

PROJECT: NIHON UNIVERSITY NEWCASTLE CAMPUS

Monthly Progress Control Group Report

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Prepared By	Ben Moss (Built Pty Ltd)

Table of Contents

Document Control	3
1. Introduction	4
2. Project Details	4
3. Report	5
3.1 HSE Overview	5
3.2 Community Liaison Overview	6
3.3 Audits	7
3.3.1 Internal Audits	7
3.3.2 External Audits	7
3.4 Contract Programme Status	8
3.4.1 Construction Progress Update	8
3.4.2 Current Construction Activities	8
3.4.3 Upcoming Construction Activities (March 2020)	8
3.4.4 Potential Issues	9
3.4.5 Stated Contract Programme	9
3.4.6 Four Weekly Look Ahead	9
3.4.7 Delays and Extension of Time	9
3.5 Progress Photos	10
3.6 Design Update	20
3.6.1 Architectural	20
3.6.2 Structural & Civil	20
3.6.3 Hydraulic Services	20
3.6.4 Electrical Services	20
3.6.5 Mechanical Services	20
3.6.6 Fire Services	20
3.6.7 Fire Engineering	20
3.7 Authorities & Approvals	21
3.7.1 NSW Dept. Planning & Environment	21
3.7.2 City of Newcastle	21
3.7.3 Ausgrid	21
3.7.4 Jemena	21
3.7.5 Hunter Water	21
3.7.6 NBN	21
3.7.7 SANSW	21
3.8 Outstanding RFIs	22
3.9 Cost	25
3.10 Recycling Records	26
4. Appendices	27

Document Control

Revision History

Version	Author	Issue Date	Changes
Draft A	Ben Moss	16.01.2020	Draft Report
Rev 1	Ben Moss	20.01.2020	Approved
PCG Report 01	Ben Moss	31.01.2020	January 2020
PCG Report 02	Ben Moss	28.02.2020	February 2020

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1. Introduction

Built NSW Pty Ltd has been engaged by Nihon Daigaku Australia Newcastle Pty Ltd, c/o Azusa Sekkei & dwp Australia Pty Ltd to undertake the project and works associated with the redevelopment of the existing heritage listed Newcastle Courthouse site for the new Nihon University Newcastle Campus located at 9 Church Street, Newcastle NSW Australia.

Built NSW has been engaged under a Design & Construct (D&C) Contract for the Services and Structural (excluding Heritage Building) packages whilst all other packages are Construct Only.

The project consists of the complete demolition of 2 x existing 3 storey buildings, site remediation (including the management of any resultant contamination, mine workings or archaeological findings, the restoration and refurbishment of the retained and state heritage listed Newcastle Courthouse building and the construction of 2 x 4 storey buildings comprising student accommodation in the eastern building and teaching space\carpark in the western building.

2. Project Details

Date of Site Report: 28th February 2020

Prepared by Company: Built Pty Ltd

Address: Level 1, 155-157 Lambton Rd, Broadmeadow, NSW 2290

Contact: Rob McLaughlin

Phone: 02 4077 5906

Email: robertmclaughlin@built.com.au

Project No: 201229

Project Name: Nihon University Newcastle Campus

Address: 9 Church Street, Newcastle, NSW 2300

Client: Nihon Daigaku Australia C/O Azusa Sekkei

Architect / Head Contract Administration: dwp Australia Pty Ltd

Superintendent's Address: 16 Telford Street, Newcastle East, NSW 2300

Contact: Ed Clode

Phone: 02 4926 5222

Email: Edward.c@dwp.com

3. Report

3.1 HSE Overview

During February 2020, there has been significant High-Risk Construction Work activities underway across all locations onsite with HSE performance excellent overall. Through daily communication with workers, BUILT and the Demolition subcontractor been able to safely progress well onsite with minimal incidents occurring.

All workers have been proactive in identifying, communicating and addressing hazards onsite. This proactive approach to HSE is evident through the revised demolition methodology prepared by Drumderg Services due to the ongoing assessment of safe work methods, consultation with Built and Consultants, and minimising impacts to the Public.

Built has also engaged an Acoustic Consultant to conduct noise and vibration monitoring activities onsite this month. Noise monitoring results determined Built was compliant with the Construction Noise Goals established by the Noise and Vibration Assessment by EMM Consulting. Built is yet to receive the results for vibration monitoring as the monitors were collected for analysis on 27/02/2020.

A summary of HSE issues for February 2020 is outlined below. A complete HSE Incident Register is attached in **Appendix A**.

DATE OF ISSUE	BRIEF SUMMARY OF ISSUE	CORRECTIVE ACTION COMPLETED
19/02/2020	Near Miss - 0.8T Mini Excavator tipped onto side during the demolition of a small wall (no injuries or damage to property)	• Plant righted by operator & spotter • Work stopped & tagged out of service • Plant inspected by Plant Mechanic/Fitter - Cleared • Subcontractor submitted an incident report to Built • Subcontractor conducted toolbox meeting with Workers • Subcontractor reviewed & updated SWMS • Built conducted Site-Wide Address regarding incident and lessons learned
27/02/2020	Complaint (Interested Party) – Resident complained of alleged cracking in a wall due to demolition works.	• Built ceased demolition works for the afternoon of 27/02/2020 • Built re-issued Construction Noise & Vibration Management Plan to Subcontractor to reinforce requirements. • Built inspection with Structural Engineer scheduled for 28/02/2020 • No additional actions unless required due to results/advice received from vibration monitoring and inspection.

3.2 Community Liaison Overview

In accordance with SSD-9787 Conditions of Consent and BUILT's Community Liaison Plan, BUILT has liaised with nearby residents, businesses, and organisations. BUILT intends to work closely with our neighbours for the duration of the Nihon University project by regularly updating and consulting stakeholders on upcoming works and overall construction progress.

BUILT has also established a Community Liaison email account (nihon@built.com.au) that is monitored by the Community Liaison Officers daily and a 24-hour contact number is present on project signage located on Church Street access gates.

BUILT maintains a register of all community complaints, notices, and queries received (**attached in Appendix B**) to ensure compliance with SSD conditions and reporting requirements.

A brief summary of community liaison issues received in February 2020 is outlined below.

DATE OF ISSUE	BRIEF SUMMARY OF ISSUE	CORRECTIVE ACTION COMPLETED
04/02/2020	Consultation meeting with Newcastle Police Station to discuss shared lighting circuit disconnection and upcoming works (demolition & work zone installation). A request was made by Newcastle Police Station for proactive noise mitigation measures to be installed.	Built installed acoustic door seals to external doors facing the project.
05/02/2020	Consultation meeting with Newcastle Grammar School to discuss potential impacts and concerns regarding temporary relocation of Church Street pedestrian crossing and work zone installation.	Newcastle Grammar School endorsed the proposal and notified their students/parent bodies. Built issued community notice letter.
19/02/2020	Newcastle Police Station requested that Built facilitate a meeting with City of Newcastle to discuss long term solution for parking of Correctional Service Vehicles impacted by work zone installation.	Built, City of Newcastle and Newcastle Police Station met onsite and a long-term solution was agreed upon that resulted in allocated parking bays relocated to Watt Street.
20/02/2020	Built issued a construction progress update notice to community stakeholders advising of completion of Stage 1 Asbestos Removal Works, Commencement of Structural Demolition, Work Zone Installation and Temporary Pedestrian Crossing.	Response received from Newcastle Grammar School acknowledging the works are proceeding. City of Newcastle issued Road Occupancy Permit for works to proceed.
27/02/2020	Complaint received from the resident at 30 Church Street, Newcastle advising of cracks appearing that were not previously noted. The resident stated that demolition works may be the cause.	- Built has previously engaged a Structural Engineer to complete a Pre-Construction Dilapidation Report on the property. - In response to the complaint, Built has arranged for an inspection of the property and alleged cracking on 28/02/2020 with the resident, Built Project Manager, Built Site Manager, and Structural Engineer. - Built is awaiting Engineer Site Inspection Report and Vibration Monitoring Results. Preliminary assessment during site inspection found that all cracks were existing and identified within the Pre-Construction Dilapidation Report.

3.3 Audits

Throughout the Nihon University Newcastle Campus project, Health, Safety, Environmental & Quality (HSEQ) Audits will be undertaken internally by BUILT and externally by an Independent Third-Party Auditor (GHD Group Pty Ltd Newcastle) in compliance with both BUILT Management Systems and SSD-9787 Conditions.

A summary of these audits is outlined in Sections 3.3.1 & 3.3.2 below.

3.3.1 Internal Audits

Internal Built Safe Mandatory Standard (BSMS) Audits were completed for Electrical, Temporary Works, and Asbestos in February 2020. The Audits review both BUILT's & the Subcontractors implementation of HSE Management of each element.

Copies of the Audits are attached in **Appendix C**, and a brief summary is outlined below.

DATE OF AUDIT	BRIEF SUMMARY OF AUDIT	CORRECTIVE ACTIONS COMPLETED
05/02/2020	BSMS Audit – Electrical achieved 88% compliance	• Independent Audit to be scheduled for June. • HSE-094 was onsite though filed incorrectly. • The electrical equipment register completed. • Additional lead stands & hooks implemented. • All new tools were inspected & tagged. • Redundant cables removed and workers advised of procedures. • Isolation & Lock Out Procedures received from the Electrical subcontractor. • Battery-powered temporary lighting installed to access paths.
21/02/2020	HSE System Audit by HSE Manager Doug Giffin achieved 96.94% compliance	• Electrical NCRs related to documentation have been closed out. • Site security NCR related to faulty access gate has been closed.
25/02/2020	BSMS Audit – Asbestos achieved 100% compliance	• Nil Corrective Actions Required.

3.3.2 External Audits

GHD Newcastle completed the first Independent Environmental Audit on 26th February 2020 in accordance with SSD-9787 and the Independent Audit Post Approval Requirements 2018 (NSW Government).

The Audit agenda included:

- Opening Meeting to discuss the plan & site audit
- Interviews with;
 - Robert McLaughlin (Built Construction Manager)
 - Benjamin Moss (Built Project Manager)
 - Leif Aleksic (Built Site Manager)
 - Katherine Daunt (dwp Australia Architect)
- Assessment of compliance with SSD-9787 Conditions of Consent including review of additional supporting information
- Site Inspection to confirm operational procedures
- Closing Meeting to highlight preliminary findings

Preliminary findings of the audit include:

1. Administrative Non-Conformances related to SSD-9787 Conditions;
 - a. A9 – Submission of Staging Report prior to commencement of construction (this has since been submitted).
 - b. A24(a) – Making information and document publicly available on the Nihon University project website prior to commencement of construction (this has since been established and completed).
 - c. C22 – Submission of a Compliance Monitoring and Reporting Program no later than two weeks before the date notified for the commencement of construction.
 - d. C24 – Notify the Planning Secretary in writing at least seven days prior to making each Compliance Report publicly available.

GHD is scheduled to release the Compliance Audit Report in March.

