

**University of Technology Sydney  
City Campus Building CB01  
9-73 Broadway Ultimo NSW**

**Minor works: CB01 Level 3 & 4 Façade & Level  
5 Terrace Repair Works, and Smoke Exhaust  
Works to Levels 4 to 6 - Extended  
Construction Hours**

**Project: 02927-C-16 REF 01 Amendment A**

**Review of Environmental Factors and  
Environmental Impact Assessment**

*Prepared for University of Technology Sydney*



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## Abbreviations

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
| SEPP                | State Environmental Planning Policy                         |
| Codes SEPP          | SEPP (Exempt and Complying Development Codes) 2008          |
| Infrastructure SEPP | SEPP (Transport and Infrastructure) 2021                    |
| SEPP                | State Environmental Planning Policy                         |
| EIA                 | Environmental Impact Assessment                             |
| LEP                 | Sydney Local Environment Plan 2012                          |
| REF                 | Review of Environmental Factors                             |
| The Act             | Environmental Planning and Assessment Act 1979              |
| The Proponent       | University of Technology Sydney                             |
| The Proposal        | The proposed development/activity as described in Section 3 |
| The Regulations     | Environmental Planning and Assessment Regulations 2021      |
| UTS                 | University of Technology Sydney                             |

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### Document Control

| Issue | Date       | Details                  | Author |
|-------|------------|--------------------------|--------|
| 1     | 08/06/2026 | For internal team review | AC     |

## Certification

This Review of Environmental Factors (REF) has been prepared by Alan Cadogan of Urbanac Pty Ltd for the University of Technology Sydney in accordance with the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, and other applicable Commonwealth and State Legislation including the Environment Protection and Biodiversity Conservation Act 1999. Based on the information presented in this REF and the mitigation measures indicated, the proposed activity is not likely to significantly affect the environment.

### **Certification - Person Assessing the Proposal**

I certify to the best of my knowledge that:

- I am suitably qualified and competent to complete this REF
- I have completed this REF
- The assessment meets the requirements of Part 5.1, and section 5.5 and 5.7 of the EP&A Act, clause 171 of the EP&A Regulation and other relevant legislation and guidelines
- The information contained in the REF is not materially misleading
- My assessment has been adequately completed
- My conclusion as to the likely environmental impact of the project is reasonable
- I am satisfied that subject to the inclusion of the mitigation measures included in the REF, the project will not have a significant impact on the environment during both the construction and operation phases.

### **Declaration**

I declare that this Review of Environmental Factors/Environmental Assessments:

- (i) Contains all available information that is relevant to the environmental assessment of the development to which the statement relates, and
- (ii) Contains information that is neither false nor misleading.

In accordance with Section 10.4 of the Act *Disclosure of political donations and gifts* I declare that I have made no reportable political donations to anyone in the last 2 years.



**Alan Cadogan**

09/06/2026

Master of Heritage Conservation (University of Sydney), Bachelor of Architecture (UTS)

**Director, Urbanac Pty Ltd**

### **Certification - Determining Officer**

UTS is able to verify the completion of this REF.



.....  
**University of Technology Sydney**

**By its authorised delegate Nigel Oliver**

**Director, Property, University of Technology Sydney**

...11/06/2026.....

Date

# 1 Overview

This Review of Environmental Factors (REF) has been prepared for University of Technology Sydney to enable UTS to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of a proposal for minor works as set out below.

## ***The proponent***

The Proponent is University of Technology Sydney, a public authority under clause 3(1) and Schedule 1 of the Environmental Planning and Assessment Regulation 2021 for the purpose of Part 4.1 of the Act and the Crown for the purposes of section 6.28 of the Act.

The person authorised as delegate for the University of Technology Sydney is Nigel Oliver, Director, Property.

## ***The land***

The proposal is on land is 9-73 Broadway, Ultimo NSW, legally defined as Lot 2012 of DP1183894 part of the existing UTS City Campus, occupying the full block between Harris St, Broadway, Jones St and Thomas St, plus adjacent blocks to the west and part of the block to the east. Building CB01 is on the south side fronting Broadway.

## ***Proposed amendment***

Minor works comprising CB01 Level 3 façade & Level 5 Terrace repair works and smoke exhaust works to Levels 4 to 6.

## ***Determining Authority***

Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*, defines universities as public authorities for a limited set of situations as follows:

*3) The following universities, but only for the purposes of being a determining authority for development that is permitted without consent on land vested in, leased by or otherwise under the control or management of the university, under a provision of State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 2 or 3:*

*...(h) University of Technology Sydney,*

UTS is listed as a university that may act as a determining authority under Part 5 of the Act in relation to development that is permissible without consent under the Infrastructure SEPP on land vested in, leased by or otherwise under the control or management of the university.

As the works are development permissible without consent under the Infrastructure SEPP Chapter 3 (Clause 3.47) UTS may carry out the works after carrying out an assessment under Part 5 of the Act by consideration of a Review of Environmental Factors (REF)

## **2 Proposed Amendment/Scope of Works**

### **2.1 Description of the Activity**

The proposal is for minor works comprising CB01 Level 3 façade & Level 5 Terrace repair works and smoke exhaust works to Levels 4 to 6. The REF amendment seeks extended construction hours.

