

## APPENDIX B. STATEMENT OF COMMITMENTS

### USYD Faculty of Law building

#### Statement of commitments

(source: ENVIRONMENTAL ASSESSMENT)

Section 75F(6) of the EP&A Act states that 'the Director-General may require the proponent to include in an environmental assessment a statement of the commitments the proponent is prepared to make for environmental management and mitigation measures on the site.' In accordance with this requirement, the section provides the commitments for environmental mitigation, management and monitoring for the proposal.

#### 1.0 Mitigation measures

The following table provides a consolidated summary of the mitigation measures recommended in this EA and timing of mitigation measures. These measures form the proponent's draft statement of commitments for environmental mitigation, management and monitoring for the proposal.

Mitigation/Management Measures	Timing
<b>General Management Plans</b>	
Construction Traffic Management Plan	Before construction
Operational Management Plan	Before operation
A HRV Management Plan	Before operation
Erosion and Sediment Control Plan	Before construction
Waste Management Plan	Before construction and operation
Stormwater Operational Management Plan	Before operation
<b>Compliance with Stage 1 Conditions of Consent (Condition 20)</b>	
Details of planting procedure and maintenance	
Details of drainage and watering systems	All before construction
Details of protection plan for all retained trees	
<b>Transport and Access</b>	
Obstructions such as structural beams and roof-mounted services do not reduce the available headroom clearance above disabled spaces to less than 2,500 mm;	Before construction
The circulation route from the car park entrance to each disabled space to require a minimum headroom clearance of 2200 mm and 2500mm over the car spaces to comply with of AS2890.1	Before construction
The development shall comply with Parts D3,	

F2,4, E3.6, of the BCA and Council's Access  
DCP;

Before construction

Details of how construction vehicle access will be managed would be detailed after DA approval by a Construction Traffic Management Plan. However, it is expected that stop/go traffic controllers would control vehicle access and pedestrian flows at Barff Road and that vehicle access would be restricted to left in / left out at City Road.

Before and during construction

A detailed assessment of construction traffic impacts would be undertaken as part of the detailed CTMP.

Issues to be considered include:

- ▮ Operation of site access intersections with the external road network;
- ▮ Turning path requirements for construction vehicles; and
- ▮ Management of pedestrian/vehicle crossing locations.

It is considered that each of the above issues can be satisfactorily addressed with appropriate management measures.

The proposed construction vehicle access route to Parramatta Road is currently utilised by each of the vehicle types likely to access the Faculty of Law building works site. The Barff Road intersection design during construction activities will need to take into account the vehicle turning path requirements of an articulated vehicle.

The provision of construction vehicle access at Parramatta Road and City Road would allow the majority of construction vehicles to enter and exit the site via the access with the peak period contra flows, namely:

- ▮ Parramatta Road westbound in the AM peak; and
- ▮ City Road eastbound in the PM peak.

This would allow the implications of construction vehicle activity on peak period traffic flows on the external road network to be minimised.

Pedestrian / vehicle conflicts may be addressed with the provision of dedicated pedestrian crossings, stop/go traffic controllers and hoarding.

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## Heritage

The renaming of a building along Eastern      During operational phase

Avenue to the Stephen Roberts Building

The continuation of the function of the Stephen Roberts Theatre through the provision of a readily identifiable new lecture theatre of similar size within the Faculty of Law Project

During operational phase

The recreation of the Stephen Roberts Theatre foyer space as a student lounge space with a large glazed wall overlooking Victoria Park at approximately the same location and level

Before construction

The occupants of the Edgeworth David Building are to be relocated into the nearby Madsen Building to join their colleagues in a consolidated School of GeoSciences. The refurbishment works, as a result of the creation of the consolidated School of GeoSciences, will include an exhibition of the history of the School in the Edgeworth David Building

Before construction and in accordance with School of Geoscience refurbishment schedule

Relocation of the Foundation Plaque of the Edgeworth David Building to the Madsen Building Forecourt

During operational phase

**Topography, Geology and Soils**

Disturbed areas would be stabilised as soon as possible following completion of works

After construction

Stockpiles would be covered or stabilised to prevent transport of sediment from the worksite

During construction

Sediment control devices such as silt fences would be installed on all drainage lines downstream in the vicinity of the work sites

During construction

At the completion of construction and stabilisation of the land surface, all stormwater control devices would be removed

