2                                                        | A site notice(s):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                           | Site notice was available at the site entrance.                                                                                                                                                                                                                                                                                                                                          | NC                |

| SSD ID No.                              | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Compliance Status |
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|                                         | <p>(f) 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> <p>(g) 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;</p> <p>(h) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(i) 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; and</p> <p>(j) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p> | Refer to site photos Appendix E                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>Non-compliant: The site notice does not include the details of the Certifier, Structural Engineer, or approved working hours, as required under Condition C2.</b></p> <p><b>Recommendation: Update the site notice board to include the required details of the Certifier, Structural Engineer and approved working hours to fully comply with Condition C2.</b></p> <p><b>Note: prior to the finalisation of this report the approved hours of work have been included in the site notice (refer to photo No.2).</b></p> |                   |
| <b>Operation of Plant and Equipment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| C3                                      | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Site inspection and interview with auditees 25/09/2025</p> <p>Mobile Plant Site Induction by JDV:</p> <ul style="list-style-type: none"> <li>Induction #1 Backhoe inspection date 07/07/25 from Titan Contractors</li> <li>Induction #3 Mobile Crane inspection date 04/08/25 from Titan Contractors</li> <li>Induction #6 mini excavator inspection date 11/08/25 from Titan Contractors</li> <li>Induction #7 mini excavator inspection date 04/08/25 from Titan Contractors</li> </ul> | Sighted mobile plant and equipment induction used on site with maintenance records and checklist.                                                                                                                                                                                                                                                                                                                                                                                                                               | C                 |
| <b>Construction Hours</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |
| C4                                      | <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 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Site inspection and interview with auditees 25/09/2025</p> <p>CEMP, CNVMSP</p>                                                                                                                                                                                                                                                                                                                                                                                                            | <p>CEMP and CNVMSP include details of the approved working hours on site.</p> <p>The auditees noted that no OOHW during the audit period.</p>                                                                                                                                                                                                                                                                                                                                                                                   | C                 |
| C5                                      | <p>Notwithstanding <b>condition C4</b>, provided noise levels do not exceed the existing background noise level plus 5 dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Site inspection and interview with auditees 25/09/2025</p> <p>Monitoring Report 1 (8/07/25 – 23/07/25) Rev 0, 23/07/25 by Acoustic Logic</p> <p>Monitoring Report 1 (23/07/25 – 08/08/25) Rev 0, 08/08/25 by Acoustic Logic</p>                                                                                                                                                                                                                                                           | <p>Monitoring Report 1, prepared by Acoustic Logic and dated 23/07/25, covered the period from 8/07/25 to 23/07/25. The report noted that vibration levels remained below the applicable criteria for the entire monitoring period.</p> <p>Monitoring Report 2, prepared by Acoustic Logic and dated 08/08/25, covered the period from 3/07/25 – 08/08/25). The report noted that vibration levels remained below the applicable criteria for the entire monitoring period.</p>                                                 | C                 |
| C6                                      | <p>Construction activities may be undertaken outside of the hours in <b>condition C4</b> if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) (c) where the works are inaudible at the nearest sensitive receivers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                       | The auditees noted that no OOHW during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NT                |

| SSD ID No.                                | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                              | Evidence collected                                                                                                                                                                                                                                                                                                                                      | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Compliance Status |
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| C7                                        | Notification of such construction activities as referenced in <b>condition C5</b> must be given to affected residents before undertaking the activities or as soon as is practical afterwards.                                                                                                                                                                                      | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                  | The auditees noted that no OOHW during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NT                |
| C8                                        | Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out in accordance with the CNVMSP and must have regard to: <ul style="list-style-type: none"> <li>(a) Rest hours for the childcare centre</li> <li>(b) Exam periods for surrounding educational received</li> <li>(c) Mass and event times for St Benedict's Church</li> </ul> | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                  | No noisy works undertaken during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NT                |
| <b>Implementation of Management Plans</b> |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| C9                                        | The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).                                                                                                                                                                                                                             | Site inspection and interview with auditees 25/09/2025<br><br>Construction Environmental Management Plan (CEMP) Rev 1, 07/07/25 by JDV<br><br>Construction Traffic & Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC<br><br>Plant and equipment site induction<br><br>Erosion and sediment Control Plan<br><br>Site photos: Appendix E, Photo 4 | Evidence observed during the audit indicated that the CEMP and sub-plans were being implemented on site, as follows: <ul style="list-style-type: none"> <li>– The site induction covers some of the environmental requirements from the SSD, e.g., site access, delivery hours, working hours, sediment and stormwater protection, E&amp;S controls, emergency, site boundary, etc.</li> <li>– Photos of onsite mitigation measures required under the CEMP are included in Appendix E</li> <li>– Induction of plant and equipment were provided to ensure in good condition and no dust emission.</li> <li>– Site hoardings, stormwater drainage protected, site fence</li> </ul> <p><b>Observation: Implementation of the control measures outlined in the CEMP was not clearly observed, as the excavation activities near the childcare area appear to have been impacting two trees, with no Tree Protection Zone (TPZ) clearly established.</b></p> <p><b>Recommendation: Establish a Tree Protection Zone (TPZ) around the two trees impacted by the waterline excavation and implement all the control measures specified in the CEMP throughout the construction activities.</b></p> <p><b>Completed Action: Prior to the finalisation of the report, the Applicant provided a site photo showing that tree protection measures were in place (refer to photo No.5).</b></p> | C                 |
| C10                                       | If directed by TfNSW, the Applicant must make changes to the Construction Traffic and Pedestrian Management sub-plan as accordance with TfNSW directions in order to maintain road safety and network efficiency.                                                                                                                                                                   | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                                                                  | Not required during this audit period                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NT                |
| <b>Construction Traffic</b>               |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| C11                                       | 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.                                                                                                                                                                                                       | Site inspection and interview with auditees 25/09/2025<br><br>Construction Traffic & Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC                                                                                                                                                                                                            | Construction vehicles were parked inside the Blackfriars site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C                 |