### **2.2 Documentation**

The proposal is supported by a Construction Noise and Vibration Management Plan prepared by Koikas Acoustics dated 13 April 2026

### **2.3 Justification and Evaluation of Alternatives**

The proposed fitout works will allow for the ongoing use of the building consistent with the approved use.

A do-nothing approach was rejected due to the impact of weathering damaging the infrastructure of the existing building and the resulting impact on safety over time.

No alternative locations were considered as the building is specifically dedicated to providing facilities of this nature.

### **2.4 Requirement for EIS**

The proposed amendment is not likely to have a significant impact on the environment and therefore an environmental impact statement is not required.

### **2.5 Biodiversity**

The proposed amendment will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values. Accordingly, it is considered that there is no requirement to prepare a species impact statement or a biodiversity assessment report.

## 3 Consultation

### 3.1 Occupiers of Adjoining Land

As the proposal is development to which section 3.47(1)(b) and (c) of the T&I SEPP applies, section 3.48 of the SEPP does not apply – i.e. no consultation is required by the SEPP.

Notwithstanding the provisions of the SEPP, as the works comprise minor alterations and additions with impacts that would be more than minimal, to an existing university building on the UTS Campus that is fully occupied by UTS and its tenants, it was considered there were no occupiers of adjoining land relevant for the purposes of consultation. Accordingly, no consultation with occupiers of adjoining land was considered necessary and none was carried out.

### 3.2 Council and public authorities

The Infrastructure SEPP sets out the requirements for consultation with Councils in relation to educational establishments.

Clause 3.8, relating to *Consultation with Councils – development with impacts on Council-related infrastructure or services* was not considered relevant in relation to the proposed works as:

- All works will be restricted to land under the control of UTS
- The proposal does not involve any physical works to any stormwater, sewerage, water supply or Council-owned infrastructure/services
- The works will not cause a strain to the capacity of the local government road network or have any impact on pedestrian or vehicular traffic or any public place
- The works do not involve excavations.

Section 3.9 Consultation with councils—development with impacts on local heritage is relevant to the particular circumstances, as the land is a heritage item, however the building is not part of the land that is heritage significant so Section 3.9 does not apply. Accordingly, it is not considered necessary to notify the council in accordance with this section.

Clause 3.10 relates to flooding and is not applicable to the proposal.

Clause 3.11 relates to bushfire protection and is not applicable to the subject land.

Clause 3.12 sets out requirements for consultation with public authorities however in the circumstances none were considered relevant to the proposal.

Clause 3.48 does not apply to development under section 3.47(1)(b) including the subject development.

As a result, notification of Council was not considered necessary, and no notification was carried out.

### 3.3 Publishing of the REF Amendment

In accordance with section 171(4) of the EP&A Regulation, a REF must be published on the determining authority's website or the NSW Planning Portal only if the activity has an estimated development cost of more than \$5 million; the activity requires an approval or permit under the *Fisheries Management Act*, *Heritage Act*, section 57, *National Parks and Wildlife Act*, or *Protection of the Environment Operation Act 1997*; or the determining authority considers that it is in the public interest to publish the review.

As the proposed activity has an estimated development cost of less than \$5 million and the proposed activity will not require an approval or permit in relation to any of the provisions listed above, this REF is not required to be published on UTS website or the NSW Planning Portal, unless UTS considers it is in the public interest to do so.

## 4 Environmental Impact Assessment

The following section provides an outline of the potential impacts of the activity on the environment, and how these potential impacts will be managed.

### 4.1 Environmental Planning & Assessment Regulation 2021 Considerations

Table 2 below provides a summary checklist of matters to be considered under clause 171 of the Environmental Planning and Assessment Regulation 2021.