3.4 Contract Programme Status

3.4.1 Construction Progress Update

Key Project Milestones Achieved:

- Police Advised to Remove Layover Spots
- Work Zone Permit Approved
- Construction Certificate 01 (Substructure, Civil, Inground Services) documentation submitted to
- Civil Works AFC Drawings complete
- Inground Services AFC Drawings complete
- Structure Footings & Level 1 AFC Drawings complete

Development Approval & Construction Certificates:

- SSD-9787 Final Consent Conditions received
- Conditions required to commence Demolition are satisfied
- Approval to commence Demolition received

Scaffold and Hoardings:

- Demolition Scaffold to Administration Building completed
- Demolition Scaffold to Supreme Court Building in progress

Demolition:

- Administration Building Soft Strip Demolition complete
- Administration Building Soft Strip Materials Sent to Recycling
- Hazardous Materials Removal in Administration & Supreme Courthouse Buildings complete

3.4.2 Current Construction Activities

The following construction activities are currently underway on site and progressing well:

- Heavy demolition works in Administration Building – 75%
- Soft strip demolition works in the Supreme Court Building – 75%
- Demolition Scaffold to Supreme Court Building 50% pending enabling works to complete
- Segregating & stockpiling of Supreme Court Building soft strip materials for resource recovery

3.4.3 Upcoming Construction Activities (March 2020)

The following construction activities are what is programmed for March 2020:

- Erection of B Class Hoarding on Church Street

- Completion of Administration Building Heavy Demolition
- Additional Archaeological & Geotechnical Investigations
- Construction of Piling Platform to Building A – New Accommodation Building
- Commence Mines Grouting Works (shallow workings only) at Building A Location
- Completion of Supreme Court Soft Strip Demolition
- Completion of Demolition Scaffold to the Supreme Court Building
- Completion of Supreme Court Heavy Demolition
- Commence Heritage Courthouse Soft Strip Demolition
- Completion of asbestos removal works within the Heritage Building
- Removal of soft strip materials offsite for resource recovery

3.4.4 **Potential Issues**

BUILT regularly reviews the construction programme to identify issues that have the potential to affect the progress of construction activities on site. The following issues have been flagged for attention:

- Delayed ASP3 design approval by AusGrid may have time and cost implications.
- The final assessment by SANSW of Mine Subsidence Reports and Peer Review poses a potential risk of additional mines grouting of deep working (Bore Hole Seam).
- Issues with Public Domain Works design and approval process with City of Newcastle has the potential to delay the issue of Construction Certificate and cost implications.
- The extent of termite damage and water damage to Heritage Courthouse Building unknown until detailed inspections during soft strip demolition.
- The extent of contaminated soil remediation risk. Unknown until completion of demolition and further geotechnical investigations & testing.
- Lack of updated Moir Landscape design drawings is delaying design coordination and a potential risk to the issue of a Construction Certificate.
- Lack of updated Cardno Structural design drawings for Heritage Courthouse.

3.4.5 **Statused Contract Programme**

The statused Contract Programme for February 2020 is attached in **Appendix D**.

3.4.6 **Four Weekly Look Ahead**

Due to the limited nature regarding scope (demolition & early civil works only), please refer to Section 3.4.3 for a breakdown of construction activities over the next four weeks.

3.4.7 **Delays and Extension of Time**

Project Notice of Delay and Extension of Time Register

NOD#	CAUSE OF DELAY	DATE OF DELAY	DELAY DURATION	EOT #	EOT CLAIMED	EOT APPROVED	EOT COSTS
01	Mines Grouting	30/01/2019	TBC	-	-	-	-

3.5 Progress Photos

The following progress photos were taken on 28/02/2020. Please note that the majority of internal areas of the Supreme Court Building were unable to be accessed due to demolition works and exclusion zones in place.



Photo 01: Initial time-lapse photo of the site taken on 14/02/2020



Photo 02: Time-lapse photo of the site taken on 28/02/2020



Photo 03: View of site from Church Street facing South West showing Demolition Scaffold & Work Zone



Photo 04: View from Corner of Church & Bolton Street showing Courthouse and Public Notice fixed to pole advising of pedestrian crossing relocation



Photo 05: View of site from Church Street facing South-East



Photo 06: View of site from the opposite corner of Church & Bolton Streets. Note opening formed to allow for removal of soft strip materials into a bin below.



Photo 07: View from site access door facing East showing Work Zone, pedestrian protection barriers and Traffic Control personnel.



Photo 08: View of Main Entry to Courthouse. Note protection measures and CCTV camera & alarm mounted above the doorway.



Photo 09 & 10: New temporary Electrical Distribution Board installed and existing removed. Inspected and approved by Ausgrid on 28/02/2020



Photo 11: View from rear of Courthouse facing East showing heavy demolition plant. Note the exclusion zone in place.



Photo 12: View from rear of the site facing North showing heavy demolition to Administration Building

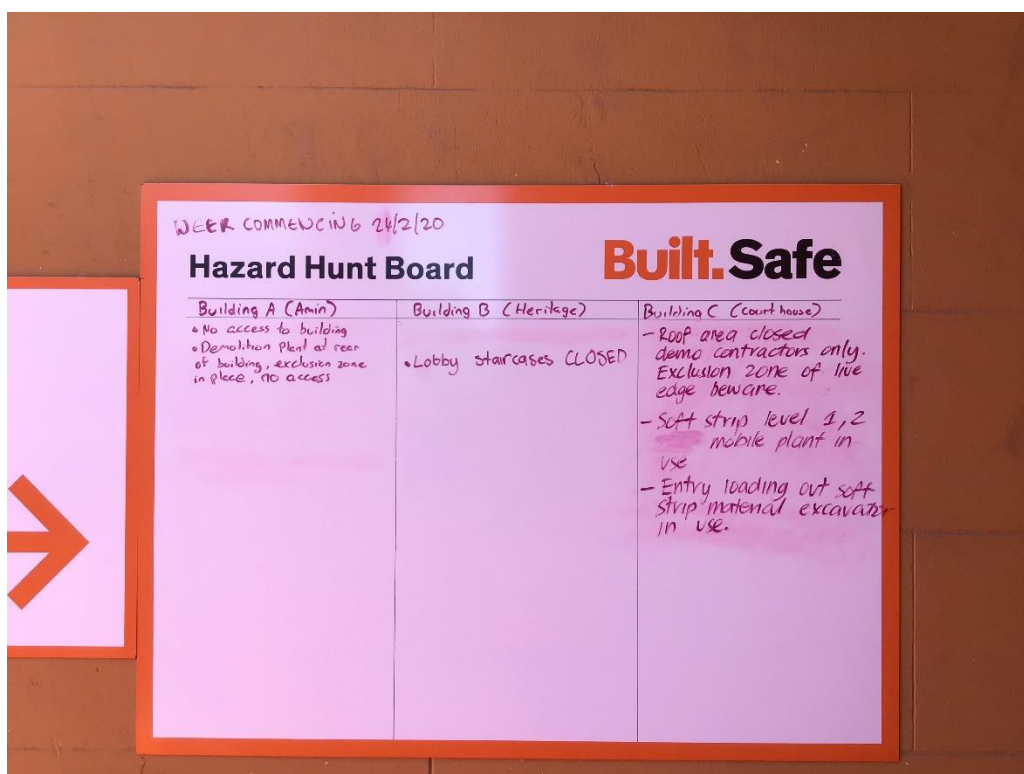


Photo 13: Hazard Hunt Board used to communicate current HSE hazards in Building A, B & C.



Photo 14: View from rear of Courthouse facing West showing Demolition scaffold to Supreme Court Building



Photo 15: View from Western walkway facing North adjacent to Supreme Court Building



Photo 16: View from the rooftop of the Supreme Court Building showing asbestos removal from eaves.



Photo 17: View from the rooftop of the Supreme Court Building showing the demolition of connection between Heritage & Supreme Court Buildings. Note scaffold to protect heritage structure.



Photo 18: Supreme Court Building rooftop showing roof coverings and asbestos removed.



Photo 19: View from front of Supreme Court Building facing East. Note road base/aggregate for plant platform due to existing slope conditions.



Photo 20: Internal view from Level 3 showing soft strip demolition works. Note Levels 1 and 2 were inaccessible due to intensive demolition works

3.6 Design Update

3.6.1 Architectural

- Architectural plans, elevations, sections and RCP's are being updated every week.
- Drawings are continually being updated for co-ordination with services and structure.
- The 3D model is being updated on a weekly basis and is available for viewing on the BIM360 platform. Northrop has uploaded Structural and services into BIM for coordination.

3.6.2 Structural & Civil

- Structural plans for piling, foundations, slabs, columns, and walls have been received by Northrop on 12/02/20. Drawings were sent to dwp and Azusa for review on 14/02/20.
- Structural drawings for Heritage Building have not yet been updated by Northrop.
- Civil drawings showing stormwater management were submitted for CC#1.
- Public domain works are to be revised as a result of the SSD conditions for review prior to submission to Council.

3.6.3 Hydraulic Services

- Hydraulics drawings have been updated for review prior to CC#2, detailing hydraulics, sanitary drainage, and siphonic drainage. Drawings were submitted to Marline for review on 20/02/20.
- Hydraulics specification has been issued for review. Specification sent to Marline for review on 28/02/20.

3.6.4 Electrical Services

- Draft CC#2 Electrical drawings have been issued by Northrop for review on 14/02/20. Drawings were sent to Marline for review on 25/02/20.
- ASP3 design for kiosk upgrade from 800amps to 1000amps has been submitted to Ausgrid for approval. Approval expected in early March.
- Meeting held between Northrop, Built and dwp to discuss lighting design for external areas, lobbies, terraces, and corridors. Luminaire's schedule was reviewed and accepted. Northrop to complete lighting design and luminaire schedule for final review by dwp/ Azusa for CC#2 submission.

3.6.5 Mechanical Services

- Draft CC#2 drawings were issued by Northrop on 14/02/20 and were issued to Marline for review on 24/02/20.

3.6.6 Fire Services

- Fire services drawings have been on hold whilst the fire engineering has been finalised. Fire services drawings can now progress based on the draft FER for CC#2 submission.

3.6.7 Fire Engineering

- An updated draft fire engineering report was received on 20/02/20 for review by all parties.
- The proposed strategy of deleting sprinklers to the Education Building has been accepted by the Client.
- dwp have reviewed the report and comments back to Design Confidence for inclusion in the report.
- Design Confidence has confirmed that the deletion of the bridge structure and construction of a new compliant staircase will not negatively affect the Fire and Life Safety Report.
- Design Confidence to update FER to include consultants' comments and re-issue as final for assessment by FRNSW.

3.7 Authorities & Approvals

3.7.1 NSW Dept. Planning & Environment

- All conditions have been met for CC#1 except for SSD Condition A18 Site Contamination. Construction cannot commence until all site investigations have been completed (post demolition) and final Remediation Action Plan has been prepared, reviewed and approved by the independent Site Auditor, and issued to EPA and Planning Secretary.
- A statused version of the SSD-9787 Conditions Matrix has been attached in **Appendix E**.

3.7.2 City of Newcastle

- Section 138 drawings have been submitted to City of Newcastle by dwp Australia. The update on the S138 application is to be provided by dwp.

3.7.3 Ausgrid

- Revised ASP3 design was submitted to Ausgrid and approval is expected in early March.

3.7.4 Jemena

- Jemena application is pending finalisation of the kitchen design and gas appliances.

3.7.5 Hunter Water

- Hunter Water mains upgrade design and REF have been approved.
- Metiri Consultants are finalising their design submission to Hunter Water and will issue Construction drawings shortly.

3.7.6 NBN

- New Development Application was made to NBN on 17/12/19. Northrop is finalising the design to NBN standard and will submit to NBN in early March.

3.7.7 SANSW

- A peer review of Douglas Partners mines subsidence report was carried out by Ditton Geotechnical Services on 20/02/20 which was reviewed by Northrop and Douglas Partners.
- Northrop has issued their Mines Subsidence Impact Statement. Construction Issue drawings are currently being updated to show how the SANSW conditions have been met within the design and a final MSIS will be issued to accompany them for submission to SANSW.
- Built issued Mine Subsidence documentation package to dwp for submission to SANSW on 28/02/20.