| SSD ID No.                          | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Evidence collected                                                                                                                                                                                                          | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance Status |
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| <b>No Obstruction of Public Way</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| C12                                 | The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.                                                                                                                                                                                                                                                                                                  | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | No trucks are to be parked on the street in relation to the project; workers' vehicles were parked inside the construction site.                                                                                                                                                                                                                                                                                                                                         | C                 |
| <b>Construction Noise Limits</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| C13                                 | 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 CNVMSP.                                                                                                                                                 | Site inspection and interview with auditees 25/09/2025<br><br>Monitoring Report 1 (8/07/25 – 23/07/25) Rev 0, 23/07/25 by Acoustic Logic<br><br>Monitoring Report 1 (23/07/25 – 08/08/25) Rev 0, 08/08/25 by Acoustic Logic | Monitoring Report 1, prepared by Acoustic Logic and dated 23/07/25, covered the period from 8/07/25 to 23/07/25. The report noted that vibration levels remained below the applicable criteria for the entire monitoring period.<br><br>Monitoring Report 2, prepared by Acoustic Logic and dated 08/08/25, covered the period from 3/07/25 – 08/08/25). The report noted that vibration levels remained below the applicable criteria for the entire monitoring period. | C                 |
| C14                                 | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under <b>Conditions C4 to C8</b> .                                                                                                                                                                                                                                                                                                                                                      | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | No construction vehicle parked on the public domain                                                                                                                                                                                                                                                                                                                                                                                                                      | C                 |
| C15                                 | 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.                                                                                                                                                                                                                                                                                                                                      | Site inspection and interview with auditees 25/09/2025<br><br>Complaint register                                                                                                                                            | The site fence is in place, and the gate is lockable with noise hoarding installed.<br><br>No complaints were received relating to construction noise.                                                                                                                                                                                                                                                                                                                   | C                 |
| C16                                 | 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. | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | No noisy work during the audit period.<br><br>No complaints were received relating to construction noise.                                                                                                                                                                                                                                                                                                                                                                | C                 |
| C17                                 | Any noise generated during 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 site.                                                                                                                                                                                                                                                                                                                                                                               | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | Noise barriers were in place, and no noisy works were conducted during the audit period.                                                                                                                                                                                                                                                                                                                                                                                 | C                 |
| <b>Vibration Criteria</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| C18                                 | Vibration caused by construction at any residence or structure outside the site must be limited to:<br><br>(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); and<br><br>(b) (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).                                                                        | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | No works that would cause vibration on site.                                                                                                                                                                                                                                                                                                                                                                                                                             | NT                |
| C19                                 | Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in <b>Condition C18</b> .                                                                                                                                                                                                                                                                                                                                                                                         | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | No vibratory compactors used during the audit period                                                                                                                                                                                                                                                                                                                                                                                                                     | NT                |
| C20                                 | The limits in Conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by <b>Condition B38</b> of this consent.                                                                                                                                                                                                                                                                                                                                                                                     | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | No works that would cause vibration on site.                                                                                                                                                                                                                                                                                                                                                                                                                             | NT                |
| <b>Air Quality</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |
| C21                                 | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                      | Water suppression was used during the demolition works.                                                                                                                                                                                                                                                                                                                                                                                                                  | C                 |

| SSD ID No.                                       | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence collected                                                                                                                                                                        | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliance Status |
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| C22                                              | <p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>(f) exposed surfaces and stockpiles are suppressed by regular watering;</li> <li>(g) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(h) trucks associated with the development do not track dirt onto the public road network;</li> <li>(i) public roads used by these trucks are kept clean; and</li> <li>(j) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Site inspection and interview with auditees 25/09/2025</p>                                                                                                                             | <p>Water suppression was used during the demolition works.</p> <p><b>Observation: During the site inspection it was observed that a stockpile was not managed to prevent dust emissions.</b></p> <p><b>Recommendation: Cover the stockpile with geofabric, apply regular watering or undertake its removal as necessary, to mitigate dust emissions.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C                 |
| <b>Erosion and Sediment Control</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |
| C23                                              | <p>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 &amp; Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Site inspection and interview with auditees 25/09/2025</p> <p>Construction Soil And Water Management Sub-Plan Rev A, 11/07/25 by Northrop Section 2</p> <p>Site Photos: Appendix E</p> | <p>The Construction Soil and Water Management Sub-Plan (Rev A), dated 11/07/25, prepared by Northrop, includes erosion and sediment control measures under Section 2 of the sub-plan.</p> <p>The measures include:</p> <ul style="list-style-type: none"> <li>– Temporary Construction Access.</li> <li>– Dust Control Hessian.</li> <li>– Mesh and gravel inlet filters; and</li> <li>– Geotextile inlet filters.</li> </ul> <p>Any stockpiled material, including topsoil, shall be located as far away as possible from any associated natural watercourses or temporary overland flow paths. Sediment fences shall be installed on the downstream side of stockpiles and any embankment formation. All stockpiles and embankment formations shall be stabilised by hydroseeding or hydro mulching on formation.</p> | C                 |
| <b>Disposal of Seepage and Stormwater</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |
| C24                                              | <p>Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Site inspection and interview with auditees 25/09/2025</p>                                                                                                                             | <p>No rainwater was collected during the audit period, as the works involved demolition and decoupling of services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NT                |
| <b>Loading and Unloading During Construction</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |
| C25                                              | <p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) all loading and unloading associated with construction activity must be accommodated on site.</li> <li>(b) if, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.</li> <li>(c) a Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.</li> <li>(d) in addition to any approved Works Zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level.</li> </ul> | <p>Site inspection and interview with auditees 25/09/2025</p> <p>Construction Traffic &amp; Pedestrian Management Sub-Plan Issue 2, 08/07/25 by PTC</p>                                   | <p>During the audit period, the loading of demolished materials was the primary activity undertaken. The auditees noted that the loading activities were carried out within the project site and that trucks operated in accordance with the CTPMP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | C                 |

| SSD ID No.                        | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Evidence collected                                                                                                                                                                                     | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance Status |
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|                                   | <p>(e) the structural design of the building must allow the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.</p> <p>(f) where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval under Section 68 of the Local Government Act 1993 must be obtained.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| <b>Use of Mobile Cranes</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| C26                               | <p>The following requirements apply:</p> <p>(a) mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.</p> <p>(b) for operations warranting the on-street use of mobile cranes (such as delivery of materials, hoisting of plant/equipment, erection and dismantling of onsite tower cranes, etc), permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.</p> <p>(c) special operations and the use of mobile cranes must comply with the approved hours of construction. Mobile cranes must not be delivered to the site prior to 7.30am without the prior approval of Council.</p> | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                              | The auditees reported that a mobile crane was used for the installation of the shoring box in the water pit, and not for any demolition or building construction activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NT                |
| <b>Tree Protection</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| C27                               | All recommendations, Tree Protection, and Methodology Statements contained in the report prepared by "Earthscape Horticultural Services" dated February 2020 must be implemented during the demolition, construction and use of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                              | <p><b>Non-compliant: Tree Protection Zones (TPZ) have not been established around two trees (tree no. 55 and 56) located near the childcare area where excavation is occurring.</b></p> <p><b>Recommendation: Establish a Tree Protection Zone (TPZ) around the two trees affected by the waterline excavation.</b></p> <p><b>Completed Action: Prior to the finalisation of the report, the Applicant provided a site photo showing that tree protection measures were in place for tree No.55 and 56 (refer to photo No. 5). The tree protection was installed in line with Earthscape Horticultural Services tree protection plan.</b></p> | NC                |
| C28                               | An Arborist with minimum qualifications in Arboriculture of Level 5 (under the Australian Qualification Framework) must oversee works during of installation of new surface materials within the TPZ of Tree 1 and construction of surrounding timber seating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Site inspection and interview with auditees<br/>25/09/2025</p> <p>Arboriculture Impact Assessment Report, UTS Blackfriars, prepared by Earthscape Horticultural Services, Version 5, 03/09/2019</p> | JDV have not engaged the arborist for the completion inspection as of yet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NT                |
| <b>Non-Aboriginal Archaeology</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| C29                               | Construction works shall be carried out in accordance with the recommendations of the updated ARD and Methodology ( <b>Condition B25</b> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                              | ARD is not required during the demolition works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NT                |
| C30                               | Any archaeological excavations at the site must be directed by a suitably qualified and experienced Excavation Director who fulfils the Heritage Council's Excavation Director Criteria 2019 for the excavation of State significant archaeological sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                              | No major excavation works during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | NT                |