**Table 1 - Summary checklist of matters to be considered**

| Matter for Consideration                                                                                                                                                                                                           | Consideration                                                                                                                                                                                                                 | Impact     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| (a) the environmental impact on a community                                                                                                                                                                                        | The small scale of the activity means it is unlikely result in any significant environmental impact on any community.                                                                                                         | Negligible |
| (b) the transformation of a locality                                                                                                                                                                                               | The activity is consistent with the locality and its university campus context.                                                                                                                                               | Negligible |
| (c) the environmental impact on the ecosystems of the locality                                                                                                                                                                     | There are unlikely to be impacts on the ecosystems of the locality that are more than minimal due to the small scale of works.                                                                                                | Negligible |
| d) the reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality                                                                                                                  | The activity will not reduce the aesthetic, recreational, scientific or other environmental quality or value of a locality.                                                                                                   | Negligible |
| (e) the effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations | The proposal will not significantly increase or decrease the significance of the place                                                                                                                                        | Negligible |
| (f) the impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)                                                                                                                  | The proposal will not significantly impact on the habitat of any protected fauna.                                                                                                                                             | Negligible |
| (g) the endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air                                                                                                          | The proposal will not endanger any species of animal, plant or other form of life.                                                                                                                                            | Negligible |
| (h) long-term effects on the environment                                                                                                                                                                                           | There will be no significant long-term effects on the environment.                                                                                                                                                            | Negligible |
| (i) degradation of the quality of the environment                                                                                                                                                                                  | There will be no significant degradation of the quality of the environment as a result of the works being carried out.                                                                                                        | Negligible |
| (j) risk to the safety of the environment                                                                                                                                                                                          | The proposed works will not result in any significant risk to safety of the environment.                                                                                                                                      | Negligible |
| (k) reduction in the range of beneficial uses of the environment                                                                                                                                                                   | The activity will not significantly alter the potential for the environment to be utilised                                                                                                                                    | Negligible |
| (l) pollution of the environment                                                                                                                                                                                                   | Appropriate mitigation measures will be implemented to ensure that the environment will not be polluted during the construction phase. The proposal will not give rise to significant pollution during the operational phase. | Negligible |
| (m) environmental problems associated with the disposal of waste                                                                                                                                                                   | No significant environmental problems are anticipated with the disposal of waste from the proposed works.                                                                                                                     | Negligible |
| (n) increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply                                                                                                                       | The activity will have no significant impacts in terms of demand for scarce resources.                                                                                                                                        | Negligible |
| (o) the cumulative environmental effect with other existing or likely future activities                                                                                                                                            | No significant cumulative impacts have been identified                                                                                                                                                                        | Negligible |
| (p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions.                                                                                                                | The proposed works will have no impact on coastal processes and coastal hazards, including those under projected climate change conditions.                                                                                   | Negligible |
| (q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,                                                                                         | No relevant plans have been identified                                                                                                                                                                                        | Negligible |
| (r) other relevant environmental factors.                                                                                                                                                                                          | No other relevant factors have been identified                                                                                                                                                                                | Negligible |

## 4.2 Evaluation and Assessment

The proposed amendment raises no new issues in relation to the environmental factors already assessed for the original proposal other than in relation to noise. This is evaluated in the update to table 4, below.

**Table 2 – Built Environment**

| Factor              | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Mitigation                                                                                                                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Noise and Vibration | <p>There are not expected to be any operation noise impacts that are more than minimal.</p> <p>There will be minimal amounts of noise generated by the construction. Construction noise can be managed by limiting the time of construction in accordance with the DECC Interim Construction Noise Guideline standard construction hours.</p> <p>The proposal involves a temporary increase in evening construction activity in exchange for a substantial reduction in the overall duration of construction impacts. The majority of remaining works are lower-noise fit-out and commissioning activities undertaken within the building envelope, thereby reducing potential impacts on external receivers. Having regard to the findings of the CNVMP, the operational requirements of UTS, the limited utilisation of affected facilities during many evening periods, the temporary nature of the works and the proposed management measures, the environmental impacts associated with evening construction are considered acceptable.</p> | <p>Implement acoustic report recommendations during operation.</p> <p>Construction impact mitigate with standard construction hours plus additional mitigation activities for after hours construction.</p> |

## 4.3 Environment Protection and Biodiversity Conservation

The proposed amendment raises no new issues in relation to the Environment Protection and Biodiversity Conservation Act already assessed for the original proposal.

## 4.4 Cumulative Environmental Impacts

No cumulative environmental impacts resulting from the proposed amendment that are more than minimal have been identified or are likely.

## 4.5 Assessment of Key Site-Specific Potential Impacts

### Construction Noise and Vibration

There is potential for construction noise and vibration associated with the proposal. The physical works themselves are relatively limited in scale, however the operational constraints associated with maintaining university activities create a need for extended construction hours. These impacts can be mitigated in line with community expectations by implementing controls on the hours of construction activity consistent with existing NSW Government policies based on EPA guidelines adjusted to extend Saturday afternoon hours to 15:30 (from 13:00) to reflect local standard hours typically imposed by the City of Sydney.

### After Hours Construction – Impacts on UTS Operations as a Public Institution

Notwithstanding the standard construction time already approved, UTS is seeking approval for after hours evening and night construction.

UTS as a public university has numerous obligations with regard to its graduation and other event programs that will be significantly disrupted by the proposed construction.

Review of the UTS booking calendar for the period June to December indicates that utilisation of the Great Hall and associated event spaces varies significantly throughout the year. The highest levels of daytime occupation occur during August and September, when approximately 79% of weekday periods are unavailable due to scheduled

university activities. October to December experience moderate levels of occupation, with approximately 50–60% of weekday periods constrained by bookings. In contrast, June and July are comparatively lightly utilised during standard working hours, with approximately 24–34% of weekday periods affected.

A review of evening bookings indicates a different utilisation pattern. June and July experience the highest levels of evening occupation, with approximately 64–65% of evenings booked. Evening utilisation decreases substantially from August onwards, with only approximately 14–27% of evenings booked between August and December.