3.8 Outstanding RFIs

(Generated from Aconex)

RFI Register							
Project: Nihon University Newcastle Campus							
Date: 28/02/2019							
Mail number	Subject	Sent	From (Name)	From (Company)	To (Organization)	Date Resolved	Status
BUILT-RFI-000003	Fwd: Luminiare Schedule for discussion and approval.	20/11/2019	Sita Vasanthakumar	Built	Azusa Sekkei		Outstanding
dwp AU-RFI000004	Structural drawings for review and comment	21/01/2020	Christian Barkowski	dwp	Northrop		Outstanding
dwp AU-RFI-000005	Dimension of ornamental moulding for stair set- out	22/01/2020	Christian Barkowski	dwp	Built	23/01/2020	Responded
dwp AU-RFI-0000006	Waterproofing proposal	22/01/2020	Christian Barkowski	dwp	Built	24/01/2020	Responded
dwp AU-RFI-0000007	Heritage Building East Elevation Eave Dimension	23/01/2020	Christian Barkowski	dwp	Built	24/01/2020	Responded
dwp AU-RFI-0000003	Foundation Levels - Eastern Side	23/01/2020	Scott Brisbin	Cardno	Built	29/01/2020	Responded
dwp AU-RFI-0000008	Structure Retaining Walls Sketches	28/01/2020	Ben Wee	dwp	Northrop		Outstanding
dwp AU-RFI-0000010	Façade workshop	30/01/2020	Christian Barkowski	dwp	Built		Outstanding
dwp AU-RFI-0000011	Newcastle Courthouse RFI Mechanical	30/01/2020	Ben Wee	dwp	Northrop		Outstanding
dwp AU-RFI-0000012	RFI Lift Core	31/01/2020	Ben Wee	dwp	Built		Outstanding
dwp AU-RIF-000013	Waterproofing proposal	3/02/2020	Christian Barkowski	dwp	Built		Outstanding
dwp AU-RIF-000014	Newcastle Courthouse RFI Retaining walls	3/02/2020	Ben Wee	dwp	Built		Outstanding
	Re: Safety In Design Evaluation	3/02/2020	Olivia Ryan	Built	Cardno Pty Ltd		Outstanding
	Re: Safety In Design Evaluation	3/02/2020	Olivia Ryan	Built	Activate Fire Australia Pty Ltd		Outstanding
	Re: Safety In Design Evaluation	3/02/2020	Olivia Ryan	Built	Cardno		Outstanding
dwp AU-RFI-000016	Western retaining detail and project concrete frame detail	5/02/2020	Ben Wee	dwp	Northrop		Outstanding
dwp AU-RFI-000018	Residential Building - Front façade concrete blade levels 2&3	5/02/2020	Ben Wee	dwp	Built		Outstanding
BUILT-RFI-000047	Submission of Quality Plans	6/02/2020	Sita Vasanthakumar	Built	Northrop Engineers Pty Ltd		Outstanding
BUILT-RFI-000047	Submission of Quality Plans	6/02/2020	Sita Vasanthakumar	Built	dwp		Outstanding

BUILT-RFI-000047	Submission of Quality Plans	6/02/2020	Sita Vasanthakumar	Built	McCallum Plumbing & Fire Consultants Australia		Outstanding
NE-RFI-000003	Heritage Wall PDF and Clean explode AutoCAD drawing	6/02/2020	Christian Kirrage	Northrop			Outstanding
BUILT-RFI-000055	Fwd: CC#1 (Early works- inground services, piling, level 1 slab) documentation	11/02/2020	Olivia Ryan	Built	MARLINE NEWCASTLE PTY LTD		Outstanding
BUILT-RFI-000058	HYDRAULIC SERVICES DRAWINGS FOR REVIEW	11/02/2020	Olivia Ryan	Built	MARLINE NEWCASTLE PTY LTD		Outstanding
dwp AU-RFI-000024	Re: Newcastle Courthouse Electrical coordination dwg	12/02/2020	Ben Wee	dwp	Northrop	10/02/2020	Responded
dwp AU-RFI000025	Newcastle Courthouse RFI Window dimension	12/02/2020	Ben Wee	dwp	Built	12/02/2020	Responded
dwp AU-RFI000026	Re: Newcastle Courthouse RFI Window dimension	12/02/2020	Ben Wee	dwp	Built	12/02/2020	Responded
NE-RFI-000004	External Pavement Levels	12/02/2020	Andrew Abbo	Northrop			Outstanding
dwp AU-RFI000027	Newcastle Courthouse RFI Spot Levels on health side	12/02/2020	David Huntley	dwp	Built	13/02/2020	Responded
dwp AU-RFI-000028	FER Requirements Newcastle Courthouse	12/02/2020	David Huntley	dwp	Built	21/02/2020	Responded
dwp AU-RFI000030	Newcastle Courthouse - RFI Eaves height	12/02/2020	Ben Wee	dwp	Built	13/02/2020	Responded
NE-RFI-000005	Soil retained against existing courthouse	14/02/2020	Andrew Abbo	Northrop	Built	17/02/2020	Responded
NE-RFI-000006	Additional risers required	18/02/2020	Dan Fuller	Northrop	dwp		Outstanding
NE-RFI-000008	Education Level 4 Toilet Exhaust Riser	18/02/2020	Dan Fuller	Northrop	dwp	18/02/2020	Outstanding
dwp AU-RFI-000033	Re: Additional Risers Required	19/02/2020	Christian Barkowski	dwp	Northrop	20/02/2020	Responded
BUILT-RFI-000064	Discrepancy in Concrete Strength for Columns	19/02/2020	Sita Vasanthakumar	Built	Northrop		Outstanding
NE-RFI-000010	Road top upstand walls / parapets	20/02/2020	Andrew Abbo	Northrop	dwp	25/02/2020	Responded
NE-RFI-000009	Education Building Level 1 Column and wall location	20/02/2020	Andrew Abbo	Northrop	dwp	24/02/2020	Responded
BUILT-RFI-000065	Section through Heritage Building	20/02/2020	Sita Vasanthakumar	Built	dwp	20/02/2020	Responded
BUILT-RFI-000067	Electrical WIP Luminaires Schedule	21/02/2020	Sita Vasanthakumar	Built	dwp	24/02/2020	Responded
BUILT-RFI-000068	Residential & Heritage Building	21/02/2020	Sita Vasanthakumar	Built	dwp	21/02/2020	Responded
BUILT-RFI-000069	Atrium roof between Residential & Heritage	21/02/2020	Sita Vasanthakumar	Built	dwp	21/02/2020	Responded
NE-RFI-000011	Roof Structures Re: Section through Heritage Building	21/02/2020	Andrew Abbo	Northrop	dwp	26/02/2020	Responded
BUILT-RFI-000070	CC#1 Documentation	24/02/2020	Sita Vasanthakumar	Built	Dix Gardner	24/02/2020	Responded
BUILT-RFI-000071	Temporary propping detail for existing retaining wall	24/02/2020	Sita Vasanthakumar	Built	Northrop		Outstanding
NE-RFI-000012	Potable water calculator - landscape irrigation	24/02/2020	Robert Boland	Northrop	dwp	25/02/2020	Responded
BUILT-RFI-000072	Query - FRL requirement	25/02/2020	Robert McLaughlin	Built	Dix Gardner	26/02/2020	Responded

BUILT-RFI-000073	Residential eastern elevation - external wall options		Robert McLaughlin	Built	Dix Gardner	26/02/2020	Responded
NE-RFI-000015	Stormwater pits levels	25/02/2020	Andrew Abbo	Northrop	Cardno	26/02/2020	Responded
dwp AU-RFI-000035	Re: Roof Structures	26/02/2020	Christian Barkowski	dwp	Northrop		Outstanding
BUILT-RFI-000074	Gas provision for fireplaces	26/02/2020	Sita Vasanthakumar	Built	Jun / dwp		Outstanding
NE-RFI-000017	Draft Escape route signage	26/02/2020	Dave Singh	Northrop	Built	26/02/2020	Responded
BUILT-RFI-000075	Draft Escape route signage	26/02/2020	Sita Vasanthakumar	Built	Dix Gardner	26/02/2020	Responded
dwp AU-RFI-000040	GHD Construction Audit 01 Actions	27/02/2020	Katherine Daunt	dwp	Built	27/02/2020	Responded
BUILT-RFI-000077	Various Structural Queries	27/02/2020	Sita Vasanthakumar	Built	Northrop		Outstanding
BUILT-RFI-000080	Preliminary Commercial Kitchen Design	27/02/2020	Sita Vasanthakumar	Built	Azusa / dwp		Outstanding
BUILT-RFI-000081	C ONSENT CONDITION- B08-RAINWATER HARVESTING	27/02/2020	Olivia Ryan	Built	Northrop / McCallum	27/02/2020	Responded
BUILT-RFI-000082	SSD Consent Condition C17 CONSULTATION REQUIRED WITH HERITAGE NSW	27/02/2020	Olivia Ryan	Built	AMAC	27/02/2020	Responded
CGR-RFI-000006	Re: Stormwater pits levels	27/02/2020	Scott Brisbin	Cardno	Northrop	27/02/2020	Responded
BUILT-RFI-000083	CC1 - AMENDED STRUCTURAL DESIGN STATEMENT	27/02/2020	Olivia Ryan	Built	Northrop		Outstanding
BUILT-RFI-000084	AMENDMENTS REQUIRED FOR CC1 DOCUMENTATION	27/02/2020	Olivia Ryan	Built	Cardno		Outstanding
NE-RFI-000018	Re: Additional Risers Required	27/02/2020	Dan Fuller	Northrop	dwp	27/02/2020	Responded

3.10 Recycling Records

Built has engaged Central Waste Station to handle all the construction waste from demolition through to project completion. Central Waste has a resource recovery centre in Kurri Kurri where they sort, and recycle materials on-site, or send on to speciality recyclers, with a minimum amount of waste that is unable to be recycled then disposed of in licenced landfill sites. Central Waste Station is targeting a 90% materials recovery rate of all waste collected.

Each month, Central Waste will issue Resource Recovery Reports to Built specifically for this project which will be included in the monthly PCG Report (**attached in Appendix F**)

For the month of February 2020, the Total Waste Recovery Percentage was;

- 81.82% for Demolition
- 96.52% for Built Waste
- **83.05% Combined**

4. Appendices

Appendix A – HSE Incident Monthly Register

Appendix B – Community Liaison Register

Appendix C – Internal Audit Records

Appendix D – Statused Contract Programme

Appendix E – Statused SSD-9787 Conditions Matrix

Appendix F – February 2020 Waste Recovery Reports

Appendix A – HSE Incident Monthly Register

HSE Incident Monthly Register

The logo for 'Built.' is displayed in a bold, orange, sans-serif font. The word 'Built.' is followed by a period.

Project: Nihon University

Feb-20

Month	First Aid Injury	MTI	LTi	Near Miss	NDI	Environmental
Jan-20	0	0	0	0	0	0
Feb-20	0	0	0	1	0	1
TOTALS:	0	0	0	1	0	1

Appendix B – Community Liaison Register

[illegible]

Community Liaison Register

Built.

[illegible]

Appendix C – Internal Audit Records

Project Name: Nihon University

Project Address: 9 Church Street, Newcastle NSW

Date of Review: 5/02/2020

Reviewer: Ben Moss

Contact Details: 0401 088 850

Review Score

Percentage Compliance: 88%

0 = Unacceptable standard - no evidence of controls or system in place
 1 = Poor standard - controls / systems are established but inconsistent implementation
 2 = Opportunities for improvement - Process established but with minor inconsistencies
 3 = Compliance - controls / system is well implemented

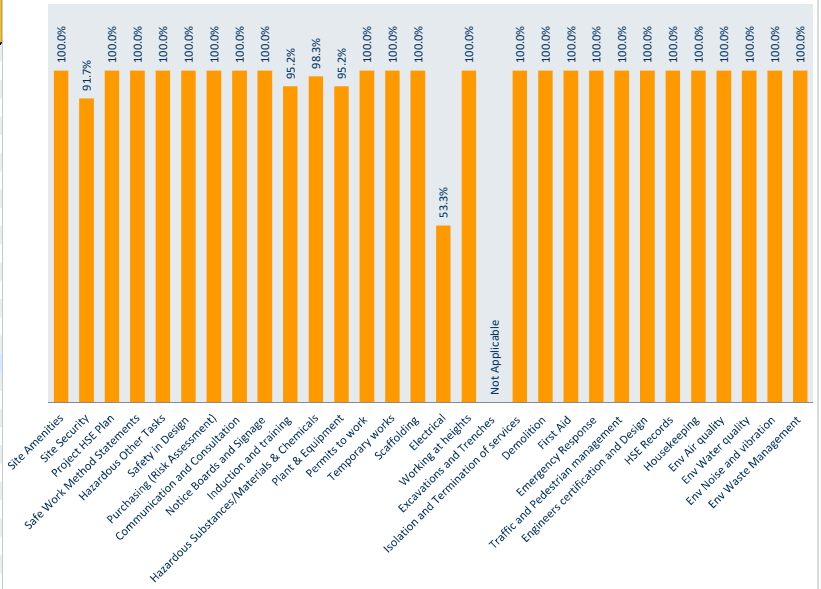
If a criteria is not relevant to the project, the Review Score is to be identified with 'N/A'

To be completed by:

Ref	No.	Mandatory Requirements Review	Review score	Comments and Findings	Recommendations and Agreed Actions	Responsible Person	Status	Date completed																					
General Requirements	1	Photocopies of electrical qualifications and licences for those carrying out work on electrical equipment or installations are to be attached to the employee's site induction record	3	Photos of qualifications and licences attached																									
	2	Where the project duration exceeds 6 months an independent audit shall be carried out at not greater than 6 month intervals. Where the project duration is less than 6 months, the relevant Project Manager shall determine the need to conduct independent audits of the electrical installation as part of the project risk assessment (Appendix 5 to HSE Plan)	N/A	Audit to be arranged before June.	Audit to be organised with independent Party	BM	Closed	N/A																					
	3	Prior to Built allowing the use of any energised electrical installation a Certificate of Compliance (State Specific) stating the electrical services have been installed, inspected tested and commissioned in accordance with the local electrical safety requirements and AS 3012 Electrical Installations-Construction and Demolition Sites, is to be obtained from the relevant electrical services installer for the installed electrical services and equipment including but not limited to: • Installation of main switchboard (including the use of existing); • Installation of temporary distribution boards; • Supplying power to any site office, lunch/change room, ablution blocks, containers or storage areas; • Installation of temporary lighting, including any emergency battery back-up lighting; • Supplying power to any hoist (personnel and/or personnel & materials); • Supplying power for a tower crane	3	Completed																									
	4	Where a state-specific Certificate of Compliance is not required under the local governing authority, HSE-094 Compliance Certificate for Temporary Electrical Work is to be completed by the installing contractor and provided to Built for the electrical installation.	2	HSE-094 completed though not filed correctly / readily available	HSE-094 & related documents to be scanned to S:Drive and hardcopy filed onsite in appropriate folder	LA	Closed	6/02/2020																					
	5	All electrical equipment is to be recorded on an electrical equipment register (Electrical Equipment Inspection Register (Form HSE-068 or similar)	1	System in place, though no register available	Register to be completed. Saved to S:Drive & Harcopy filed onsite	LT	Closed	10/02/2020																					
Temporary Electrical Supply	6	Temporary electrical supply cables, boards, leads etc, including any subsequent relocation, must be located so as not to present tripping hazards or physical damage by vehicles, water, etc. (refer figure 1).	3	All temp supply cabling located to prevent/eliminate tripping and damage																									
	7	Electrical supply panels must be sufficient in number, located in close proximity to work areas to minimise trailing cables, secured to prevent unauthorised access	3	Elec panels compliant at this stage of works																									
	8	All electrical circuits, including mobile generator sources, must be protected by an Earth Leakage Circuit Breaker (ELCB), Residual Current Device (RCD) or a Ground Fault Circuit Interrupter (GFCI), fitted at the source.	3	Compliant																									
	9	Leads and cables are to meet the following requirements: • Heavy duty with lipped see through or molded plugs-no green <table><thead><tr><th>Current rating (A)</th><th>Conductor size (mm²)</th><th>Maximum length (metres)</th></tr></thead><tbody><tr><td rowspan="2">10</td><td>1.0</td><td>25</td></tr><tr><td>1.5</td><td>35</td></tr><tr><td rowspan="2">15</td><td>1.5</td><td>25</td></tr><tr><td>2.5</td><td>40</td></tr><tr><td rowspan="2">20</td><td>2.5</td><td>30</td></tr><tr><td>4.0</td><td>50</td></tr></tbody></table>	Current rating (A)	Conductor size (mm²)	Maximum length (metres)	10	1.0	25	1.5	35	15	1.5	25	2.5	40	20	2.5	30	4.0	50	3	Compliant							
Current rating (A)	Conductor size (mm²)	Maximum length (metres)																											
10	1.0	25																											
	1.5	35																											
15	1.5	25																											
	2.5	40																											
20	2.5	30																											
	4.0	50																											
Temporary Electrical Supply	10	Typical temporary electrical installations are to meet the requirements as depicted below: 	2	Some leads identified on ground & rectified immediately.	Ensure lead stands are onsite and utilised. Regular checks during site walks and/or inspections	All	Closed	4/02/2020																					
	11	Temporary electrical boards are to meet the following requirements: • Must comply with AS/NZS 3012 • Installed in a manner and location so as to prevent tip-over or movement (eg secured to a wall, post or free-standing structure) and to be of IP23 Rating where affected by the weather or the ingress of water if installed in wet area locations; • Include a device to prevent strain or termination of cables and flexible cords (e.g. tie-bar); • Protected from weather extremes; • Be designed to ensure all main switches are accessible at all times; • Clearly marked and capable of being locked in an open or closed position; • Have markings at least 6mm high, in a clear and legible manner, identifying all mains/isolating switches; • Sign on door stating: "KEEP CLOSED, RUN LEADS THROUGH BOTTOM"; • Area in front of switchboards are to be kept clear at all times (1.2m minimum clearance); • Identification of who to contact, contact number and where identification/location of where the board is fed from	N/A																										
Testing and Tagging	12	<table><thead><tr><th>Equipment Type</th><th>Test Frequency</th><th>Means of Identification</th></tr></thead><tbody><tr><td>Leads</td><td>3 Monthly</td><td>December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW</td></tr><tr><td>Power Tools</td><td>3 Monthly</td><td>December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW</td></tr><tr><td>Temporary Switchboards Inclusive of RCD</td><td>Monthly</td><td>Date Tagged</td></tr><tr><td>Electrical Equipment within Offices</td><td>12 Monthly</td><td>Date Tagged</td></tr><tr><td>Portable RCD</td><td>Monthly and in addition Press button tested prior to use</td><td>December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW</td></tr><tr><td>Non-portable RCD (e.g. Site sheds, ablution blocks)</td><td>Monthly</td><td>Date Tagged</td></tr></tbody></table>	Equipment Type	Test Frequency	Means of Identification	Leads	3 Monthly	December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW	Power Tools	3 Monthly	December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW	Temporary Switchboards Inclusive of RCD	Monthly	Date Tagged	Electrical Equipment within Offices	12 Monthly	Date Tagged	Portable RCD	Monthly and in addition Press button tested prior to use	December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW	Non-portable RCD (e.g. Site sheds, ablution blocks)	Monthly	Date Tagged	1	New tools not in use waiting to be tagged. Some equipment found with out of date tags.	Electrical tagging to be organised ASAP. Tools & equipment not to be used until inspected and tagged.	LT	Closed	
Equipment Type	Test Frequency	Means of Identification																											
Leads	3 Monthly	December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW																											
Power Tools	3 Monthly	December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW																											
Temporary Switchboards Inclusive of RCD	Monthly	Date Tagged																											
Electrical Equipment within Offices	12 Monthly	Date Tagged																											
Portable RCD	Monthly and in addition Press button tested prior to use	December to February - RED March to May - GREEN June to August - BLUE September to November - YELLOW																											
Non-portable RCD (e.g. Site sheds, ablution blocks)	Monthly	Date Tagged																											
Decommissioning	13	Live electrical services/equipment shall be permanently decommissioned or otherwise temporarily decommissioned by a licensed electrician where there is a risk to any worker coming into contact with live electrical equipment or services when performing their work. Where it is not reasonably practicable to permanently or temporarily decommission the services, appropriate safeguards are to be established to ensure those undertaking the work are protected and informed of the presence of live services.	3	Completed.																									

Ref	No.	Mandatory Requirements Review	Review score	Comments and Findings	Recommendations and Agreed Actions	Responsible Person	Status	Date completed
Services Status Notification	14	HSE-092 Notification of Services Status is to be completed, in conjunction with the relevant electrical trade subcontractor to identify the status of services within any area where the risk to others from live electrical services has been identified (e.g. working in ceiling voids, demolition of walls, floors etc) and where the status of services needs to be communicated to others.	3	Completed and filed onsite				
	15	HSE-092 Notification of Services Status is to be provided by Built to affected trades/workers involved in undertaking work within areas specified and communicated to relevant workers.	3	Completed with demolition workers				
	16	The status or change of status of electrical installation services is to be communicated to relevant workers through tool box talks or induction into the relevant SWMS (ie where their work involves working on or near live electrical services) which shall include reminding them of the need to continue to treat all cables as potentially live and not to cut these or remove them.	3	Completed in toolbox				
Operational	17	All ends to new and existing cables that are not connected to a junction box, fitting, appliance or equipment are to be folded over with the end of the cable taped with approved electrical tape so as to further minimise the risk of persons inadvertently coming into contact with a live electrical cable	2	Identified cables with connectors though not taped	Reinforce with electrical subcontractor	LA	Closed	6/02/2020
	18	Works on electrical equipment and electrical installations must not be undertaken or allowed to be undertaken whilst the equipment is energised. However, where in exceptional circumstances it is necessary, in the interests of health and safety that the electrical work is carried out on the equipment while the equipment is energised (Example. It may be necessary in a hospital situation that life-saving equipment remain energised and operating while electrical work is carried out on the Equipment) approval to work on energised installations is to be obtained from the Relevant Regulatory Authority and Built's Construction Manager and HSE Manager/Coordinator.	N/A	No works on live installations permitted				
	19	Where approval to work on live electrical services has been granted the controls are to be in accordance with regulatory requirements and must include: • a risk assessment is carried in relation to the proposed work • the area is clear from obstruction and work being performed by others in the immediate vicinity, including the risk of others coming into contact with energised equipment • a SWMS is prepared covering the work and authorised by Built • a Spotter is used whilst the work is being performed • emergency response procedures	N/A	N/A				
LOTO	20	A Lock-out / tag-out (LOTO) procedure is to be obtained from the electrical contractor for the works and must be referenced in the relevant Safe Work Method Statement (SWMS);	2	Controls / systems in place though not copy of subcontractor procedure received.	Request copy of company procedure	LA	Closed	10/02/2020
	21	The procedure must reflect the need to ensure lock-out ('Engineering') control is used as the primary control, in conjunction with tag-out ('Administrative') controls, and is to include: • Isolated circuits to be locked out with personal danger tags • Personal danger tags to be installed and removed by the same worker only. Do not remove other workers danger tags • Circuits are not to be isolated with zip ties, copper wire or similar tags that can be easily removed	3	Procedure is compliant and enforced.				
Electrical Supply	22	Where temporary electrical supply for construction/demolition work is not provided (e.g. in the case of working in existing a partially occupied building or office space) and the electrical supply is to be taken from an existing wiring socket (e.g. the buildings existing power supply) an appropriately qualified electrician is to test the circuit and confirm in writing the power supply is RCD and Earth leakage protected and the cabling meets AS/NZS 3012 prior to use	N/A					
	23	Where the supply is not RCD and Earth leakage protected, or the cabling does not meet AS/NZS 3012, a RCD and Earth leakage protection shall be installed, so far as is reasonably practicable, to protect the circuit. On completion an appropriately qualified electrician is to confirm in writing the circuit is safe to use	N/A					
	24	Where the electrical supply for construction/demolition work supply can only be obtained from an existing permanent wiring socket outlet, and the outlet is not protected by an RCD, a portable RCD must be connected between the socket outlet and the equipment plugged into the socket outlet	N/A					
	25	Sub-mains supplying site sheds shall incorporate an RCD having a rated tripping current not exceeding 100 mA	3	Compliant				
	26	In the event of an RCD or circuit-breaker operating, the cause of any fault should be assessed by a licensed electrician before reset	3	Procedure known by Site Team. Electrical panels locked to prevent unauthorised access.				
Cables & Wiring	27	Construction wiring shall be readily distinguishable from permanent wiring by using cable of a different colour or by attaching iridescent yellow tape spaced at intervals appropriate for the work location and generally not exceeding 5 meters and stamped with the words 'temporary construction wiring'	3	Compliant. Orange conduit with yellow "Temp" tape installed.				
	28	Unarmoured cables shall not be installed on metallic roofs or similar structures unless suitably protected against mechanical damage	N/A					
	29	Overhead wiring shall be positioned to avoid crossing roadways or access ways where cranes, high loads, or heavy machinery may travel. Where it is not possible to avoid crossings and access ways an effective means shall be provided to minimise the risk of the vehicular contact with the aerial wiring system, e.g. by placing a flagged catenary wires at a lower level at a distance before the overhead wiring	3	Single cable run overhead though not in vehicle path. Flagged with high-vis tape.				
	30	Cables supported by means of a catenary shall be stranded or flexible cables affording double insulation or the equivalent of double insulation	3	Compliant				
	31	Cabling shall be installed in a manner so as to avoid cables hanging down and thereby being prone to snagging or interference with workers and plant	3	Compliant				
	32	Construction wiring and lighting shall not be roughed in as permanent wiring	3	Compliant				
	33	3 pin plugs and cord extension sockets used on flexible extension cords and portable power tools are to be either a non-rewirable (moulded) or transparent type	3	Compliant				
	34	Cables that are normally used for fixed wiring are not to be used as flexible extension cords	N/A					
	35	Flexible extension cords are to be elevated above any work area or passageway to ensure that clear access is provided beneath	3	Compliant. All leads over access ways clear.				
	36	Flexible extension cords used in multi-storey construction are to be confined to the same floor as the power source (this does not apply in the case of formwork; external staging; lift or service shafts and stairwells)	3	Compliant				
Adequate Lighting	37	Adequate artificial lighting to illuminate the work area is to be installed if there is insufficient natural lighting	3	Compliant				
	38	Lamps in luminaires must be protected against mechanical damage	3	Compliant				
	39	Sufficient battery powered lighting in stairways and passageways is to be provided to allow safe access and egress from the area if there is insufficient natural lighting and if there is a loss of supply so as to allow persons to exit work areas safely	0	No battery powered lighting installed as temporary lighting.	Assessment of areas required and direction given to electrical subcontractor to install EM lighting as required.	LA	Closed	10/02/2020
	40	Emergency lighting shall meet the requirements of AS 2293	N/A					
	41	Temporary wiring supplying lighting circuits shall be connected to the designated lighting circuits of the switchboard	3	Compliant.				
	42	Portable luminaires shall meet the requirements of AS/NZS 1939: • A mechanical guard is to be fitted to task lighting in order to protect the lamp. • Task lighting shall be of an adequate stability	3	Compliant				
	43	All portable generators shall comply with Australian Standard AS 2790, Electricity Generating Sets Transportable (up to 25 KW) or be fitted with core balance earth leakage protection having a rated tripping current not exceeding 30mA	N/A					
Commissioning	44	Energisation and commissioning procedures are to be provided to Built before energisation / commissioning are to include: • Requirements for developing a SWMS working in or around live services • Identification of circuits to be energised • Drawings/sketches reflecting services • Arrangements for communication to workers regarding circuits to be energised • Procedure for inspecting all outlets and circuits prior to energising/commissioning, ensuring that there are no open 'live ends'	2	Systems/ controls in place though formal process not submitted to Built for records	Electrical subcontractor to submit commissioning process to Built.	LA	Closed	10/02/2020