| SSD ID No.                                                | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Evidence collected                                                                                                                                                                                                                                                                                             | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance Status |
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| C31                                                       | If during the archaeological program substantially intact remains of the Former Brisbane Distillery and Mill are uncovered, the Applicant may be required to deliver a public open date to enable the public to view the remains prior to their removal. In this circumstance the Applicant and Excavation Director must notify the Heritage Council and the Department and arrange for an open day to take place on a weekend with at least one week of advance advertising of the event. A concise brochure outlining the archaeological program, significance and key finds should be made available for the public to understand the findings at the open day. This outcome is required where in situ retention will be unable to be achieved by the project and archaeological salvage of State significant fabric is proposed. | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                         | No unexpected find during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NT                |
| C32                                                       | A final Excavation report must be prepared within 12 months of the completion of archaeological open area salvage works on site. It must include details of any artefacts recovered, their final repository and details of their ongoing conservation and protection in perpetuity by the landowner. Copies must be provided to the Department, the Heritage Council and to a Local Studies Collection. Any additional investigations, monitoring or other works can be included in an addendum to the main report if needed and must be submitted within 6 months of the end of the main archaeological program.                                                                                                                                                                                                                    | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                         | Excavation report is not required during this audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NT                |
| <b>Aboriginal Archaeology - Unexpected Finds Protocol</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |
| C33                                                       | To manage any unexpected archaeological or potential cultural finds a cultural heritage induction should be included in site induction materials, and a chance find procedure established. The induction material should provide an overview of Aboriginal archaeological site types and identify individual obligations under the NPW Act. These materials should be prepared by a suitably qualified archaeologist.                                                                                                                                                                                                                                                                                                                                                                                                                | Site inspection and interview with auditees 25/09/2025<br><br>Letter 3/09/25 TZG-DPHI re: Heritage Letter (revised)<br><br>Letter 9/06/25 AMAC Archaeological – UNDA re: Archaeological Response- Condition B25 SSD9571 (2020)<br><br>Construction Environmental Management Plan (CEMP) Rev 1, 07/07/25 by JDV | A letter dated 9/06/25 from AMAC Archaeological noted that, based on their analysis, no known or potential relics are affected by the scope of the early works. An Unexpected Finds Protocol has been prepared by JDV, and an archaeological heritage briefing was provided to the JDV site team, outlining the nature of potential relics and the protocol for call-out/notification in the event of a discovery.<br><br><b>Non-Compliant: There is no evidence that site personnel have been inducted on the identification of Aboriginal archaeological site types, their legal responsibilities under the NPW Act, or the procedures to follow in the event of an unexpected find in accordance with Condition C33. No record of induction materials prepared by a suitably qualified archaeologist were supplied.</b><br><br><b>Recommendation: Applicant to update the site induction material to include cultural heritage induction requirements and an overview of Aboriginal archaeological site types, individual obligations under the NPW Act, and the procedures to follow in the event of an unexpected find in accordance with Condition C33. Material package to be prepared by a suitably qualified archaeologist.</b><br><br><b>A copy of the “Unexpected Finds Protocol” to be included and communicated to all site personnel, with records maintained to demonstrate that all workers have received the induction and understand their obligations.</b> | NC                |
| C34                                                       | 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.                                        | Site inspection and interview with auditees 25/09/2025                                                                                                                                                                                                                                                         | No unexpected finds during the audit period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NT                |
| <b>Site Contamination</b>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |

| SSD ID No.                          | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Independent Audit findings and recommendations                                                                                                                                                       | Compliance Status |
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| C35                                 | The remediation and construction shall be carried out in accordance with the contaminated land remediation management and mitigation measures contained with the document titled 'Remedial Action Plan (RAP) UTS Blackfriars Industry Hub UTS Blackfriars, Chippendale Revision 0' prepared by Douglas Partners Pty Ltd and dated 23 August 2019 as updated by letter titled 'RE: Site Audit Interim Advice – Remediation Action Plan' prepared by Enviroview Pty Ltd and dated 27 February 2020. In addition:<br><br>(a) any variations to the approved RAP shall be approved in writing by the Site Auditor; and<br><br>(b) if work is to be carried out / completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s). | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No remediation work during the audit period.                                                                                                                                                         | NT                |
| C36                                 | Following completion of remedial works, the Applicant must submit a relevant Site Audit Report and Site Audit Statement prepared by an EPA accredited Site Auditor to verify the relevant part of the site is suitable for its intended use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No remediation work during the audit period.                                                                                                                                                         | NT                |
| <b>Excavated and Imported Soil</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                      |                   |
| C37                                 | The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No imported materials during the audit period                                                                                                                                                        | NT                |
| C38                                 | Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No excavated materials were removed from the site—only demolished materials.                                                                                                                         | NT                |
| <b>Waste Storage and Processing</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                      |                   |
| C39                                 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site inspection and interview with auditees<br>25/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Waste generated during demolition was removed from the site, with only a few remaining stored within the project site.                                                                               | C                 |
| C40                                 | All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Waste Tracking & Waste Stream Breakdown<br>16/07/25 to 23/07/25 by Titan Construction<br><br>Tip Dockets issued by Bingo Industries:<br><br>– No. 1137766 dated 16/07/25 destination:<br>Bingo recycling Eastern Creek – 1.32 tonne asbestos<br><br>– No. 1138277 dated 16/07/25 destination:<br>Bingo recycling Alexandria – 3.42 tonne mixed waste<br><br>– No. 1138926 dated 16/07/25 destination:<br>Bingo recycling Eastern Creek – 5.36 tonne mixed waste<br><br>– No. 1139358 dated 16/07/25 destination:<br>Bingo recycling Eastern Creek – 3.96 tonne mixed waste<br><br>– No. 1146969 dated 21/07/25 destination:<br>Bingo recycling Eastern Creek – 11.68tonne mixed waste<br><br>Tip Dockets issued by Simsmetal:<br><br>– No. T55NHO dated 16/07/25 1680 kilograms light iron | Waste Tracking & Waste Stream Breakdown, prepared by Titan Construction, details the construction waste on site, including concrete, mixed demolition materials, asbestos, scrap metal, and masonry. | C                 |