Overall, the booking calendar demonstrates that opportunities for extended-hours construction activities vary throughout the year. While daytime occupation is highest during August and September, evening utilisation during this period is comparatively low. The analysis indicates that appropriately managed extended-hours works undertaken outside peak university operating periods would substantially reduce the potential for conflict with university teaching, event and ceremonial activities.

| Month     | Weekdays | Full-Day Bookings | Part-Day Bookings | Estimated Daytime Unavailability (%) | Estimated Daytime Availability (%) | Evenings Booked | Evenings Booked (%) |
|-----------|----------|-------------------|-------------------|--------------------------------------|------------------------------------|-----------------|---------------------|
| June      | 22       | 7                 | 1                 | 34.1                                 | 65.9                               | 14              | 63.6                |
| July      | 23       | 5                 | 1                 | 23.9                                 | 76.1                               | 15              | 65.2                |
| August    | 21       | 13                | 7                 | 78.6                                 | 21.4                               | 5               | 23.8                |
| September | 22       | 16                | 3                 | 79.5                                 | 20.5                               | 6               | 27.3                |
| October   | 22       | 10                | 4                 | 54.5                                 | 45.5                               | 6               | 27.3                |
| November  | 21       | 10                | 1                 | 50.0                                 | 50.0                               | 5               | 23.8                |
| December  | 22       | 11                | 4                 | 59.1                                 | 40.9                               | 3               | 13.6                |

The table reveals:

June–July

- Relatively low daytime occupation (24–34% of weekdays constrained).
- Relatively high evening usage (around 64–65% of evenings).

August–September

- Extremely high daytime utilisation (approximately 79% of weekdays constrained).
- Relatively low evening utilisation (24–27% of evenings booked).

October–December

- Moderate daytime utilisation (50–60% constrained).
- Low evening utilisation (14–27% constrained).

If construction activities were unable to occur on any day affected by a university booking, the available weekday construction window between June and December would reduce from 153 weekdays to approximately 60 weekdays. This represents a loss of approximately 61% of available weekday working days. The booking analysis demonstrates that significant constraints apply to daytime construction activities and that access to evening construction windows would materially increase available construction opportunities and reduce the overall construction duration.

If available evening periods are utilised, and assuming that an evening shift to 10:00pm and/or 12 midnight provides an equivalent productive work period to a standard 7:00am–3:00pm shift, the available construction capacity would increase from approximately 60 daytime workdays to approximately 159 workday-equivalent shifts between June and December. On this basis, the currently extended programme, which would otherwise continue until approximately the end of January 2027, could materially reduce the overall duration, subject to construction methodology, staging and actual evening productivity.

While evening works would result in noise impacts extending later into the evening on a limited number of days, they could substantially reduce the overall programme duration. The result is a trade-off between a moderate increase in daily impact and a significant reduction in cumulative impact over the life of the project.

The proposed extended-hours works would occur during periods when the affected facilities experience relatively low levels of evening occupation, thereby reducing the potential for direct conflict with university activities.

The booking analysis indicates that allowing works to continue until 10:00pm and/or 12 midnight would substantially increase available construction windows while generally avoiding periods of peak facility utilisation. The resulting reduction in overall construction duration is likely to outweigh the temporary increase in evening noise exposure, particularly given the institutional setting, the low level of evening occupation during much of the assessment period and the temporary nature of the proposed works.

### **After Hours Construction – Impacts on Third Party Sensitive Receivers**

A Construction Noise and Vibration Management Plan (CNVMP) was prepared by Koikas Acoustics dated 13 April 2026 for the proposed façade replacement works at UTS Building 1, 15 Broadway, Ultimo. The CNVMP assesses the potential noise and vibration impacts associated with construction activities proposed outside standard construction hours, including façade replacement, drilling, hammering, concrete cutting, crane operations and associated construction activities. The assessment was undertaken in accordance with the NSW EPA Interim Construction Noise Guideline (ICNG) and included background noise monitoring at representative receiver locations surrounding the site.

The assessment identified nearby residential receivers and educational facilities as the primary external sensitive receivers. Construction noise levels were modelled for the proposed works and compared against the relevant evening and night-time construction noise management levels derived from the ICNG. The assessment concluded that, while some individual construction activities have the potential to approach or exceed the adopted management levels when assessed in isolation, the modelling was undertaken on a conservative basis and did not account for the substantial screening provided by surrounding buildings. The CNVMP concludes that receivers are generally screened from construction activities and may experience noise levels 5–10 dB lower than the calculated values, with construction noise therefore expected to satisfy the adopted evening and night-time noise criteria.

The CNVMP supports the undertaking of construction works outside standard construction hours, including during the evening period up to 10:00pm. The assessment notes that compliance with the adopted construction noise management levels is expected to achieve compliance with the EPA's sleep disturbance objectives and concludes that the proposed construction activities can be undertaken subject to implementation of the recommended mitigation and management measures. These include advance notification of nearby receivers, use of appropriately maintained plant and equipment, minimisation of reversing alarms, avoidance of unnecessary idling, implementation of complaint management procedures and consideration of respite periods where required.