Scope and details		Summary					Score summary			
Project Name: Nihon 21/02/2014 Attendees: Rod Oniel Michael Loius Ben Moss Leif Aleksic		The project has removed permanent power and installed tempoary power, removed hazmat material, completed soft stripping and					Score	96.94	MAJ	2
									MIN	3
									C	113
									Total	118
SUMMARY REPORT		Click	Major NC	Minor NC	Highest Potential Score	Actual Score	Percentage			
Summary Heading to be taken to Section in Report										
1	Site Amenities		0	0	18	18	100.0%			
2	Site Security		0	1	12	11	91.7%			
3	Project HSE Plan		0	0	6	6	100.0%			
4	Safe Work Method Statements		0	0	15	15	100.0%			
5	Hazardous Other Tasks		0	0	3	3	100.0%			
6	Safety in Design		0	0	15	15	100.0%			
7	Purchasing (Risk Assessment)		0	0	3	3	100.0%			
8	Communication and Consultation		0	0	12	12	100.0%			
9	Notice Boards and Signage		0	0	18	18	100.0%			
10	Induction and training		0	0	21	20	95.2%			
11	Hazardous Substances/Materials & Chemicals		0	1	60	59	98.3%			
12	Plant & Equipment		0	0	21	20	95.2%			
13	Permits to work		0	0	3	3	100.0%			
14	Temporary works		0	0	12	12	100.0%			
15	Scaffolding		0	0	9	9	100.0%			
16	Electrical		1	2	15	8	53.3%			
17	Working at heights		0	0	3	3	100.0%			
18	Excavations and Trenches		0	0	0	0	Not Applicable			
19	Isolation and Termination of services		0	0	12	12	100.0%			
20	Demolition		0	0	9	9	100.0%			
21	First Aid		0	0	9	9	100.0%			
22	Emergency Response		0	0	6	6	100.0%			
23	Traffic and Pedestrian management		0	0	6	6	100.0%			
24	Engineers certification and Design		0	0	6	6	100.0%			
25	HSE Records		0	0	6	6	100.0%			
26	Housekeeping		0	0	12	12	100.0%			
27	Env Air quality		0	0	9	9	100.0%			
28	Env Water quality		0	0	12	12	100.0%			
29	Env Noise and vibration		0	0	12	12	100.0%			
30	Env Waste Management		0	0	15	15	100.0%			



PROJECT NAME:	Nihon University
PROJECT ADDRESS:	9 Church Street
DATE OF REVIEW:	25/02/20
REVIEWER:	Michael Louis
REVIEWER CONTACT DETAILS:	<u>0421844024</u>

1. Purpose

This BSMS sets out the mandatory health and safety standards to be applied on all Built project sites in relation to the management of asbestos materials that are known to be present or may be suspected of being present within an existing building, structure or in-ground.

2. Mandatory Requirements

2.1 Identification - Asbestos and Asbestos Containing Material (ACM)

Friable Asbestos: - Any material that contains asbestos in the form of a powder or can be crumbled, pulverized or reduced to powder by hand pressure when dry and contains asbestos. Common forms of friable asbestos include: Sprayed limpet, asbestos cloth and rope, millboard, pipe lagging and boiler lagging.



Non-friable Asbestos: - Is material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound, typically a cement type material or plastic membrane. Common forms of Non-friable asbestos include: Flat (fibro/wet area/ external cladding), corrugated or compressed asbestos cement sheeting, asbestos cement pipes such as electrical, water drainage and flu pipes and vinyl floor tiles. Note that non-friable asbestos may become friable asbestos as it deteriorates.



- A Hazardous Substance Survey ('HSS' - also known as a 'Hazardous Substance Audit' or Asbestos audit) undertaken by a qualified occupational hygienist is to be carried out by the asset owner or controller of premises and obtained by Built before any invasive work such as demolition,

refurbishment or ground penetration work commences (i.e., excavation and trenching). Note: In some instances, a dial-before-you-dig search may identify the presence of asbestos pits and pipes:

Ref	Findings	Recommendations
40009632AA1	Asbestos Materials Report August 2008	- nil

- The HSS must accurately represent the presence, nature and position of all ACM on site when provided to Built and must be supplemented with further HSSs whenever it ceases to become so representative. The site Asbestos Register must, at all times, be maintained so as to ensure that the information it contains is up to date.
- The Register must record the date upon which the relevant asbestos or ACM was identified, the location, type and condition of same or (if no asbestos or ACM has been identified) state that no asbestos or ACM has been identified:

Ref	Findings	Recommendations
4000963AA1	HSS accurately represents findings. Asbestos register maintained by Drumderg.	- nil

- A HSS is not required if the building or structure was constructed after 31st December 2003 or if there is other substantial evidence from a competent person certifying that no asbestos material is present:

Ref	Findings	Recommendations
	NA	

- Where the asset owner or their agent is unable to provide a HSS, Built is to commission a suitably qualified person (e.g. occupational hygienist) to undertake the HSS:

Ref	Findings	Recommendations
	NA	

- Any HSS or Asbestos Register provided by the client, asset owner or occupier of premises is not to be solely relied upon due to the potential to have excluded areas unable to have been fully assessed at the time of inspection (e.g., due to occupancy or other access restrictions). As such, all work areas are to be deemed potentially contain asbestos until inspection / testing, completed by a qualified occupational hygienist confirm otherwise:

Ref	Findings	Recommendations
	Ongoing monitoring during asbestos removal works, and areas sign posted as required	- nil

- So as to avoid confusion, each additional HSS report is to supersede any previous report(s) with the information consolidated into the one report;

Ref	Findings	Recommendations
	NA	

- Once the HSS has been finalised, diagram(s) and or map(s) are to be drawn or otherwise marked-up by Built site management (if not already completed by the occupational hygienist) to indicate:
 - POSITIVE, NEGATIVE and INACCESSIBLE areas;
 - Type, condition and location and quantities of ACM;
 - Suitable legend so as to clearly identify the status of each area.

Ref	Findings	Recommendations
	HSS covers this requirement	- nil

- Where the HSS identifies material as potentially containing Asbestos it shall be treated as containing the presence of such materials unless determined otherwise by approved testing methods:

Ref	Findings	Recommendations
	Testing methods conducted on all materials considered potential asbestos	- nil

- If material suspected of containing asbestos is found and is not included on the list of materials in the HSS/Register, it is to be treated as potentially hazardous and not disturbed until verified by approved testing methods:

Ref	Findings	Recommendations
	Other areas found were tested and recorded by Drumderg	- nil

- Testing for the presence of asbestos is to be carried out by a NATA accredited testing laboratory. Confirmation of accreditation is to be retained by Built as part of the project records:

Ref	Findings	Recommendations
	Analysis certificates completed by NATA accredited lab	- nil

2.2 Asbestos Removal

2.2.1 Induction

- Built's site-specific induction is to include information relating to the presence of asbestos at the worksite and the controls to be applied and or caution to be observed and is to include:

- Location of where asbestos or other hazardous material is located;
- Location of when and where asbestos is being removed, and for how long;
- The type of asbestos or other hazardous material to be removed;
- The “NO GO ZONE” areas;
- Where sampling and air monitoring results are to be placed/located for accessibility;
- What to do in the event of an unexpected find on site.

Ref	Findings	Recommendations
	Induction inclusive of information required and areas marked, and sign posted as required.	- nil

- If work is to be completed within an area where there is likelihood of disturbing ACM a safe work method statement is to be developed following a review of the HSS:

Ref	Findings	Recommendations
	Drumderg SWMS for asbestos removal	- nil

- No Built workers are permitted to carry out work involving asbestos. Work involving asbestos means any work involving the manufacturing, supplying, transporting, storing, removing, using, installing, handling, treating, disposing of or disturbing asbestos or ACM.
- If work is to be completed within an area where asbestos or other hazardous materials are present a Permit to Work is to be completed and signed off by all trades permitted to work in the area following induction into the controls and precautions to be observed when working in such areas. (HSE 084 Permit to Work can be used as a suitable format or a site-specific permit can be developed for this purpose):

Ref	Findings	Recommendations
	Permits issued by Built foreman to Drumderg	- nil

2.2.2 Licenses for removal

- The removal of all asbestos material, irrespective of quantity, shall be carried out by a Contractor/ removalist who holds an appropriate Asbestos Removal License issued by the relevant state regulator for the type of asbestos to be removed (e.g. ‘Class A’ Friable; ‘Class B’ non-friable);

Ref	Findings	Recommendations
	Drumderg engaged as licenced contractor	- nil

- A copy of the licence is to be obtained and kept by Built:

Ref	Findings	Recommendations
	Licence provided by Drumderg to Built	- nil

- All workers involved in the removal process must hold the relevant certification for the works that is being completed, e.g., friable/ non-friable, and records of licenses held are to be obtained by Built and filed with the relevant individual's induction record:

Ref	Findings	Recommendations
	Competencies assessed at time of induction	- nil

- When licensed asbestos removal work is being carried out at a workplace, an asbestos removal supervisor, who holds certification appropriate to the type of asbestos removal work, must oversee the work:

Ref	Findings	Recommendations
	Asbestos removal supervisor employed by Drumderg	- nil

2.2.3 Notification to Authority

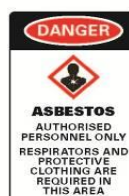
- Where specifically required under local regulatory requirements, Built is to obtain a copy of the written notification made to the regulator by the licensed asbestos contractor of the intention to remove asbestos.