| SSD ID No. | Compliance Requirement                                                                                                                                                                                                                                                                                           | Evidence collected                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Independent Audit findings and recommendations                                                                                                                                                                                                                                      | Compliance Status |
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|            |                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>No. T55OIP dated 18/07/25 1540 kilograms light iron</li> <li>No. T55PBR dated 16/07/25 2280 kilograms light iron</li> </ul> <p>Tip Dockets issued by CRplus:</p> <ul style="list-style-type: none"> <li>NO 5652975 dated 18/08/25 14 cu m concrete</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                     |                   |
| C41        | 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.                                                                                                                                             | <p>Tip Dockets issued by CRplus:</p> <p>NO 5652975 dated 18/08/25 14 cu m concrete</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Minimal concrete was used during the audit period, and no concrete waste was observed on site.                                                                                                                                                                                      | C                 |
| C42        | 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.                                                                                                                             | <p>Waste Tracking &amp; Waste Stream Breakdown 16/07/25 to 23/07/25 by Titan Construction</p> <p>Tip Dockets issued by Bingo Industries:</p> <ul style="list-style-type: none"> <li>No. 1137766 dated 16/07/25 destination: Bingo recycling Eastern Creek – 1.32 tonne asbestos</li> <li>No. 1138277 dated 16/07/25 destination: Bingo recycling Alexandria – 3.42 tonne mixed waste</li> <li>No. 1138926 dated 16/07/25 destination: Bingo recycling Eastern Creek – 5.36 tonne mixed waste</li> <li>No. 1139358 dated 16/07/25 destination: Bingo recycling Eastern Creek – 3.96 tonne mixed waste</li> <li>No. 1146969 dated 21/07/25 destination: Bingo recycling Eastern Creek – 11.68tonne mixed waste</li> </ul> <p>Tip Dockets issued by Simsmetal:</p> <ul style="list-style-type: none"> <li>No. T55NHO dated 16/07/25 1680 kilograms light iron</li> <li>No. T55OIP dated 18/07/25 1540 kilograms light iron</li> <li>No. T55PBR dated 16/07/25 2280 kilograms light iron</li> </ul> <p>Tip Dockets issued by CRplus:</p> <p>NO 5652975 dated 18/08/25 14 cu m concrete</p> | Waste Tracking & Waste Stream Breakdown, prepared by Titan Construction, details the construction waste on site, including concrete, mixed demolition materials, asbestos, scrap metal, and masonry.                                                                                | C                 |
| C43        | 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. | <p>Waste Tracking &amp; Waste Stream Breakdown 16/07/25 to 23/07/25 by Titan Construction</p> <p>Tip Dockets issued by Bingo Industries:</p> <ul style="list-style-type: none"> <li>No. 1137766 dated 16/07/25 destination: Bingo recycling Eastern Creek – 1.32 tonne asbestos</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The Air Monitoring Report for Airborne Asbestos, dated 15/07/25, was prepared by ASET. The report details the results of four air monitoring samples collected on 14/07/25 by McCaskill Parry Consulting P/L for analysis of airborne asbestos. All results were below 0.01 fibres. | C                 |

| SSD ID No.                                                 | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                                                                                                                                                                                                                         | Compliance Status |
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|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Air Monitoring for Airborne Asbestos 15/07/25 by ASET                                                                                               |                                                                                                                                                                                                                                                                                                                                                        |                   |
| C44                                                        | The proposal must comply with the Waste and Recycling Management Plan prepared in accordance with <b>Condition B32</b> during construction.                                                                                                                                                                                                                                                                                                                                                                        | Demolition Management Plan Rev 0, 03/06/25 by Titan ContractorsC<br><br>Waste Management Plan Rev 00, 30/06/25 by Titan Contractors                 | The Demolition Management Plan, dated 03/06/25 and prepared by Titan Contractors, includes a Waste Management Plan (Section 7) and outlines the recycling of demolition materials (Section 7.1).<br><br>The Waste Management Plan, dated 30/06/25 and prepared by Titan Contractors, outlines the recycling of demolition materials under Section 4.1. | C                 |
| C45                                                        | The development needs to accurately reflect a minimum of 80% diversion on each type of waste material that will be generated during construction and demolition.                                                                                                                                                                                                                                                                                                                                                   | Waste report                                                                                                                                        | Waste report provide recycling percentage during demolition work.                                                                                                                                                                                                                                                                                      | C                 |
| <b>PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                        |                   |
| <b>Notification of Occupation</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                        |                   |
| D1                                                         | The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.                                                                                                                      | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.                                                                                                                                                                                                    | NT                |
| <b>External Walls and Cladding</b>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                        |                   |
| D2                                                         | Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.                                                                                                                                                                                                           | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.                                                                                                                                                                                                    | NT                |
| D3                                                         | The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.                                                                                                                                                                                                                                                                                                                                                          | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.                                                                                                                                                                                                    | NT                |
| <b>Protection of Public Infrastructure</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                        |                   |
| D4                                                         | Unless the Applicant and the applicable authority agree otherwise, the Applicant must:<br><br>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and<br><br>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.<br><br><b>Note 1:</b> This condition does not apply to any damage to roads caused as a result of general road usage. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.                                                                                                                                                                                                    | NT                |
| D5                                                         | Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications.                                                                                                                      | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project.                                                                                                                                                                                                    | NT                |
| <b>Post-construction Dilapidation Report</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                        |                   |

| SSD ID No.                                   | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
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| D6                                           | <p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>(c) to be forwarded to Council.</li> </ul>                                                                                                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D7                                           | Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Freight and Servicing Management Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                                     |                   |
| D8                                           | <p>Prior to the commencement of operation, the applicant shall prepare a detailed Freight and Servicing Management Plan for the final use of the development in consultation with TfNSW (Sydney Coordination Office). The applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement. The Plan needs to specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) details of the development's freight and servicing profile, including the forecast freight and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;</li> <li>(b) details of the loading and servicing facilities management to ensure the forecast demand of the development is accommodated on site so as to not rely on the kerbside restrictions to conduct the development's business; and</li> <li>(c) details of the pre-booking system and the adequate numbers of traffic controller that will be required for Service Vehicle / Heavy Vehicle (larger than SRV) operation in the site.</li> </ul> | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D9                                           | The site must be configured to allow all vehicles less than Australian Standard SRV size to be driven onto and off the site in a forward direction. Any vehicle that will need reversing in and/or out of the site must be facilitated by suitable number of qualified traffic controller(s) as stated in the Freight and Service Management Plan to minimise pedestrian and vehicle conflicts and to ensure safe vehicle manoeuvring.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Green Travel Plan</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                                     |                   |
| D10                                          | <p>Prior to the commencement of operation, a Green Travel Plan (GTP) shall be prepared in consultation with TfNSW (Sydney Coordination Office), maintained and implemented within the site. The GTP shall include:</p> <ul style="list-style-type: none"> <li>(a) strategies to reduce the proportion of single-occupant car travel and increase the mode share of public transport and active transport for workers and visitors of the development.</li> <li>(b) clear and time bound targets, actions and measurements and monitoring framework.</li> <li>(c) (c) a mechanism for a minimum five yearly review in consultation with TfNSW and Council.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                        | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Mechanical Ventilation</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                                     |                   |
| D11                                          | Prior to commencement of operation and following completion, installation and testing of all mechanical ventilation systems, the Applicant must submit evidence to the Certifier demonstrating the installation and performance of the mechanical systems complies with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first                                                              | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |

| SSD ID No.                                      | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
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|                                                 | a) the BCA;<br>b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;<br>c) the development consent and any relevant modifications; and<br>d) any dispensation granted by the NSW Fire Brigade.                                                                                                                                                                                                                                                                                                                                                                          | Independent Audit for the construction phase of the project.                                                                                        |                                                                                                                                                     |                   |
| <b>Fire Safety Certification</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |                                                                                                                                                     |                   |
| D12                                             | Prior to the occupation of the building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.                                                                                                                                                                                                                                                                                              | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Structural Inspection Certificate</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |                                                                                                                                                     |                   |
| D13                                             | Prior to the commencement of operation, an Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:<br><br>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and<br><br>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Warm Water Systems and Cooling Systems</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |                                                                                                                                                     |                   |
| D14                                             | The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.                                                                                                                                                                                 | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Outdoor Lighting and Illuminated Signage</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |                                                                                                                                                     |                   |
| D15                                             | Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:<br><br>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and<br><br>(b) (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.  | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D16                                             | Prior to commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that the luminance levels of the illuminated sign on the western façade comply with AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997)                                                                                                                                                                                                                                                                                                         | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Operational Waste Management Plan</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                     |                                                                                                                                                     |                   |
| D17                                             | Prior to the commencement of operation, the Certifier must ensure that waste handling works have been completed in accordance with the Waste and Recycling Management Plan prepared in accordance with <b>Condition B32</b> and other relevant development consent conditions.                                                                                                                                                                                                                                                                                                                                                               | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |

| SSD ID No.                | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                           | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
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| D18                       | The collection of waste and recycling must only occur during the designated zone collection times as outlined in the Waste and Recycling Management Plan prepared in accordance with <b>Condition B32</b> .                                                                                                                                                                                                                                      | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D19                       | Garbage and recycling must not be placed on the street.                                                                                                                                                                                                                                                                                                                                                                                          | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D20                       | Prior to commencement of operation 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. footpaths, roadways, plazas, reserves, at any time.                                                                                                                                                                                       | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Bicycle Facilities</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                     |                                                                                                                                                     |                   |
| D21                       | Prior to the commencement of operation:<br><br>(a) bicycle facilities shall be installed in accordance with the requirements of <b>Condition B23</b> ; and<br><br>(b) bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.                                                                                                                                       | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Landscaping</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                     |                                                                                                                                                     |                   |
| D22                       | Prior the commencement of the operation, the landscaping (including hard and soft landscaping, paths and the like) must be installed in accordance with the landscaping drawings approved by the Secretary in accordance with <b>Conditions B10 and B11</b> .                                                                                                                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D23                       | Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the landscaping on-site. The OLMP must:<br><br>(a) describe the ongoing monitoring and maintenance measures to manage landscaping; and<br><br>(b) identify that all trees are established on site prior to occupation of the premises.                                                                              | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D24                       | The Applicant must not commence operation until the OLMP has been submitted to the Certifier.                                                                                                                                                                                                                                                                                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D25                       | Prior to the commencement of the operation, the Arborist must submit a compliance report confirming the implementation of the recommendations of report prepared by "Earthscape Horticultural Services" dated                                                                                                                                                                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Signage</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                     |                                                                                                                                                     |                   |
| D26                       | Prior to the commencement of operation, directional signage to the bicycle parking facility is to be installed from the street level, between the vehicle entry point at the site boundary (if any) and the entry point to the End of Trip facilities. Signage is to be generally in accordance with image (a) (Direction sign) shown in Figure 2.5 of Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D27                       | Prior to the commencement of operation, the following signs must be provided within the site at the point(s) of vehicle egress and maintained in good order at all times by the owners of the building:                                                                                                                                                                                                                                          | This requirement will be triggered prior occupation/operation. This audit is the first                                                              | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |

| SSD ID No.                                        | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|                                                   | (a) "Give Way to Pedestrians and Bicycles" before crossing a footpath on an existing or identified shared path route.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Independent Audit for the construction phase of the project.                                                                                        |                                                                                                                                                     |                   |
| <b>Site Audit Report and Site Audit Statement</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                                     |                   |
| D28                                               | Prior to the commencement of the operation, the Applicant must obtain a Section A1, or A2, Site Audit Statement accompanied by an Environmental Management Plan from an NSW EPA accredited Site Auditor. Evidence of the Site Audit Statement shall be submitted to the Certifier and a copy sent to the Planning Secretary and Council for information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Archaeological Interpretation</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                                     |                   |
| D29                                               | Prior to commencement of the operation the archaeological interpretation ( <b>Condition B25</b> ) shall be installed on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Stormwater and On-site Detention</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                                     |                   |
| D30                                               | Prior to a Certificate of Completion being issued by the City of Sydney for stormwater drainage works: <ul style="list-style-type: none"> <li>(a) all works for the disposal of stormwater and drainage are to be implemented in accordance with the approved plans, City of Sydney technical specifications. Standards and policies, approval letters and the requirements of this consent;</li> <li>(b) a Works-As-Executed survey, prepared, signed and dated by a Registered Surveyor, must be submitted to and be accepted by the City of Sydney. The plan must be overlaid on a copy of the approved stormwater drainage plans, with variations to locations, dimensions, levels and storage volumes clearly marked; and</li> <li>(c) electronic works-as-executed (as-built) details, certifications, warranties, inspection reports (including Closed Circuit Television reports) and associated documentation for the completed work must be prepared and certified by a suitably qualified hydraulic engineer, in accordance with the requirements of the City of Sydney's technical specifications, the Public Domain Manual, the Stormwater Drainage Manual, the conditions of this consent and all letters of approval issued by the City of Sydney for works in the public domain, and must be submitted to and be accepted by the City of Sydney.</li> </ul> | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D31                                               | All proposed connections to the City's underground drainage system require the owner to enter into a Deed of Agreement with the City of Sydney and obtain registration on Title of a Positive Covenant prior to commencement of operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D32                                               | Prior to commencement of operation, maintenance schedules of the proposed water sensitive urban design and drainage measures must be submitted to and be approved by the Certifier and a copy provided to the City of Sydney.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D33                                               | Prior to commencement of operation, including an Interim Occupation Certificate, a Positive Covenant must be registered on the property title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D34                                               | Prior to commencement of operation: (i) A copy of the City's Certificate of Completion for all stormwater and drainage work undertaken in the public domain must be provided to the Certifier; <ul style="list-style-type: none"> <li>(a) a Works-As-Executed survey, must be prepared, signed, dated and certified by a Registered Surveyor and must be submitted to and be accepted by the Certifier. The Works-as-Executed plan must be overlaid on a copy of the approved stormwater drainage plans for construction, with variations to locations, dimensions, levels and storage volumes clearly marked;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |

| SSD ID No.                                                                      | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
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|                                                                                 | <ul style="list-style-type: none"> <li>(b) a Hydraulic Compliance Certificate and Calculation Sheet must be prepared by a suitably qualified hydraulic engineer (minimum NER), showing approved versus installed hydraulic calculations, and must be submitted to and be accepted by the Certifier;</li> <li>(c) evidence of Sydney Water's acceptance of the Works-As-Executed documentation, certification and Hydraulic Compliance Certificate and Calculation Sheet must be provided to the Certifier;</li> <li>(d) the Certifier must submit a copy of the Works-As-Executed plans, certifications, Hydraulic Compliance Certificate and Calculation Sheet to the City of Sydney.</li> </ul>                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                     |                                                                                                                                                     |                   |
| <b>Survey Infrastructure - Restoration</b>                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                     |                                                                                                                                                     |                   |
| D35                                                                             | <p>Prior to any Occupation Certificate being issued for the development, documentary evidence of restoration must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager / Coordinator. This evidence must include:</p> <ul style="list-style-type: none"> <li>(a) certification that all requirements requested under the Surveyor-General's Approval for Survey Mark Removal or by the City's Principal Surveyor under condition "Survey Infrastructure – Identification and Recovery" have been complied with;</li> <li>(b) certification that all requirements requested under any Surveyor-General's Approval for Deferment of Survey Marks from condition "Survey Infrastructure – Pre Subdivision Certificate works" have been complied with and;</li> <li>(c) time-stamped photographic records of all new survey infrastructure relating to the site clearly showing the mark itself and sufficient context to aid in identifying the mark on site.</li> </ul> | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| D36                                                                             | <p><del>Prior to commencement of operation, all land titles within the site are to be consolidated into one lot and the approved plan of subdivision by Rygate Surveyors is to be registered with NSW Land and Registry Services.</del></p> <p>MOD-1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Bicycle Parking Monitoring Plan</b>                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                     |                                                                                                                                                     |                   |
| D37                                                                             | <p>Prior to commencement of operation, a bicycle parking monitoring plan shall be prepared in consultation with Council. The plan shall outline surveys or other means of monitoring bicycle parking utilisation rates and identify a trigger for increasing the on-site bicycle parking provision and end of trip facilities in accordance with <b>Condition B23</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Registration of Subdivision Plan</b>                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                     |                                                                                                                                                     |                   |
| D38                                                                             | <p><del>Prior to commencement of operation, the approved plan of subdivision prepared by Rygate &amp; Company Surveyors is to be registered with NSW Land and Registry Services.</del></p> <p>MOD-1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Requirements of EP&amp;A Act 1979 – Application for a Part 6 Certificate</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                     |                                                                                                                                                     |                   |
| D39                                                                             | <p><del>In undertaking the subdivision approved under the consent, the Applicant must comply with the requirements of Part 6 of the Environmental Planning and Assessment Act 1979 in relation to the issue of a Subdivision Certificate.</del></p> <p>For the purposes of this approval, the issue of a Subdivision Certificate is restricted to the subdivision defined by Condition A2. MOD-1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Subdivision Certificate</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                     |                                                                                                                                                     |                   |