The CNVMP further indicates that a range of lower-noise construction activities may also be undertaken during the night-time period beyond 10:00pm, subject to implementation of the recommended management measures and ongoing compliance with the adopted noise criteria. However, the report notes that where possible, noisier construction activities should be completed prior to 10:00pm in order to minimise potential impacts on surrounding residential receivers during the night-time period. In this regard, activities such as demolition, jackhammering, concrete cutting and other high-noise or vibration-generating works would generally be less suitable for routine operation after 10:00pm than lower-noise activities such as façade installation, glazing, services installation, fit-out works, commissioning and associated construction support activities.

Overall, the CNVMP concludes that the proposed out-of-hours construction works can be undertaken with acceptable acoustic impacts subject to implementation of the recommended mitigation measures. The findings support the use of evening construction periods up to 10:00pm for the full range of assessed activities and provide a reasonable basis for consideration of lower-noise construction activities extending beyond 10:00pm and up to midnight where operationally required, provided that high-noise activities are preferentially scheduled earlier in the evening and the recommended noise management measures are implemented throughout the construction period.

### **After Hours Construction – Construction Workstreams and Indicative Noise Characteristics**

The construction programme comprises three principal workstreams, being the Atrium Smoke Management Upgrade, the Level 3/4 refurbishment works and the Level 5 refurbishment works. Each workstream comprises a

range of activities with differing noise generation characteristics. The following provides a summary of the major construction activities and their likely noise generation potential.

| <b>Nature of Work</b>                             | <b>Likely Activities</b>                                                                                                                                                                                                                                  | <b>Indicative Noise Generation</b>                                                                                                                                                                                      | <b>Suitable for Working Past 10:00pm*</b> |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>1. Site Establishment and Temporary Works</b>  | Hoarding installation, temporary fencing, site compound establishment, temporary services, access control measures, plant and equipment deliveries, pedestrian and traffic management measures.                                                           | Low to Moderate – predominately vehicle movements, unloading activities, drilling for fixings and use of hand-held power tools. Generally short duration and intermittent.                                              | Yes                                       |
| <b>2. Demolition and Strip-Out Works</b>          | Removal of floor finishes, drainage infrastructure, furniture and fittings, shopfronts, glazing, plasterboard linings, brickwork, awnings, paving, substrates and detailed demolition works. Includes floor grinding and concrete preparation activities. | High – likely use of jackhammers, demolition saws, grinders, impact tools, concrete cutting equipment and heavy material handling. Highest potential for airborne noise and vibration impacts.                          | No                                        |
| <b>3. Structural, Concrete and Remedial Works</b> | Structural steel installation, slab extensions, concrete works, concrete remediation, crack repairs, sub-framing, structural modifications, waterproofing preparation and associated rectification works.                                                 | Moderate to High – likely use of drills, impact tools, concrete saws, grinders and steel installation equipment. Noise generally intermittent but capable of generating noticeable vibration and structure-borne noise. | No                                        |
| <b>4. Building Envelope and Façade Works</b>      | Façade glazing, shopfront installation, cladding, roofing, roof access systems, waterproofing, flashing installation, sealing and associated weatherproofing works.                                                                                       | Low to Moderate – generally characterised by hand-held power tools, glazing equipment, lifting operations and material handling. Less intrusive than demolition and structural works.                                   | Generally Yes                             |
| <b>5. Building Services Installation</b>          | Electrical, communications, fire, security, hydraulic and smoke management services including rough-in, fit-off, testing and commissioning activities.                                                                                                    | Low to Moderate – predominately drilling, cable installation, fixing supports, equipment installation and commissioning activities. Typically localised and intermittent.                                               | Generally Yes                             |
| <b>6. Internal Finishes and Fit-Out</b>           | Floor finishes, ceilings, partitions, joinery, furniture installation, stonework, carpet installation, painting, entrance mats, tactile indicators, trims and detailing works.                                                                            | Low – mainly hand tools, light power tools, material handling and finishing activities. Limited vibration generation and generally low external noise emissions.                                                        | Yes                                       |
| <b>7. Testing, Commissioning and Handover</b>     | Testing and commissioning, inspections, certification, defect rectification, cleaning, commissioning of building systems and handover activities.                                                                                                         | Very Low – predominantly administrative, inspection and verification activities with minimal use of powered equipment.                                                                                                  | Yes                                       |

\*The assessment of suitability for works after 10:00pm is indicative only and assumes compliance with the project-specific noise management measures. Activities identified as unsuitable after 10:00pm are those most likely to generate elevated airborne noise, impulsive noise or vibration and would generally be restricted to standard construction hours unless otherwise justified by operational requirements

Based on the indicative noise characteristics outlined above, the activities most likely to generate significant airborne noise and vibration are demolition works, floor grinding, structural steel installation, concrete cutting and associated structural remediation works. These activities would generally be unsuitable for routine operation after 10:00pm. Conversely, services installation, fit-out, façade installation, testing and commissioning activities are generally characterised by lower and more intermittent noise generation and are therefore more compatible with extended-hours construction where operational requirements necessitate such works.

Based on the construction programme, the majority of works are also expected to occur within the building envelope or within substantially enclosed work areas. These activities are likely to be less acoustically prominent to external sensitive receivers than external demolition, façade, roofing, paving, hoarding and delivery activities. Notwithstanding this, some internal works, including demolition, floor grinding, concrete remediation, drilling and structural works, may generate structure-borne noise and vibration within the building and should remain subject to appropriate time restrictions and noise management controls.