2.2.4 Notification to Adjoining Property Owners

- Prior to any licensed asbestos removal work being carried out the Project Manager is to notify anyone conducting a business or undertaking at or in the vicinity of the workplace and or anyone occupying premises in the immediate vicinity of the workplace. A template letter for this purpose is included in this BSMS.

2.2.5 Signage, Barricading and Works Authorisation

- If asbestos containing material cannot be immediately removed, the location of the material is to be suitably marked with durable warning signs or otherwise barricaded off so as to prevent inadvertent disturbance by workers. All workers required to perform work within such areas are to be authorised to do so through a permit to work system which is to ensure they are made aware of any restrictions in relation to their works, no go zones and what to do in the event of an unexpected find;
- Whilst asbestos material is in the process of being removed, all other workers or persons not involved in the removal of asbestos material shall be prohibited from entering Asbestos Removal Zones by suitable barricades or fencing;



2.2.6 Documentation

- If the HSS identifies asbestos material an 'Asbestos Management' Plan must be prepared by the removalist before removal work commences and must include, as a minimum:
 - Name of removalist
 - Name/address of removal site
 - Notification of regulator
 - Nominated supervisor assigned for job
 - Person who commissioned work has notified people (other employees) in immediate and adjacent areas
 - Copies of training tickets
 - Copy of asbestos removalist licence
 - Copy of hazardous material audit
 - The occupational air monitoring arrangements by person who commissioned the removal works, all friable works, indoor and outdoor works that present risks to others
 - Asbestos containing material present
 - Personal Protective Clothing and Equipment to be used
 - Administrative controls (SWMS, Barricading, signage)
 - Controls/work practices to control airborne asbestos fibres
 - Enclosed removal area (friable)
 - Decontamination equipment and procedures
 - Methods of disposal
 - Methods of clean up following removal
- SWMS is required for asbestos all persons carrying out HSS and asbestos removal work.

2.2.7 Asbestos Removal Methods

- Non-friable asbestos removal shall:
 - Adopt wet removal techniques (spraying asbestos material with a PVA compound. Material should not be wetted down where there is an electrical hazard);
 - Prevent/limit the breakage of sheeting/material;
 - Adopt Nail punching to detach non-friable asbestos sheeting where fixed by nail;
 - Oxy cutting nails and fixings.
- The following tools and equipment that generate dust must not be used on asbestos:
 - power tools, abrasive power and pneumatic tools, for example angle grinders, sanders, saws and high-speed drills;
 - brooms and brushes (unless brushes are used for sealing);
 - high-pressure water spray, jets, power or similar tools and instruments on asbestos in the workplace;
 - compressed air; or
 - any other implements that cause the release of airborne asbestos into the atmosphere.
- Friable asbestos removal work shall only be undertaken by a competent, licensed person and only by means approved by them;
- Where the area is to be encapsulated, drawings depicting the arrangements for encapsulation are to be provided by the asbestos removalist contractor and approved by the Occupational Hygienist.

Inspection of the adequacy and integrity of the encapsulation is to be carried out by the Occupational Hygienist.

2.3 Transportation/ waste removal

- All asbestos material shall be contained, packaged, removed, transported and disposed of in accordance with the applicable workplace health and safety and environmental laws.
- Built must maintain copies of the receipts issued by the waste disposal facility identifying the quantity of asbestos material received by the facility, the transporting entity and the date and time at which the material is received by the facility.

2.4 Unexpected Asbestos Finds

- If suspected asbestos material is discovered that has not been listed in the HSS, it shall be treated as hazardous unless determined otherwise by subsequent testing.
- Where there has been an unexpected find of asbestos material the following measure are to be followed:
 1. Only licensed, competent and authorised persons may access the area in which the asbestos or suspected asbestos is identified;
 2. Contact an occupational hygienist to attend site (if not already present) following advice from legal counsel;
 3. Air monitoring should be conducted in accordance with the applicable legislation;
 4. Sampling can be completed by hygienist or engage licensed removalists;
 5. Maintain air monitoring in public areas until all potential hazards are removed;
 6. Check for exposed ceilings, floor, ducted heating/ cooling, access/ egress areas for potential risk and isolate or barricade if required;
 7. Clearance monitoring shall be undertaken subsequent to asbestos removal:

Ref	Findings	Recommendations
	Any materials thought to be asbestos, not listed, were treated as such until testing verification.	- nil

After verifying the material is asbestos a toolbox talk is to be held with relevant workers.

Ref	Findings	Recommendations
	Toolbox Talks recorded by Drumderg	-nil

2.5 Clearance

- For ACM removal requiring a Class A license, a clearance inspection is to be carried out and a clearance certificate received from an independent license asbestos assessor before the workplace can be re-occupied by others:

Ref	Findings	Recommendations
	Clearance certificates issued to Built PM by Drumderg	- nil

- For ACM removal requiring a Class B license, a clearance inspection is to be carried out and a clearance certificate received from an independent competent person before the workplace can be re-occupied by others:

Ref	Findings	Recommendations
	As above	- nil

Note: To be independent, the licensed asbestos assessor or competent person must not be involved in the removal of asbestos for that specific job and is not involved in a business or undertaking involved in the removal of the asbestos for that specific job.

Ref	Findings	Recommendations
	ASSESSOR IS THIRD PARTY	- nil

2.6 Personal Exposure Procedure

- Legal counsel should be advised immediately if any person is suspected of having been exposed to asbestos or possible asbestos.

Asbestos Exposure Emergency Procedure

If friable asbestos or a suspicious material or substance similar to friable asbestos is found during the course of works, the following procedures must be followed:

1. Stop work & move at least 10 meters away from the affected area;
2. Do not leave the area/location due to the potential for contaminating other areas such as toilets, change rooms, lunch room, etc. ...;
3. Notify your Supervisor & Built Management (by phone, radio or send a person who has not been exposed);
4. Remove work clothes & boots then put on a disposable coverall suit (to be provided);
5. Leave work clothes & boots in the work area inside plastic bags (to be provided). Do not remove contaminated work clothes from the affected area unless test results are negative for asbestos. Companies involved in demolition are to have spare clothes and disposable suits available for use in an emergency;
6. Contact hygienist to complete testing and air monitoring results and to obtain decontamination advice;
7. Decontamination unit/wash down area established and approved by hygienist – exposed workers are to proceed to this area;
8. The work area is to be barricaded. If friable, the whole area. If non-friable, a 10 metre radius (approximately);
9. If test results are positive for asbestos, then a licensed asbestos removal contractor is to be engaged. Work cannot continue in the contaminated area until a clearance certificate has been issued by a qualified occupational hygienist.

2.7 Health Surveillance

A number of key items which must be presented by the licensed asbestos removalist include;

- An appropriate medical examination for all employees prior to commencing (ASCC health surveillance documented Guidelines for health surveillance ascc.gov.au)
- Continued at intervals no longer than two years
- Within 30 days of employee cease asbestos removal works (If not completed within a 12-month period of finish date)
- Health monitoring reports must be provided to the relevant regulator in accordance with the applicable workplace health and safety laws Retain a copy of medical records for 40 years
- Provide register of workers health examinations dates

Ref	Findings	Recommendations
	Drumderg health surveillance policy reviewed, examination register received	- nil

2.8 References

- Work Health and Safety Regulations (NSW, QLD, ACT, SA and NT)
- OHS Regulations (VIC,)
- OSH Regulations (WA)
- Removing asbestos in workplace – Compliance Code – October 2017 (Vic)
- Managing asbestos in workplace – Compliance Code – September 2008
- How to safely remove asbestos – Code of Practice – December 2011

- AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective devices
- AS/NZS 1716:2012 Respiratory protective devices
- AS 4260:1997 High efficiency particular air (HEPA) filters
- *"How to Manage and Control Asbestos in the Workplace"* Code of Practice, December 2011, SafeWork NSW
- The National *'Code of Practice for The Safe Removal of Asbestos,'* 2nd edition NOHSC:2002 (2005)
- The *'National Exposure Standards for Atmospheric Contaminants in the Occupational Environment'* (NOHSC:1003 (1995)
- Code of Practice for The Management And Control Of Asbestos In Workplaces (NOHSC:2018 (2005)

Appendix D – Statused Contract Programme

Critical Split		Non-critical		Project Summary		Critical	
Critical Task		Milestone		Summary			

Critical Split Non-critical Project Summary Critical
 Critical Task  Milestone  Summary 

Critical Split Non-critical Project Summary Critical
 Critical Task  Milestone  Summary 

	Critical Split		Non-critical		Project Summary		Critical	
	Critical Task		Milestone		Summary			

[illegible]

Appendix E – Statused SSD-9787 Conditions Matrix

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX					Responsibility		Relevent Consultant/s	Date	Cost	Time	Status
					Owner	Contractor		Addressed	Implication	Implication	
PART A - ADMINISTRATIVE CONDITIONS											
Obligation to Minimise Harm to the Environment											
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.	Note	Note		21-Jan-20				Noted		
Terms of Consent											
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	Note	Note		23-Jan-20				Noted		
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Note	Note						Noted		
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Note	Note						Noted		
Limits of Consent											
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Note	Note		21-Jan-20				Noted		
Prescribed Conditions											
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Note	Note		21-Jan-20				Noted		
Planning Secretary as Moderator											
A7	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.	Note	Note						Noted		
Evidence of Consultation											
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Note	Note		21-Jan-20				Noted - will form part of relevant CC submissions		
Staging											
A9	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the information of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Note	Note		23-Jan-20				Submitted to Planning Secretary - awaiting endorsement		
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.								Submitted to Planning Secretary - awaiting endorsement		
	[i] The Built construction staging triggers this condition - Planning Secretary to be advised		Note	dwp	31-Jan-20						
	[ii] Nihon is not planning a staged operation - no action required - no staging documentation to be forwarded to the Planning Sectretary	Note		dwp	31-Jan-20						
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	Note	Note						Noted		
A12	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	Note	Note						Noted		
Staging, Combining and Updating Strategies, Plans or Programs											
A13	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Note	Note						Submitted to Planning Secretary - awaiting endorsement		

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX			Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
			Owner	Contractor					
A14	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		Note	Note					Noted
A15	If approved by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		Note	Note					Noted
Structural Adequacy									
A16	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District. Notes: - Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. - Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.								Closed in CC#1 submission by Cardno (xtg) and Northrop (new)
	[i] Structural adequacy of new buildings engineering certification required to the Certifier			Built	Northrop				
	[ii] Structural adequacy of existing courthouse - certification required for earthquake strengthening + termite repairs - passed to the Certifier		Nihon		Cardno dwp				
External Walls and Cladding									
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.								Will form part of CC#2 design documentation and OC certifications
	[i] Design certification of external walls including insulation			Built	dwp Northrop				
Site Contamination									
A18	Following the completion of demolition works and prior to the commencement of all other construction, additional site investigations of previously untested or inaccessible areas of the site must be undertaken in accordance with: (a) interim advice dated 12 November 2019 and prepared by NSW EPA Accredited Site Auditor Ian Gregson, Principal Environmental Consultant, GHD; (b) the recommendations provided in the Phase 1 Environmental Site Assessment – Technical Note dated 29 April 2019 and prepared by Cardno; (c) NSW EPA Sampling Design Guidelines; (d) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017 https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-the-nsw-site-auditor-scheme-third-edition ; (e) Guidelines for Consultants Reporting on Contaminated Sites, 2011 www.epa.nsw.gov.au/resources/clm/20110650consultantsglines.pdf ; (f) The National Environment Protection (assessment of contamination) Measures 2013 as amended; and (g) testing must include assessment of both the soil and groundwater profile.								Noted - Douglas to undertake once site has been cleared following demolition and prior to structure
	[i] Additional site testing and reporting to be undertaken once demolition completed			Built	Douglas Partners				
	[ii] Reviewing and advice on test methods		Nihon		GHD dwp				
A19	The additional site investigations report must be reviewed by a NSW EPA Accredited Site Auditor and the Conceptual Remediation Action Plan dated 28 May 2019, prepared by Cardno must be updated to reflect the findings of the additional site investigations required by condition A18. The updated remediation action plan must be approved by a NSW EPA Accredited Site Auditor and submitted to the Planning Secretary prior to the commencement of remediation works.								Noted - findings from A18 \ report from Douglas Partners to be forwarded to GHD endorsement
	[i] Remedial Action Plan required to be updated and to be submitted to site auditor			Built	Douglas Partners				
	[ii] Updated report to be reviewed and approved and forwarded to EPA + planning secretary		Nihon		GHD dwp				
A20	Remediation works approved as part of this development consent must be carried out in accordance with the remediation action plan approved by a NSW EPA Accredited Site Auditor pursuant to condition A19.								Noted
	[i] Remedial works to be carried out in accordance with the approved RAP - certification required			Built	Douglas Partners				
	[ii] Review of completed remedial works documentation		Nihon		GHD dwp				
Applicability of Guidelines									
A21	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.		Note	Note					Noted
A22	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.		Note	Note					Noted
Monitoring and Environmental Audits									
A23	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, noncompliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.		Note	Note		21-Jan-20			Noted
Access to Information									