After construction

Outdoor construction works would not take place during or immediately after high intensity or prolonged rainfall

During construction

All roads and footpaths affected by construction would be kept free of all wastes, loose sand, soil and clay deposits

During construction

**Drainage and Hydrology**

All chemicals to be stored in a suitably bunded area according to the relevant Australian Material Safety Data Sheet

During construction and operation

Appropriate disposal of any contaminated water in accordance with DEC waste management guidelines

During construction and operation

Details of stormwater reuse system should be provided and a Stormwater Operational Management Plan incorporated into the Operational Management Plan and include, but

Before construction

not limited to, tank type, estimates on volume of water to be harvested, intended end use, dual reticulation drawings, overflow provisions and pumping requirements and measures outlined in the monitoring program.

Refer also to measures outlined in topography, geology and soils, hazards and risks and stormwater quality monitoring program.

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### Air Quality and Microclimate

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Trenching and pipe laying works would be undertaken progressively to minimise the area that is disturbed at any one time, backfilled and stabilised as soon as practicable

During construction

All disturbed surfaces would be stabilised as soon as practicable

During and after construction

Equipment would be well maintained.

During construction

Where excavated soils is to be reused (or imported soil) and temporarily stored on site the stockpile would be covered or watered down to prevent movement and disturbance from wind

During construction

Reflectivity of the glazing on the middle section of the top of the east-facing aspect of the proposed development is limited to 8% to the satisfaction of the Reflectivity Consultant.

Prior to construction

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### Noise and Vibration

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Machinery would be well maintained and to assist in minimizing noise levels

During construction and operational phase

Appropriate OH&S procedures and protective equipment would be in place

Before construction

Mobile machinery such as bobcats, forklifts and diesel operated generators would be fitted with mufflers and other silencing equipment as far as practicable

Before/during construction

All entry and departure of heavy vehicles to and from the site would be restricted to the nominated construction hours

During construction

The use of sirens and horns from all machinery and vehicles are to be avoided as far as practicable in the vicinity of the work area

During construction

The operation of construction equipment would generally occur between Monday to Sunday 7am- 6pm

During construction

A customer complaint resolution policy would be developed and be followed to address complaints and inquiries from customers

Before construction

Nearby noise receivers would be informed in advanced of noisy construction activities

Before construction

## Socio-Economic

The general community will have the opportunity to register interest, view the EA and write a submission through the Department of Planning 30-day submission period	Before construction
Communities and faculties as affected by the proposal will be provided with targeted information in relation to the construction timetable and identification of potential impacts	Before/during construction

## Waste Minimisation and Management

A waste management plan would be developed in accordance with Section A of City of Sydney Policy for Waste Minimisation in New Developments	Before construction
The proposal be benchmarked against the Green Building Council of Australia's Australian Building Greenhouse Rating scheme (ABGR) and projected to achieve the equivalent of a four star rating.	Before construction
Waste storage areas would be undercover and drained to sewer	During construction and operational phase
Appropriate waste handling equipment to allow adequate space for onsite separation, storage and manoeuvring of waste prior to collection and transport	During construction and operational phase
Space would allow for the storage of containers of at least three waste streams – recovered waste (for reuse or recycling), residual waste (for disposal or alternative waste technology) and hazardous waste (wastes that are toxic, corrosive, flammable, explosive or reactive)	During construction and operational phase
A separate storage area would be designed for liquid wastes (oils, chemicals etc) that would be bunded and drain to grease traps. Liquid wastes from grease traps must only be removed by a licensed contractor approved by the relevant water authority or NSW DEC	During construction and operational phase
Adequate space for bulky items would be provided	During construction and operational phase
A separate storage and collection area for hazardous/special wastes would be provided	During construction and operational phase
Waste storage areas and wash down areas would have smooth, impervious floors, be graded to a silt trap and connected to the sewer	During operational phase
Wastewater (from cleaning the waste storage areas and bins) would be prevented from entering the stormwater reuse system phase	During operational phase
Detailed design would required provisions would	During operational phase

be made to prevent waste water, liquids, solid waste and debris from entering stormwater gravity drains	During construction and operational phase
WorkCover NSW requirements for the storage of dangerous goods would be complied with	
The waste storage areas would be developed so as to not compromise fire safety objectives by having adequate fire protection measures in accordance with Australian Standards	During operational phase
Design of the storage area would require appropriate security access measures to prevent entry to the waste storage areas, scavenging, vandalism and illegal dumping. Measures could include lockable gates	During construction and operational phase