### **After Hours Construction - Construction Already Completed**

By 1 July 2026, virtually all of the highest-noise activities have already been completed:

- Demolition
- Floor grinding
- Brickwork removal
- Concrete remediation
- Structural steel installation
- Major drilling and penetration works
- Smoke management upgrade works

The programme after July 2026 is increasingly dominated by:

- façade glazing,
- shopfront installation,
- services fit-off,
- ceilings,
- floor finishes,
- commissioning,
- defect rectification,

which are generally lower-noise activities and more compatible with extended-hours operation.

By 1 July 2026, the project has progressed beyond the principal demolition, structural and remediation phases, with the remaining works predominantly comprising façade installation, services fit-off, internal finishes, commissioning and defect rectification. Accordingly, the overall noise generation potential of the project reduces significantly during the latter stages of the programme, with a greater proportion of activities being compatible with extended-hours operation.

### **After Hours Construction - Overall Consideration**

Based on the above analysis it is considered that late night working until 10pm is justifiable, while midnight is potentially justifiable on a monitored trial basis, because the acoustic report is favourable and the booking analysis demonstrates low evening utilisation and built-in respite periods.

The factors in favour are:

- Primarily institutional rather than residential receivers
  - UTS is not a primarily residential neighbourhood.
  - The primary potentially affected receivers are teaching spaces, event spaces, staff offices and student facilities.
  - Many of these are unoccupied late at night.
- Booking analysis demonstrates natural respite

- The venue is not occupied every evening.
- Many evenings are entirely free of bookings.
- The booking schedule creates periods of respite without requiring additional management measures.
- Acoustic assessment
  - The acoustic report genuinely concludes a low probability of significant impact and predicts compliance or near-compliance with relevant criteria, which is a strong supporting factor.
  - Decision-makers are generally more comfortable extending hours where the acoustic evidence is robust.
- Reduction in cumulative impacts
  - A shorter programme means fewer weeks/months of noise, traffic, vibration and operational disruption.
  - This is considered a legitimate environmental benefit, not merely a construction convenience.
- Adaptive management opportunity
  - A trial period allows real-world validation of acoustic modelling assumptions.
  - Complaints, booking conflicts and operational issues can be monitored and managed.

The factors working against midnight are:

- Midnight is psychologically very different from 10pm.
- Many authorities are comfortable with 8pm–10pm.
- Midnight often triggers a much higher level of scrutiny because it extends well into the night period.
- If there are nearby student accommodation buildings, residential apartments or hotel uses, those receivers may become more important than university bookings.

The proposal involves a temporary increase in evening construction activity in exchange for a substantial reduction in the overall duration of construction impacts. The majority of remaining works are lower-noise fit-out and commissioning activities undertaken within the building envelope, thereby reducing potential impacts on external receivers. Having regard to the findings of the CNVMP, the operational requirements of UTS, the limited utilisation of affected facilities during many evening periods, the temporary nature of the works and the proposed management measures, the environmental impacts associated with evening construction are considered acceptable.

On balance and in light of the above analysis it is considered reasonable to allow evening construction until 10pm for the works.

On balance and in light of the above analysis it is considered reasonable to allow construction for quieter activities until midnight for a trial period of 1 month with work to stop subject to review if substantiated complaints are received indicating impacts materially exceed those predicted by the CNVMP. This period can then be extended for a further 2 months based on the same constraint regarding complaints.

It is noted that works that do not generate noise at the nearest sensitive receiver can be carried out at any time in accordance with the current REF approval.

Information subsequently provided by the contractor on 6 June 2026 indicates that approval of the proposed extended-hours works would reduce the anticipated practical completion date from approximately 11 January 2027 to approximately 15 September 2026, representing a reduction in overall construction duration of approximately four months

## 5 Summary of Impacts

The objective of the Proposal is to undertake minor works comprising CB01 Level 3 façade & Level 5 Terrace repair works and smoke exhaust works to Levels 4 to 6 to enable ongoing use of the relevant parts of the existing approved building.

The works are considered to be minor.

The preceding sections of this REF have assessed the impacts of the proposal.

### Biophysical Impacts

Due to the nature and extent of the Proposal, the impact of the activity on the biophysical environment will be no more than minimal.

### Social Impacts

The proposed construction works are minor in nature and will not result in significant impacts to surrounding sensitive receivers. There are beneficial social impacts from providing public tertiary education.

### Economic Effects

The proposed fitout works will support the ongoing use of the building by UTS to benefit the broader community.