| SSD ID No.                                                                           | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
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| D40                                                                                  | Before granting and Subdivision Certificate, the Certifying Authority must be satisfied that the Applicant has complied with all conditions of this consent that are required to be complied with before a Subdivision Certificate may be issued in relation to the plan of subdivision. MOD-1                                                                                                                                                                                     | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Statement of Compliance – Completion in Accordance with a Development Consent</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |
| D41                                                                                  | Prior to the issue of any Subdivision Certificate, a Statement of Compliance is to be provided to the Certifying Authority demonstrating that the proposed subdivision is consistent with relevant conditions of any relevant planning approval/development consent (to the extent that they are relevant and required for that stage) issued in respect to the land proposed to be subdivided. MOD-1                                                                              | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Easement Plan/s</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |
| D42                                                                                  | Prior to the issue of any Subdivision Certificate, the Applicant is to provide the Certifying Authority with an easement plan/s for access, authority services and infrastructure (where required). Alternatively, the Certifying Authority must be satisfied that appropriate agreements or bonds are in place to provide for future easements.<br><br>If it is proposed to create easements, rights of way, restrictions or covenants, an 88B Instrument must be provided. MOD-1 | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Compliance Certificate</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |
| D43                                                                                  | Prior to issue of any Subdivision Certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water and shall be provided to the Certifying Authority demonstrating that the development has satisfied the detailed requirements of Sydney Water in respect to water and wastewater. MOD-1                                                                                                                                       | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Fire Safety</b>                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |
| D44                                                                                  | The Fire Engineered Alternative Solution Report, report No. SY120286, Rev R1.0, prepared by Defire, dated 22.12.15 (prepared for the existing childcare centre) is to be updated to reflect the proposed new lot boundaries and any additional fire protection works identified in the updated report are to be undertaken prior to the registration of the approved plan of subdivision. MOD-1                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>PART E - POST OCCUPATION</b>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |
| <b>Fire Safety Certificate</b>                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |
| E1                                                                                   | The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement                                                                                                                                                                                                                                                                    | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Operation of Plant and Equipment</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |
| E2                                                                                   | All plant and equipment used on site, or to monitor the performance of the development must be:<br><br>(a) maintained in a proper and efficient condition; and<br><br>(b) operated in a proper and efficient manner.                                                                                                                                                                                                                                                               | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Operational Noise Limits</b>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                     |                                                                                                                                                     |                   |

| SSD ID No.                                      | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
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| E3                                              | The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the University of Technology Sydney UTS Blackfriars Precinct Research Building SSDA Acoustic Assessment R02 Issue 1 prepared by ARUP and dated 23 August 2019 – as amended by File Note titled Response to Submissions – DA Acoustic Report prepared by ARUP and dated 29 January 2020.                                                                                                                                                                                                                                                                                                                                                                              | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| E4                                              | Noise associated with the operation of any plant, machinery, or other equipment on the site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of any sensitive receiver.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| E5                                              | The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following occupation of the building. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within three months of full occupation of the building. Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Unobstructed Driveways and Parking Areas</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                                                                                                     |                   |
| E6                                              | All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and parking areas must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.                                                                                                                                                                                                                                                                                                                                                                                                           | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Freight and Servicing</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                                                                                                     |                   |
| E7                                              | The operation of the site shall be in accordance with the Freight and Servicing Management Plan ( <b>Condition D8</b> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| E8                                              | All loading and unloading associated with the site must be carried out within the site at all times and must not obstruct other properties/units or the public way.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| E9                                              | At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| E10                                             | The size of vehicles servicing the property must not exceed 12.5 m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Bicycle Parking</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                                                                                                     |                   |
| E11                                             | The Applicant must monitor the use of the bicycle parking in accordance with the bicycle parking monitoring plan (Condition <b>D37</b> ) and must increase the bicycle parking spaces to provide 60 spaces when demand is met in accordance with the plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Landscaping</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                                                                                                     |                   |

| SSD ID No.                                    | Compliance Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Evidence collected                                                                                                                                  | Independent Audit findings and recommendations                                                                                                      | Compliance Status |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| E12                                           | The landscaping is to be maintained at all times following its installation in accordance with the Operational Landscape Management Plan ( <b>Condition D23</b> ).                                                                                                                                                                                                                                                                                                        | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Ecologically Sustainable Development</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                     |                                                                                                                                                     |                   |
| E13                                           | Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary.                                                                                                                   | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Warm Water Systems and Cooling Systems</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                     |                                                                                                                                                     |                   |
| E14                                           | The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |
| <b>Waste and Recycling</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                     |                                                                                                                                                     |                   |
| E15                                           | The operation of the site shall be in accordance with the Waste and Recycling Management Plan ( <b>Condition B32</b> ).                                                                                                                                                                                                                                                                                                                                                   | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | This requirement will be triggered prior occupation/operation. This audit is the first Independent Audit for the construction phase of the project. | NT                |

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

Luke Gunson  
Director Projects – National  
128 BROADWAY  
CHIPPENDALE NSW 2008  
18/09/2025

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Subject: UTS Blackfriars Stage 2 – Independent Environmental Auditor agreement request

Dear Mr Gunson,

I refer to your request (SSD-9571-PA-14) for the Planning Secretary's agreement to a team of suitably qualified, experienced, and independent persons to conduct the Independent Environmental Audit (**IEA**) of the UTS Blackfriars Stage 2 project, submitted as required by Schedule 2, Condition A33 of SSD-9571 as modified (**consent**), to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 16 September 2025.

NSW Planning has reviewed the request and based on the information you have provided is satisfied that the proposed team is suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition A33 of the consent and the *Independent Audit Post Approval Requirements (2020) (IAPAR)*, as nominee of the Planning Secretary, I endorse the following independent audit team from WolfPeak Group Pty Ltd:

- Joyce Acierda – Lead Auditor
- Ana Maria Munoz – Alternate Lead Auditor
- Mahtab Sohangir– Audit Support

Please ensure this correspondence is appended to the final IEA Report. The IEA must be prepared, undertaken, and finalised in accordance with Conditions A32, A35, A36 of the consent and IAPAR. Failure to meet these requirements will require revision and resubmission.