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### Hazards and Risks

Spill response kits and other spill absorbents and containment products would be available on site to contain any spill events	During construction and operational phase
Construction crews to undertake relevant OH&S and site induction programs	Before construction
All chemicals to be stored in a suitably bunded area according to the relevant area according to the relevant Australian Standards and Material safety Data Sheet	During construction and operational phase
Appropriate work cover certificates would be obtained where required	Before construction
Separate chemical and fuel storage area with appropriate signage	During construction and operational phase
Appropriate signage indicating stormwater reuse water and non-drinking water above taps where applicable	Before construction
All installations be in accordance with in the most recent edition of the NSW Code of Practice for Plumbing and Drainage	During construction
Irrigation is to be by drip-feed irrigation pipe so as to avoid direct spray irrigation	During operation
The University undertake a systematic inspection to test operation of the non-return valves by pressure testing and check for cross connections between the potable and stormwater supplies	During operation
Testing of irrigated soils for nitrogen and phosphorous loads	During operation
Provisions be made for backwash sludge to be discharged to the sewer network for further treatment	Before construction
A risk assessment identifying risks to	Before operational phase

stormwater quality from point and non-point sources and a pollution inventory kept

Following commissioning, the reuse treatment scheme should undergo a minimum one-month of quality assurance proof testing. The plant should be in full normal operation during this time except that reuse water should be diverted and not supplied to end-users

Before operation

Consultation with the NSW Department of Health be undertaken

Before construction

A stormwater quality-monitoring program to be undertaken for the Stormwater Operational Management Plan, which includes sampling of pre-treated and treated stormwater for the following parameters;

During operational phase

- Total Suspended Solids;
- Faecal Coliforms
- Total Nitrogen
- Total Phosphorous
- Oil and Grease;
- Lead;
- Zinc;
- Copper; and
- Chlorine residuals

A treatment level goal should be set and should this treatment goal not be reached, provision for automatic bypass of the treated stormwater with mains water is recommended, or application of the stormwater to non-trafficable areas only

Before and during construction

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## Utilities and Services

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Liaison with Sydney Water in works within 'zone of influence' on Sydney Water assets

Before construction

Liaison with other utility and service providers (e.g. Energy Australia), to be consulted with and to confirm the location of existing services and utilities prior to construction commencing

Before construction

Liaison with other potentially affected faculties and communities to be notified in regards to timing of disconnections and connections

Before/during construction

Details of compliance with BCA and fire provisions as required to be addressed at building approval and occupation certificate stage

Before, during and after construction

## 2.0 Monitoring

### Water Quality

Monitoring would be undertaken to ensure that stormwater management measures are working effectively during construction and operation. Monitoring would rely primarily on visual inspections and sampling. Visual inspection should be undertaken of onsite detention basins, sediment basins, pits, diversion and catch drains and all other stormwater conveyance structures. A general indication of frequencies for inspections is provided in the table below. An inspection log detailing the monitoring program would be kept.

Sample location	Collection mechanism	Frequency first six months	Frequency normal operation
On site detention tank	Grab sample and visual inspection	Every runoff event	First runoff event of any month
On site rainwater tank	Grab sample	Every runoff Event	Once monthly
Irrigated soils	Grab sample	Once monthly	Once monthly
Sediment basins	Visual inspection	Every runoff event	First runoff event of any month
Inlet pits	Visual inspection	Every runoff Event	First runoff event of any month
Overland flow paths	Visual inspection	Every runoff event	First runoff event of any month
Trafficable areas	Visual inspection	Every month	
Bunded areas	Visual inspection	Every month	
Other works areas, potentially contaminating stormwater and system operation testing	Visual inspection	Every month	

Notes:

- Runoff event must be sufficient;
- Inspect after 24 hour retention period (i.e. 24 hrs after runoff event);
- Sampling of rainwater reuse water to include Total Suspended Solids, Faecal Coliforms, Total Nitrogen, Total Phosphorous, Oil and Grease, Lead, Zinc, Copper and Chlorine residuals
- Sampling of irrigated soils to include Total Nitrogen and Total Phosphorous
- For every inspection undertaken, the date, time and ambient weather conditions would be recorded.