**Table 3: Summary of site-specific environmental safeguards.**

| No. | Impact                     | Affected Population | Duration | Severity | Intensity | Importance |
|-----|----------------------------|---------------------|----------|----------|-----------|------------|
| 1   | Construction noise impacts | local               | short    | low      | low       | low        |

**Table 4: Evaluation of site specific environmental impacts.**

| No. | Impact                     | Nature of the impacts* | Resilience of environment | Need for further studies | Quantity of impact | Significance of impact |
|-----|----------------------------|------------------------|---------------------------|--------------------------|--------------------|------------------------|
| 1   | Construction noise impacts | P, R, C, I             | high                      | Not required             | low                | Acceptable             |

\*P=predicable, R=reversible, C=compliant with performance criteria I=the public interest

### Aggregate and cumulative impacts

The totality of all of the impacts of the proposed amendment has been considered. No significant impacts have been identified.

No significant other activities and projects in the vicinity of the proposal have been identified. As a result, no significant cumulative impacts arising from the proposal are likely.

### Summary of beneficial effects

The beneficial effects of the proposal include providing social and economic benefits arising out of the improved provision of public education research and development that will be provided as a result of the proposal.

### Summary of adverse effects

The adverse impacts of the proposal are minor and are limited to short term noise impacts associated with the construction of the proposal.

Overall, the impacts resulting from the proposed works have been assessed as being no more than minimal.

## 6 Mitigation Measures

### Environmental management plans (or system)

Should the proposal proceed, the following management measures would be incorporated into the detailed design and applied during the construction of the proposal.

**Table 5: Summary of site specific environmental safeguards.**

| No. | Impact                     | Environmental safeguards                                                                                                                                                                                                                                                                                                                                                 | Responsibility | Timing       |
|-----|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------|
| 1   | Construction noise impacts | <p>Proposed conditions to limit construction hours consistent with the EPA guidelines adjusted to extend Saturday afternoon hours to 15:30 (from 13:00) to reflect local standard hours typically imposed by the City of Sydney*.</p> <p>Additional conditions to allow construction until 10pm and midnight subject to various requirements contained in the CNVMP.</p> | UTS            | Construction |

\* refer to decision statement for full wording

## 7 Conclusion

It is recommended that the proposed activity as described in this REF proceed subject to the implementation of all controls, safeguards and management/mitigation measures identified in the REF which have been included in the conditions of approval contained in the decision statement at the end of this document.

The REF has examined and taken into account to the fullest extent possible all matters likely to affect the environment by reason of the proposed activity and established that:

- the proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required;
- the proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a species impact statement and biodiversity development assessment report is not required;
- some mitigation measures are required to eliminate, minimise or manage environmental impacts. These are outlined in section 8 of the REF and included in the conditions of approval contained in the decision statement;
- there will be no significant impacts on matters of National Environmental Significance or on Commonwealth land under the EPBC Act, and;
- there will be positive social and economic impacts arising out of the proposal for the wider community.

For the reasons established in the REF and outlined above, the proposed activity may proceed.

# Determination – Decision Statement

Based on the Review of Environmental Factors (REF) assessment:

- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required;
- The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, so a SIS and/or BDAR is not required;
- The proposed activity may proceed in order to provide ongoing social and economic benefits to the community, and;
- Mitigation measures are required to eliminate, minimise or manage environmental impacts, as set out in section 6 of the REF amendment document and these measures are included in this decision statement as conditions. The reason for the imposition of those conditions is to protect the environment and the community during the construction phase of the proposal.

University of Technology Sydney, by its duly authorised delegate, approves the development referred to in Schedule 1, subject to the conditions in Schedule 2.



.....

...11/06/2026.....

**University of Technology Sydney**

Date

**By its authorised delegate Nigel Oliver**

Director, Property

University of Technology Sydney

## Schedule 1 – Approved Development

|                         |                                                                                                                     |
|-------------------------|---------------------------------------------------------------------------------------------------------------------|
| Development Approval:   | 02927-C-16 REF 01.                                                                                                  |
| For the following:      | Minor works comprising CB01 Level 3 façade & Level 5 Terrace repair works and smoke exhaust works to Levels 4 to 6. |
| Proponent:              | University of Technology Sydney.                                                                                    |
| Determining Authority:  | University of Technology Sydney.                                                                                    |
| The Land:               | 9-73 Broadway, Ultimo NSW, legally defined as Lot 2012 of DP1183894 part of the existing UTS City Campus.           |
| Date Approval Operates: | The approval operates from the date of determination (above).                                                       |

## **Schedule 2 - Conditions of Approval/Mitigation Measures**

Notes contained in this statement are for information only and do not form part of the conditions of approval.

These conditions are added to the existing conditions or approval/mitigation measures.

### **Standard hours for construction**

1. Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 3:30 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.

Note: This condition reflects NSW EPA policy and mitigates potential noise impacts from construction.

### **Works outside standard hours for construction**

2. Work may be carried out outside the standard hours for construction in Condition 1 if the work only generates noise that is–
  - a. no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the Interim Construction Noise Guideline (ISBN 978 1 74232 217 9) published by the Department of Environment and Climate Change NSW in July 2009, and
  - b. no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.
3. Work may be carried out outside the standard hours for construction–
  - a. for the delivery of materials–if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
  - b. in an emergency, to avoid the loss of lives or property or to prevent environmental harm.

Note: This condition reflects NSW EPA policy and mitigates potential noise impacts from construction.