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX				Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
		Owner	Contractor							
A24	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.						23-Jan-20			Closed out
	[i] Information required from contractor to be supplied throughout the construction phase - information website to be displayed on site				Built					
	[ii] Web site to be established and maintained with current documents - updated with construction inputs - before the commencement of construction			Nihon		Azusa dwp				
Compliance										
A25	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.			Note	Note		21-Jan-20			Noted - to be provided to all consultants and subcontractors
Incident Notification, Reporting and Response										
A26	The Planning Secretary 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.			Note	Note					Noted
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .			Note	Note					
Non-Compliance Notification										
A28	The Planning Secretary 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 Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.			Note	Note					Noted - dwp \ Built to communicate and co-ordinate any non compliances
A29	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.			Note	Note					Noted
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			Note	Note					
Revision Strategies, Plans and Programs										
A31	Within three months of: (a) the submission of a compliance report under condition C22; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C32; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and/or Certifier (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and/or Certifier for approval and/or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.									Noted
	[i] Review and report strategy to be put in place				Built					
	[ii] Review and report strategy to be put in place			Nihon		Azusa dwp				
PART B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE										
Certified Drawings										
B1	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.									Closed out for CC#1
	[i] Structural certification of compliance of new buildings - issued to the Certifier				Built	Northrop				
	[ii] Structural certification of compliance of existing courthouse building - issued to the Certifier			Nihon		Cardno				
Development Contributions										
B2	Prior to the issue of any Construction Certificate (not including demolition or site remediation works), a Section 7.12 levy totalling \$288,992 , is to be paid to Council in accordance with Section 7.12 of the EP&A Act and City of Newcastle Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019. Prior to payment Council can provide the value of the indexed levy.									Closed out for CC#1
	[i] Developer contribution to be paid prior to commencement of construction			Nihon		Azusa dwp				
External Walls and Cladding										
B3	Prior to the issue of any Construction Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. 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.									Required for CC#1 - dwp have requested non compliance approval from DoP, approval pending

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX				Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
				Owner	Contractor					
	[i] Documented evidence to the Certifier and a copy to the Planning Secretary required				Nihon		dwp Azusa			
Protection of Public Infrastructure										
B4	Prior to the issue of the relevant Construction Certificate, the Applicant must: (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; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.							23-Jan-20		Closed-out
	[i] Communications strategies and dilapidation survey to be undertaken - copy of dilapidation report to Certifier + Council					Built		21-Jan-20		
	[ii] Copy of dilapidation report forwarded to Planning Secretary				Nihon		dwp	21-Jan-20		
Pre-Construction Dilapidation Report										
B5	Prior to the issue of the relevant Construction Certificate, the Applicant must submit a pre- commencement dilapidation report to Council, NSW Heritage Division and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.							23-Jan-20		Closed out
	[i] Dilapidation survey to be undertaken - copy of dilapidation report to Certifier + Council					Built		21-Jan-20		
	[ii] Copy of dilapidation report forwarded to Planning Secretary				Nihon		dwp	21-Jan-20		
Ecologically Sustainable Development										
B6	Prior to the issue of any Construction Certificate, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.							23-Jan-20		Planning Secretary endorsement received 10/02/20
	[i] Management of the green star process - assistance with alternative certification process					Built	dwp Northrop			
	[ii] Resolution of alternative certification process - notification to Planning Secretary for approval				Nihon		Azusa dwp	17-Jan-20		
Operational Waste Storage and Processing										
B7	Prior to the issue of the relevant Construction Certificate, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council’s standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.									Will form part of CC#2 documentation
	[i] DA approved stormwater drawings to be forwarded to Certifier					Built	dwp Northrop			
	[ii] Evidence of design and Council endorsement of operational waste storage and processing to be submitted to Certifier				Nihon		Azusa dwp			
Rainwater Harvesting										
B8	Prior to the issue of the relevant Construction Certificate, 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.									Will form part of CC#2 documentation
	[i] Rainwater reuse has been designed installation to be finalised + provided to the Certifier					Built	Cardno Northrop			
Operational Car Parking and Service Vehicle Layout										
B9	Prior to the issue of the relevant Construction Certificate, compliance with the following requirements must be submitted to the satisfaction of the Certifier: (a) all vehicles must enter and leave the Site in a forward direction; (b) a minimum of 20 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (c) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; and (e) traffic management devices in the form of ‘Stop’ and ‘Give Way to Pedestrian’ signs and line marking must be installed at the entry of proposed driveways within the site and constructed in accordance with AS 2890.1:2004: Parking facilities 0 Off-street car parking.									Will form part of CC#2 documentation
	[i] Final car parking and service layouts to be design certified + provided to the Certifier					Built	dwp Northrop			
Bicycle Parking and End of Trip Facilities										
B10	Prior to the issue of the relevant Construction Certificate, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) the provision of a minimum 22 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority									Will form part of CC#2 documentation
	[i] Final bicycle parking and service facilities to be design certified + provided to the Certifier					Built	Cardno Northrop			
PART C - PRIOR TO COMMENCEMENT OF CONSTRUCTION										
Notice of Commencement										
C1	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.				Note	Note		22-Jan-20		Closed out
	[i] Notification of commencement required to the Planning Secretary					Built	dwp	22-Jan-20		
C2	If the construction or operation of the development is to be staged, the Planning Secretary 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.				Note	Note				Noted - to be provided for each CC
	[i] Notification of commencement of each construction stage required to the Planning Secretary					Built	dwp			
Construction Certificate										

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX				Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
		Owner	Contractor							
C3	Work must not commence until a Construction Certificate in respect of the work has been issued.									Noted - staged CC's to meet programme
	[i] Construction certification process to be managed		Built		dwp					
Outdoor Lighting										
C4	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier 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.									To be resolved in S138 design and approval process, targetting CC#2, may be CC#3
	[i] Finalise in outdoor lighting design process and submit to the Certifier		Built		dwp Northrop					
Demolition										
C5	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.					21-Jan-20				Closed out
	[i] Demolition work plans and statement submitted to the certifier		Built		Northrop	21-Jan-20				
	[ii] Copy of works plans and statement forwarded to Planning Secretary	Nihon			dwp	21-Jan-20				
C6	Prior to the commencement of internal demolition works within the State heritage listed former Newcastle Courthouse, evidence must be submitted to the satisfaction of the Certifier confirming works planned are required to make the existing building compliant with the fire and Life Safety Upgrade Strategy, prepared by Design Confidence, dated 12 June 2019, and that impacts to areas of high significant fabric have been limited.									Revised and updated FER required - Built to close out with Design Confidence
	[i] Fire and life safety strategy to be confirmed through fire engineering and forwarded to the Certifier		Built		dwp Northrop					
Environment Management Plan Requirements										
C7	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (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; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans					23-Jan-20				Closed out
	[i] Plan requirements incorporated in construction works		Built							
	[ii] Assessment of plan requirements following on from occupation	Nihon			Azusa dwp					
Construction Environmental Management Plan										
C8	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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C10); (c) Construction Noise and Vibration Management Sub-Plan (see condition C11); (d) Construction Waste Management Sub-Plan (see condition C11(g)); (e) an unexpected finds protocol for contamination and associated communications procedure; (f) an unexpected finds protocol for non-Aboriginal heritage and associated communications procedure; (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; and					23-Jan-20				Closed out
	[i] CEMP developed by contractor + submission to the Certifier		Built			22-Jan-20				
	[ii] Copy of Camp forwarded to Planning Secretary	Nihon			dwp	22-Jan-20				
C9	The Applicant must not commence construction of the development until the CEMP is submitted to the Certifier and a copy submitted to the Planning Secretary.	Note	Note			23-Jan-20				Closed out

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX			Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status		
			Owner	Contractor							
C10	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.							23-Jan-20			Closed out - CoN confirmation of consultation provided 12/02/20
	[i] CTPMSP developed by contractor + submission to Certifier					Built					
	[ii] Submission to the Planning Secretary required				Nihon		dwp				
C11	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition C11(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C7(d). The program should be developed in accordance with the report titled Noise and Vibration Assessment – Operational and Construction report dated May 2019 and prepared by EMM Consulting, and included, but not limited: (i) alert triggers where project trigger noise levels are exceeded; and (ii) procedures for respite periods when sensitive receivers become ‘highly noise affected’ (i.e. noise levels exceed 75 dB(A).							23-Jan-20			Closed out
	[i] CNVMS-P developed by contractor + submission to PCA					Built	EMM	22-Jan-20			
C12	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (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 facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.							23-Jan-20			Closed out
	[i] CWPMSP developed by contractor + submission to PCA					Built					
Aboriginal Cultural Heritage Management Plan											
C13	Prior to the commencement of construction (excluding demolition works), an Aboriginal Cultural Heritage Management Plan (ACHMP) must be prepared and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be endorsed by the Planning Secretary prior to construction (excluding demolition works) of any part of the development; (c) describe the measures to protect any Aboriginal cultural deposits or relics uncovered during sub surface archaeological testing in accordance with the relevant legislation.										Closed, site works closed out and report issued to PCA
	[i] ACHMSP developed by contractor + submission to PCA					Built	AMAC				
	[ii] Submission to and endorsement by the Planning Secretary required				Nihon		dwp				
Construction Worker Transportation Strategy											
C14	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of 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.							23-Jan-20			Closed out
	[i] Strategy developed by contractor + submission to the Certifier					Built		22-Jan-20			
	[ii] Submission to the Planning Secretary required				Nihon		dwp	22-Jan-20			
Stormwater Management System											
C15	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be design in consultation with and to the satisfaction of Council; (c) be generally in accordance with the conceptual design in the EIS as amended by the RTS; (d) be in accordance with applicable Australian Standards; (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2019) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (f) divert existing clean surface water around operational areas of the site; (g) direct all sediment laden water in overland flow away from the leachate management system; (h) prevent cross-contamination of clean and sediment or leachate laden water; (i) include details of all on-site retention/detention and water quality treatment systems are to be individually signposted in accordance with Council’s Stormwater and Water Efficiency for Development Technical Manual.										Closed in CC#1 submission
	[i] Stormwater management system developed + submission to the Certifier					Built	Cardno Northrop				
Operational Noise – Design of Mechanical Plant and Equipment											