**The lead auditor must also attend all site inspections that form a part of the IEA and final report.**

Please note that this is an agreement for the IEA team and organisation listed above for the IEAs during construction only. NSW Planning will require you to nominate and seek the Planning Secretary's agreement to a new IEA team and organisation for all future occupation IEAs prior to their commencement.

Should you wish to discuss the matter further, please contact Nicole Slezak, Compliance Officer, at [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'J Pope'.

Julia Pope  
Team Leader Compliance - Metro  
Compliance

*As nominee of the Planning Secretary*

## **APPENDIX C – CONSULTATION RECORDS**

**From:** [Nicole Slezak](#)  
**Sent:** Thursday, 18 September 2025 4:09 PM  
**To:** [Joyce Acierda](#)  
**Subject:** UTS Blackfriars Campus SSD-9571 - Independent Audit

---

You don't often get email from [nicole.slezak@dpie.nsw.gov.au](mailto:nicole.slezak@dpie.nsw.gov.au). [Learn why this is important](#)

Dear Joyce,

Thank you for your email regarding the upcoming audit for the UTS Blackfriars Campus project (SSD-9571).

The Department does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent, and the Department's *Independent Audit Post Approval Requirements* (May 2020).

If you have any questions or concerns regarding the above, please feel free to contact me.

Kind Regards,

**Nicole Slezak**  
**Compliance Officer**

Compliance | Department of Planning, Housing and Infrastructure

P: 0437 214 910 | E: [nicole.slezak@dpie.nsw.gov.au](mailto:nicole.slezak@dpie.nsw.gov.au) |

4PSQ, Parramatta NSW 2150

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.*

*We acknowledge the traditional custodians of the land, and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

---

**From:** Joyce Acierda <[jacierda@wolfpeak.com.au](mailto:jacierda@wolfpeak.com.au)>  
**Sent:** Tuesday, 16 September 2025 10:26 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>

Cc: Alex Lisney <[alex.lisney@tsariley.au](mailto:alex.lisney@tsariley.au)>; David Browning <[david.browning@tsariley.au](mailto:david.browning@tsariley.au)>; Ana Maria Munoz Acosta <[ammunoz@wolfpeak.com.au](mailto:ammunoz@wolfpeak.com.au)>

**Subject:** UTS Blackfriars Campus SSD-9571 - Independent Audit

Dear Sir/Madam,

I am one of WolfPeak's certified auditors engaged to undertake the Independent Audit of the UTS Blackfriars Campus – SSD 9571 (the Project). Whilst we are waiting for the Department of Planning Housing and Infrastructure (the Department)'s approval of the audit team, we have commenced the audit process in order to meet the requirement audit timeframes under SSD 9571. I am currently preparing to undertake the second independent audit during the construction phase of the Project. The audit is required to be conducted in accordance with SSD-9571 Schedule 2 conditions A32-A37, and the Department's *2020 Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/uts-blackfriars-precinct-research-building-stage-2>.

The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

The on-site component of the audit is planned to take place on the **25 September 2025**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request the Department confirm:

- If it has any concerns/key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR, or
- If it recommends that other parties or agencies are to be consulted. If so, I request that the Department identify those parties.

Please let me know if you have any questions. I look forward to hearing from you.

Yours sincerely,

**Joyce Acierda**

Lead Auditor – Risk, Audit & Compliance



E: [jacierda@wolfpeak.com.au](mailto:jacierda@wolfpeak.com.au)

M: 0421 613 484

P: 1800 979 716

A: Gadigal Country – 180 George Street, Sydney NSW 2000

FINANCIAL REVIEW

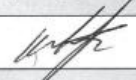
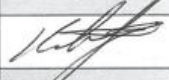
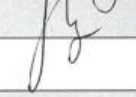
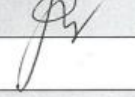
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## APPENDIX D – ATTENDANCE SHEET

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

| PROJECT (NAME AND APPROVAL NUMBER) | UNDA Blackfriars Campus SSD – 9571 Independent Audit No. 1 |                              |                                                                                      |                                                                                      |
|------------------------------------|------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| LOCATION:                          | 4-12 Buckland Street Chippendale                           |                              |                                                                                      |                                                                                      |
| DATE/TIME (Opening Meeting):       | 25 September 2025, 8:30am                                  | DATE/TIME (Closing Meeting): | 25 September 2025, 5:00pm                                                            |                                                                                      |
| Lead Auditor:                      | Joyce Acierda                                              | Audit Scope:                 | SSD-9571 7 IAPAR 2020                                                                |                                                                                      |
| NAME                               | POSITION / TITLE                                           | ORGANISATION                 | SIGNATURE                                                                            |                                                                                      |
|                                    |                                                            |                              | Opening Meeting                                                                      | Closing Meeting                                                                      |
| Kurt Jennings                      | Site Manager                                               | JDC                          |   |   |
| Zack Gu                            | ASSISTANT PROJECT MANAGER                                  | TSA RILEY                    |   |   |
| Alex Lisney                        | Senior project manager                                     | TSA Riley                    |   |   |
| JOYCE ACIERDA                      | LEAD AUDITOR                                               | WOLFPEAK                     |  |  |
|                                    |                                                            |                              |                                                                                      |                                                                                      |
|                                    |                                                            |                              |                                                                                      |                                                                                      |
|                                    |                                                            |                              |                                                                                      |                                                                                      |
|                                    |                                                            |                              |                                                                                      |                                                                                      |
|                                    |                                                            |                              |                                                                                      |                                                                                      |

## APPENDIX E – SITE INSPECTION PHOTOGRAPHS

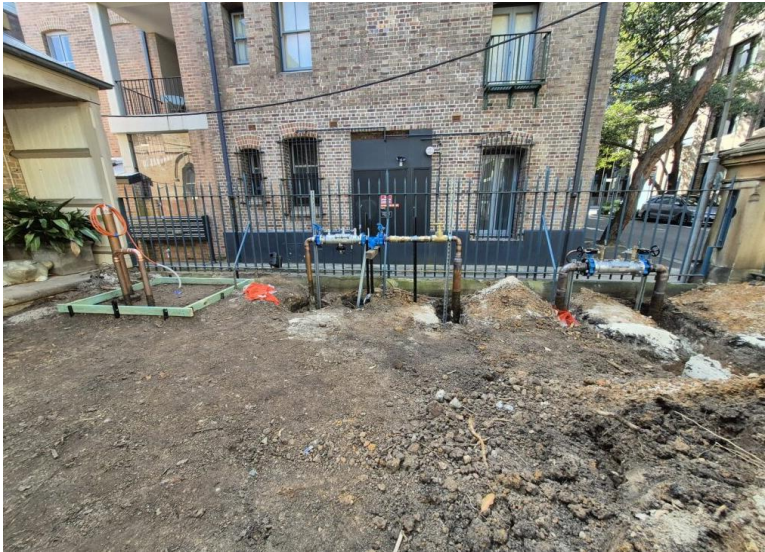
Observations from the site inspection are provided in table below. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

| No. | Comment                        | Photograph                                                                         |
|-----|--------------------------------|------------------------------------------------------------------------------------|
| 1   | Site plywood hoarding in place |  |