### **Evening Construction Work until 10:00pm**

4. Work may be carried out outside the standard hours for construction until 10pm Monday to Friday. Where possible, noisy works should be scheduled to occur as early as possible in the evening to minimise the impact on surrounding residential premises
5. All noisy work including demolition, concrete cutting, floor grinding, jackhammering and structural demolition works must cease by 10:00pm.

### **Night Time Construction Work between 10:00pm and midnight**

6. Work may be carried out outside the standard hours for construction Monday to Friday from 10:00pm until midnight for a trial period of one month from the date of determination. Works between 10:00pm and midnight are limited to lower-noise activities such as façade installation, glazing, services installation, fit-out, testing and commissioning (i.e. no noisy work after 10pm). Between 10:00pm and midnight, the use of jackhammers, concrete saws, floor grinders, impact demolition equipment, concrete breakout equipment and similar high-noise plant is prohibited.
7. The night time work approval is to be reviewed after one month to confirm acoustic impacts remain consistent with the predictions of the Construction Noise and Vibration Management Plan prepared by Koikas Acoustics dated 13 April 2026 (CNVMP). The review is to consider any complaints received, the outcome of complaint investigations, and any mitigation measures implemented during the trial period. All works between 10:00pm and midnight are to cease if investigation of substantiated complaints demonstrates that acoustic impacts materially exceed those predicted by the CNVMP. If acoustic impacts remain consistent with CNVMP predictions, work may continue between 10:00pm and midnight Monday to Friday for a further two months.

### **Additional Conditions/Mitigation Measures for Evening and Night Works**

8. No evening or night works are permitted on Saturdays, Sundays or Public Holidays. For the avoidance of doubt, the approval for evening and night works applies only between Monday 7:00am and Friday midnight.
9. Minimally sized plant and equipment is to be used for evening and night work, and equipment is to be operated in a manner that reduces noise emissions, such as turning off equipment when not in use. All plant and equipment is to be appropriately maintained such that it remains in good working order.
10. Trucks removing material from the site must not be left idling at any time whilst on-site and being filled, and must not idle/wait in the surrounding streets.
11. Plant & equipment with broadband reversing alarms must be used instead of tonal reversing alarms. Reversing or movement alarms should be minimised during nighttime work.
12. During nighttime work, careful must be taken to avoid dropping materials from a height or metal-to-metal contact on equipment.

13. Avoid 'clustering' of plant & equipment in localised areas to minimise acoustic impacts.
14. Construction activities must be undertaken in accordance with the vibration management recommendations contained within the CNVMP. In the event of a disagreement between the CNVMP and these conditions, these conditions prevail.

### **Noise Complaints Handling**

15. Neighbouring residents are to be notified of the anticipated duration, equipment, and work processes involved, particularly for the night-time works at least 48 hours prior to any evening or night time works starting. Notification in the form of a letterbox drop is generally found to best reach the majority of surrounding residents. The notification letter must include a contact phone number for appropriate site management personnel.
16. Where complaints are received, respite periods or days may be considered where there are high-noise and high-vibration activities near receivers, and agreed consultation with site management and the community.
17. A site-specific complaint-handling procedure must be established, implemented, and managed on the construction site by a suitable complaint-handling representative (representative to be determined by Project/Site Management). As a guide, the following procedure should be followed and actioned:

#### Contact information

1. Distribute via letterbox drops and publish on the site notice board the contact information (Name/24-hour contact phone number/Email) for the Complaint Handling Representative.

#### Receiving complaints

2. Establish a Complaint Register that is to be managed by the Complaint Handling Representative. The register should include as a minimum:
  - a. Date and time of the complaint,
  - b. The person receiving a complaint,
  - c. Complainant's contact information,
  - d. Site contact to whom the complaint was referred for action,
  - e. Description of the complaint,
  - f. Action to be taken,
  - g. The proposed time frame for action to be implemented.

#### Responding to a complaint

3. Receipt of a complaint should be acknowledged by the Complaint Handling Representative with the complainant as soon as practicable upon receiving the complaint, preferably within the first hour of receiving the complaint and no later than 24 hours after receiving the complaint.
4. The response must include a follow-up to discuss in detail the nature of the complaint so that a suitable investigation of the complaint may be undertaken. During the follow-up consultation with the complainant, the verification process and scheduled completion of the verification process are to be advised.

#### Verifying a complaint

5. In the event of receiving a noise or vibration complaint, action must be taken to verify the complaint as to its merit concerning the associated development approval conditions. For a noise and/or vibration complaint, this will involve commissioning a noise and/or vibration audit of the offending work/s. The process of engaging a suitable noise/vibration consultant to investigate site works must occur after responding to the complainant.

#### Remediation

6. Where a complaint is verified by the consultant, the recommended rectification measures must be implemented and re-evaluated to ensure that the issue is effectively resolved such that the works are conducted under the development approval conditions.

#### Periodic review of the complaints handling procedure

7. The complaints handling procedure is to be periodically reviewed to maintain its effective delivery. Where the complaints handling procedure is amended/updated, the local community must be notified via letterbox drops and notifications posted on the site notice board.

## **END OF DETERMINATION**