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX				Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
				Owner	Contractor					
C16	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Assessment – Operational and Construction report dated May 2019 and prepared by EMM Consulting, 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 Noise and Vibration Assessment – Operational and Construction report dated May 2019 and prepared by EMM Consulting.									In progress - to be incorporated in Northrop mechanical CC#2 design documentation
	[i] Mechanical services design developed for compliance + submission to Certifier				Built	Northrop				
	[ii] The Certifier to verify the submitted design			Nihon		Dix Gardner				
Archaeological Salvage - Historic Archaeology										
C17	Following the completion of demolition works and prior to the commencement of construction works, all affected historical archaeological deposits are to be subject to professional archaeological excavation and recording. An Archaeological Research Design and Excavation methodology must be prepared to guide the archaeological program. This must be prepared in accordance with Heritage Council of NSW Guidelines and in consultation with Heritage NSW, Department of Premier and Cabinet.									Closed in CC#1 submission
	[i] Methodology developed for compliance - consultation required with Heritage NSW + Premiers Department				Built	AMAC				
C18	The Archaeological program must be directed by a suitably qualified and experienced Archaeologist (Excavation Director). The nominated Excavation Director must be able to demonstrate their ability to undertake this work through a response to the Heritage Council’s Excavation Director Criteria (July 2011) for salvage excavation for a site of local heritage significance.				-					Closed - issued to PCA via Aconex 14/02/20
	[i] AMAC credentials identified for compliance				Built	AMAC				
Landscaping										
C19	Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan that provides a streetscape treatment that does not impede on the understanding of the former Newcastle Courthouse and its relationship to its environment and setting, and submit a copy to the Planning Secretary. The plan must (a) be prepared by a qualified heritage landscape consultant and submitted to the NSW Heritage Council, or its delegate, for endorsement; (b) provide an analysis of the existing site frontage hardstand, fences and gates, colours and finishes and landscape elements within the precinct; (c) demonstrate the retention of the existing heritage cast iron fence along the site frontage, including the iron palisade fence, sandstone plinth and sandstone piers, unless removal of sections is demonstrated to be essential for the functional requirements of the proposal (e.g. clearance required to establish the approved additional driveway crossover); (d) provide for the planting of eight trees that are sympathetic to the heritage values of the item and ensure no planting grow higher than 1.5 m in directly in front of the former Newcastle Courthouse; (e) detail the location, species, maturity and height at maturity of plants to be planted on-site; (f) include species (trees, shrubs and groundcovers) indigenous to the local area; (g) include the planting of trees with a pot container of 100 litres or greater; (h) include the provision of street tree planting. Species and spacing of trees are to be sympathetic to the heritage values of the item and are to be determined in consultation with Council.									In progress
	[i] Landscape requirements to be worked through for resolution with Council + Heritage NSW			Nihon		dwp Moir				
Public Domain Works										
C20	Prior to the commencement of any footpath or public domain works, the Applicant must engage a suitably qualified practicing engineer to design the following public domain works within the Church Street frontage of the site at no cost to Council and in accordance with the Newcastle City Centre Public Domain Manual guideline, design specifications and relevant Australian Standards: (a) new full width footpath and streetscape works and driveway; (b) reconstruct kerb and gutter, including associated road shoulder pavement and any associated drainage works; (c) new street trees and tree planting vaults in accordance with Council’s requirement and adjust service pit levels to match new footpath levels; (d) kerb blisters and raised pedestrian crossings at the intersection of Bolton Street and Church Street; (e) upgrade street lighting across the frontage of the site to provide P3 Pedestrian Lighting Category in accordance with Australian Standard 1158.1; (f) upgrade of pedestrian crossing lighting to comply with Australian Standard 1158.4; (g) any necessary adjustments to regulatory signage.									In progress
	[i] Public domain works to be worked through for final resolution			Nihon		dwp Moir Cardno				
C21	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the public domain design and treatment, as required by condition C20, meets the Council’s requirements, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.									Consultation commenced with Jan 20 mtg - ongoing until S138 approved
	[i] Public domain works to be worked through for final resolution - approval from Council submitted to the Certifier			Nihon		dwp Moir cardno				
Compliance Reporting										
C22	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.						23-Jan-20			Closed out
	[i] Compliance monitoring and reporting program prepared + provided to the Certifier				Built	dwp Northrop				
	[ii] Submission of report to the Planning Secretary required			Nihon		dwp	16-Jan-20			
C23	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).			Noted	Noted					Noted
C24	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.									Noted
	[i] Compliance report made available publically and advise Planning Secretary + Certifier			Nihon		Azusa dwp				
C25	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.			Note	Note					Noted
PART D - DURING CONSTRUCTION										
Site Notice										

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX		Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
		Owner	Contractor					
D1	A site notice(s): (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; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (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.							Closed out
	[i] Site notices developed by contractor + submission to the Certifier		Built					
Operation of Plant and Equipment								
D2	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.							Noted
	[i] Site plant maintained and equipment maintenance by contractor		Built					
Demolition								
D3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by Condition C5.				21-Jan-20			Closed out
	[i] Demolition processes developed by contractor		Built					
Construction Hours								
D4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 8 am and 1 pm, Saturdays. No work may be carried out on Sundays or public holidays.							Noted
	[i] Construction hours factored into construction program		Built					
D5	Construction activities may be undertaken outside of the hours in condition D4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Note	Note					Noted
D6	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.							
	[i] Notification to affected residents required		Built					
D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.							Noted
	[i] Check advice with the Certifier - demolition processes not considered as rock breaking or rock hammering - to be monitored		Built					
Implementation of Management Plans								
D8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans) and ACHMP.							Noted
	[i] Monitoring of compliance with management plans		Built					
Construction Traffic								
D9	All construction vehicles (excluding site personnel 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.		Built					Noted
Hoarding Requirements								
D10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.		Built					Noted
No Obstruction of Public Way								
D11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.		Built					Noted
Construction Noise Limits								
D12	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 Construction Noise and Vibration Management Plan.		Built	EMM \ RAPT				Noted
D13	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 condition D4.		Built					Noted
D14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers are minimised.		Built					Noted
Vibration Criteria								
D15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (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).		Built	EMM \ RAPT				Noted
D16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D15.		Built					Noted

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX		Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
		Owner	Contractor					
D17	The limits in conditions D15 and D16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C11 of this consent.		Built	EMM				Noted
Tree Protection								
D18	For the duration of the construction works: (a) street trees, with the exception of the one nominated street tree approved for removal to accommodate the new driveway crossover, must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees to be retained must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Aboricultural Impact Assessment Report dated 17 November 2019 and prepared by Joseph Pidutti Consulting Arborist; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.		Built					Closed
Air Quality								
D19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		Built					Noted
D20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		Built					Noted
Erosion and Sediment Control								
D21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.		Built					Noted
Imported Soil								
D22	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.		Built					Noted
Disposal of Seepage and Stormwater								
D23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.		Built	Northrop Cardno				Closed in CC#1 submission
Unexpected Finds Protocol - Aboriginal Heritage								
D24	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.		Built	AMAC				Noted
Unexpected Finds Protocol - Historic Heritage								
D25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.		Built	AMAC				Noted
Waste Storage and Processing								
D26	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.		Built					Noted
D27	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		Built					Noted
D28	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.		Built					Noted
Independent Environmental Audit								
D29	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.							Closed - GHD appointed & endorsed
	[i] Notification of independent auditors to be given to the Planning Secretary and agreed to - relates to environmental aspects of construction	Nihon	Built	Azusa dwp				
D30	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.							Closed - dwp issued
	[i] Independent audit program prepared and submitted to Planning Secretary and the Certifier	Nihon	Built	Azusa dwp				
D31	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit; and In all other respects Table 1 remains the same. 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 to the applicant of the date upon which the audit must be commenced.							Noted

SSD 9787 - FINAL CONDITIONS SCHEDULE 2 MATRIX		Responsibility		Relevant Consultant/s	Date Addressed	Cost Implication	Time Implication	Status
		Owner	Contractor					
	[i] Audit program linked to construction dates	Nihon	Built	Azusa dwp				
D32	Independent Audits of the development must be submitted to the Planning Secretary and must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition D30 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).							Noted
	[i] Independent audits must be submitted to the Planning Secretary and the Certifier	Nihon	Built	Azusa dwp				
D33	Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D30 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.							Noted
	[i] Response required to each independent audit - Planning Secretary and the Certifier notified	Nihon	Built	Azusa dwp				
D34	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Note	Note					Noted

NB Rows for post PC hidden above

Urgently required - holding up CC\OC

Closed out & complete

In progress or required for future CC stage

Note with no further actions required

Appendix F – February 2020 Waste Recovery Reports

DRUMDERG SERVICES

NIHON UNIVERSITY

RESOURCE RECOVERY REPORT

FEBRUARY 2020

Towards a Sustainable Future

1800 180 180
centralwaste.com.au
info@centralwaste.com.au
8 Styles Street
Kurri Kurri NSW 2327

BN: 44 604 989 433 | Environmental Protection Licence Number: 13013



AS/NZS 4801 - OHS MANAGEMENT
ISO 9001 - QUALITY MANAGEMENT
ISO 14001 - ENVIRONMENTAL MANAGEMENT

OVERVIEW

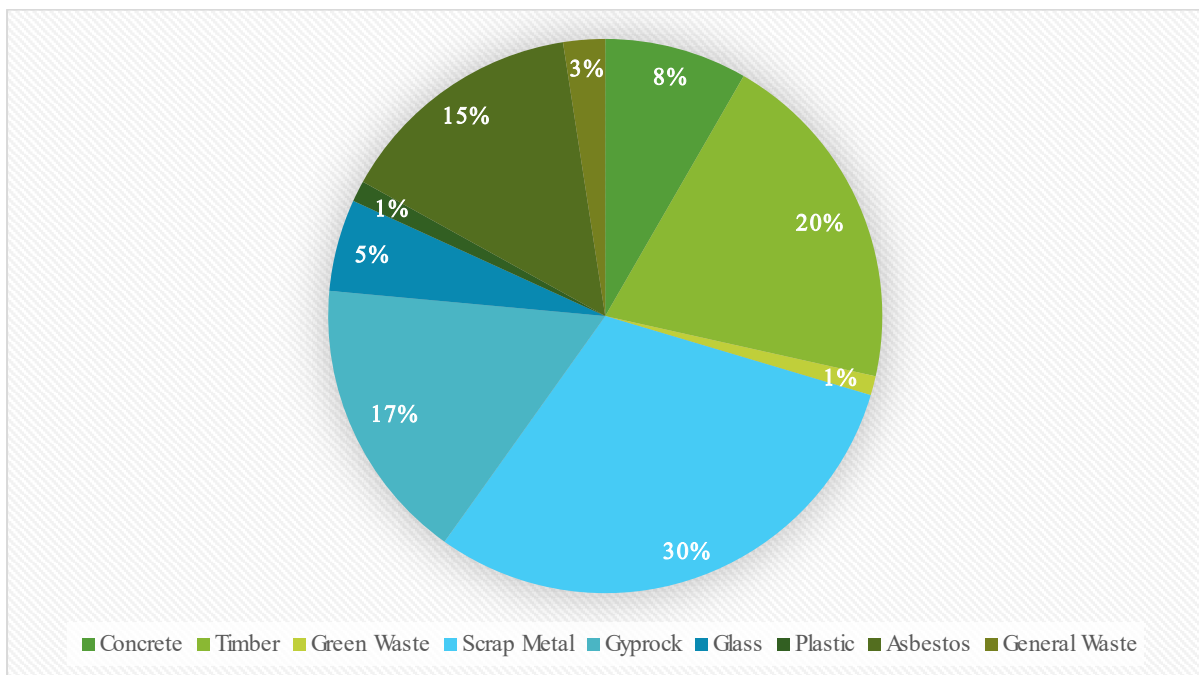
Bins collected typically had a mixture of steel, engineered wood, glass, gyprock, plastic and cardboard which offers a very high level of recoverability. Waste was free of contamination by food or other organic matter which assists in recovery rates.

MONTHLY BREAKDOWN

MONTHLY BREAKDOWN

Total Amount Received (Tonnes)	171.46
Total Recovered (Tonnes)	140.29
Total Recovery Percentage	81.82%

RESOURCE TYPE	TONNES RECOVERED	PERCENTAGE
CONCRETE/BRICK	14.28	8.33%
TIMBER	34.57	20.16%
GREEN WASTE	1.92	1.12%
SCRAP METAL	51.85	30.24%
GYPROCK	28.46	16.60%
GLASS	9.21	5.37%



BUILT

NIHON UNIVERSITY

RESOURCE RECOVERY REPORT

FEBRUARY 2020

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ISO 9001 - QUALITY MANAGEMENT
ISO 14001 - ENVIRONMENTAL MANAGEMENT

OVERVIEW

Bins collected typically had a mixture of steel, plastic and cardboard which offers a very high level of recoverability. Waste was free of contamination by food or other organic matter which assists in recovery rates.

MONTHLY BREAKDOWN

MONTHLY BREAKDOWN

Total Amount Received (Tonnes)	15.64
Total Recovered (Tonnes)	15.10
Total Recovery Percentage	96.52%

RESOURCE TYPE	TONNES RECOVERED	PERCENTAGE
SCRAP METALS	2.29	14.67%
TIMBER	3.01	19.22%
GSW	8.52	54.48%
CARDBOARD/PAPER	1.27	8.15%