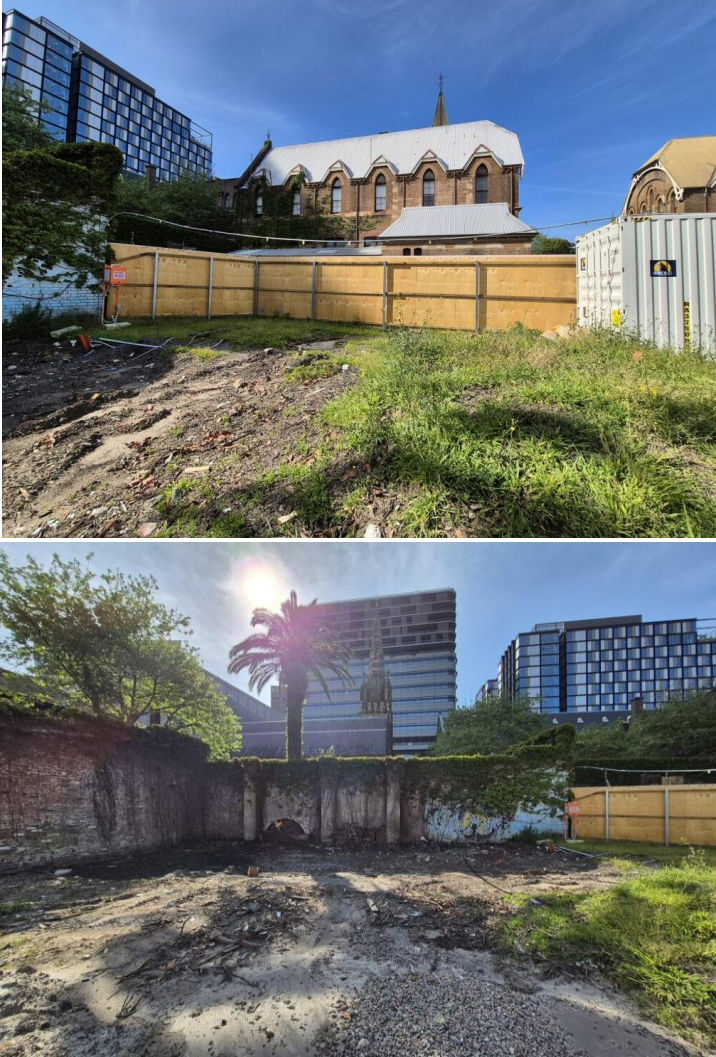
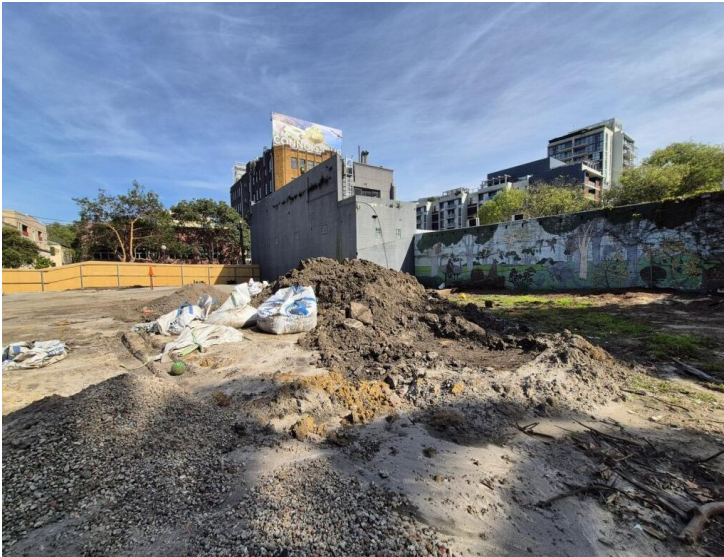
| No. | Comment                                                                                                                                                                                                                                                                           | Photograph                                                                           |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 2   | <p>Site notice in place adjacent to entrance.</p> <p><b>Non-Compliance:</b> The site notice does not include the details of the Certifier and Structural Engineer.</p> <p>Note: Approved working hours were included to the site notice after the audit on 25 September 2025.</p> |    |
| 3   | <p>Tank installation, and ongoing installation of pipework.</p> <p>Noise blankets in place at the back</p>                                                                                                                                                                        |  |

| No. | Comment                                                                                                                                                                        | Photograph                                                                          |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 4   | <p><b>Observation:</b><br/>Excavation works near the childcare area appear to be impacting two trees (trees no. 55 and 56), with no Tree Protection Zone (TPZ) established</p> |   |
| 5   | <p><b>Corrective Action:</b><br/>Tree protection has been provided to trees No. 55 and No. 56</p>                                                                              |  |

| No. | Comment                                                      | Photograph                                                                          |
|-----|--------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 6   | Construction materials being stored using bags when required |   |
| 7   | Site fencing in place around the site perimeter              |  |

| No. | Comment                                                         | Photograph                                                                           |
|-----|-----------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 8   | Erosion and sediment controls in place around stormwater inlets |   |
| 9   | Gas, sewer and water pipes installation in progress             |  |

| No. | Comment                                                                               | Photograph                                                                          |
|-----|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 10  | No signs of sediment tracking outside main site entrance                              |   |
| 11  | Geotextile fabric in place (site photo provided after the audit on 25 September 2025) |  |

| No. | Comment                                                                                                                                                             | Photograph                                                                           |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 12  | <p>Plywood hoarding in place at the site boundary</p>                                                                                                               |   |
| 13  | <p>Stockpile present on site.</p> <p><b>Observation:</b> During the site inspection it was observed that a stockpile was not managed to prevent dust emissions.</p> |  |

## **APPENDIX F – AUDITOR DECLARATION**

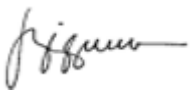
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name:</b>           | UTS Blackfriars Precinct Research Building (under UNDA ownership)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Consent Number:</b>         | SSD-9571                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Description of Project:</b> | <p>Development of UTS Blackfriars Campus, including:</p> <ul style="list-style-type: none"> <li>• site preparation works including demolition of existing buildings, excavation, removal of trees and remediation</li> <li>• construction of a five-storey building (RL 30.77 m) and basements providing for 6,000 m2 educational and commercial floor space.</li> <li>• conservation works and retention / amendment of palisade fence</li> <li>• landscaping and public domain works including public art</li> <li>• 44 bicycle parking spaces and end of trip facilities</li> <li>• two building identification signs</li> <li>• subdivision of site into two lots</li> </ul> |
| <b>Project Address:</b>        | <p>4-12 Buckland Street Chippendale</p> <p>Lot 1 in DP832799, Lots 10-16, 18-20, 2-25 Sec 3 in DP466, Lots 1-14 Sec 4 in DP466, Lots 9-12 Sec 5 in DP466, Lot 221 in DP133367, Lot 1 in DP724081, and Lot 1 in DP122324</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Proponent:</b>              | University of Technology Sydney (UTS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Title of Audit</b>          | Independent Audit No.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Date:</b>                   | 18 November 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

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

|                           |                                                                                                                                                                                                                                                                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Proposed Auditor: | Joyce Acierda                                                                                                                                                                                                                                                            |
| Signature:                |                                                                                                                                                                                         |
| Qualification:            | Bachelor of Science in Architecture – BSU, Philippines 1997<br>Master of Management - Trinity University of Asia, Philippines, April 2008<br>Master of Planning, Spec in Social Policy & Planning -, MU, Sydney 2022<br>Exemplar Global - Lead Auditor EMS (No.C-479219) |
| Company:                  | WolfPeak Group Pty Ltd                                                                                                                                                                                                                                                   |