

1 STATEMENT OF COMMITMENTS

1.1 Overview and Definitions

If approved and acted upon, the University will undertake the project in accordance with the following commitments.

Unless otherwise directed by the Director-General, the University intends to submit any of the management plans or strategies listed in this Statement of Commitments on a progressive basis (eg. a plan may be prepared for the construction phase only, with subsequent revision prior to operations).

The following defines some of the terms and abbreviations used in the Statement of Commitments:

Approval	The Minister's approval to the project (Project Application No.07_0158)
BCA	Building Code of Australia
Council	City of Sydney Council
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
EA	<i>Environmental Assessment: Abercrombie Precinct Redevelopment Project</i> , dated March 2011
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation 2000</i>
Heritage Branch	The Heritage Branch of the Department
Minister	Minister for Planning
NEPM	National Environment Protection Measure
Project	The development as described in the EA
Site	Land to which the project application applies

1.2 Administrative Commitments

Commitment to Minimise Harm to the Environment

- 1.2.1 The University will implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

Terms of Approval

- 1.2.2 The University will carry out the project generally in accordance with the:
- EA;
 - statement of commitments; and
 - conditions of the approval.
- 1.2.3 If there is any inconsistency between the above, the conditions of the approval will prevail to the extent of the inconsistency.
- 1.2.4 The University will comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
- any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and
 - the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Subdivision

- 1.2.5 The University will subdivide the land generally in accordance with the subdivision layout shown on Plan A1005/1 'Subdivision Plan'. Prior to obtaining a subdivision certificate, the University will prepare a final subdivision plan for the land to the satisfaction of the Director-General.

Demolition

- 1.2.6 The University will ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

Structural Adequacy

- 1.2.7 The University will ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

Notes:

- *Under Part 4A of the EP&A Act, the University is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.*
- *The University intends to apply for staged construction and occupation certificates for the proposed building works, in line with the staged approach to development as described in the EA.*

Protection of Public Infrastructure

- 1.2.8 The University will:
- a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the project; and
 - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the project.

Operation of Plant and Equipment

- 1.2.9 The University will ensure that all plant and equipment used on the site is:
- a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

Signage

- 1.2.10 The University will prepare a Signage Strategy for the project, to the satisfaction of the Director-General. The strategy will:
- a) be prepared in consultation with Council, and be submitted to the Director-General for approval prior to installation of any permanent signage on the site; and
 - b) be generally consistent with the University's and Council's signage controls.

Note: This commitment does not apply to temporary construction-related, internal and safety-related signage.

1.3 Specific Environmental Commitments

Soil and Water

Erosion and Sediment Control

- 1.3.1 The University will ensure that all works are undertaken in accordance with the Soil and Water Management Plan prepared for the project (Appendix J of the EA). All works will be undertaken in a manner that is consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual.

Stormwater Management

1.3.2 The University will prepare and implement a Stormwater Management Plan for the project, to the satisfaction of the Director-General. The plan will:

- a) be prepared by a suitably qualified engineer in consultation with Sydney Water and Council, prior to the commencement of construction (excluding demolition);
- b) be prepared generally in accordance with:
 - the stormwater management strategy as outlined in the Infrastructure Assessment in the EA; and
 - applicable Sydney Water and Council requirements; and
- c) include:
 - demonstration that the stormwater design will meet relevant stormwater quality and quantity criteria; and
 - measures to ensure appropriate management of overland flows and flooding.

Site Contamination / Acid Sulfate Soils

1.3.3 The University will prepare and implement a Phase 2 Site Contamination Assessment for the project, to the satisfaction of the Director-General. The assessment will:

- a) be prepared by a suitably qualified site contamination consultant in accordance with applicable DECCW and NEPM (Assessment of Site Contamination) guidelines, prior to the commencement of construction (excluding demolition); and
- b) include:
 - detailed procedures for sampling and classification of site soils; and
 - provision for sampling and assessment of acid sulfate soils, in accordance with the requirements of the NSW Acid Sulphate Soil Advisory Committee's (1998) *Acid Sulfate Soil Manual*.

Note: The acid sulfate soil assessment may be carried out separately.

1.3.4 If the above assessment identifies contamination on the site, the University will prepare and implement a Remedial Action Plan for the project, to the satisfaction of the Director-General. The plan will:

- a) be prepared by a suitably qualified site contamination consultant in accordance with applicable DECCW and NEPM (Assessment of Site Contamination) guidelines, prior to the commencement of construction (excluding demolition); and
- b) include:
 - detailed procedures for excavation, classification and treatment/disposal of site soils; and
 - validation of the site to demonstrate that it is suitable for its intended use.

1.3.5 If the above assessment identifies actual or potential acid sulfate soils on the site, the University will prepare and implement an Acid Sulfate Soils Management Plan for the project, to the satisfaction of the Director-General. The plan will:

- a) be prepared by a suitably qualified environmental scientist prior to the commencement of construction (excluding demolition); and
- b) be consistent with the requirements of the NSW Acid Sulphate Soil Advisory Committee's (1998) *Acid Sulfate Soil Manual*.

Noise

Construction Noise

1.3.6 The University will only carry out construction on the site between 7am and 6pm Monday to Friday, and 7am and 1pm on Saturdays. No construction will be allowed on site on Sundays or public holidays.

Note: Construction works which are inaudible at any residence, dormitory or hospital ward may be carried out outside these times.

Operational Noise Limits

- 1.3.7 During operation of the project, the University will ensure that noise from the project does not exceed the noise limits presented in Table 1.

Table 1: Project Noise Limits (dB(A))

Receiver	Day	Evening	Night	
A – Darlington Road terraces	49 L _{Aeq} (15 min)	44 L _{Aeq} (period)	38 L _{Aeq} (period)	54 L _{A1} (1 min)
B – Abercrombie Street terraces	50 L _{Aeq} (15 min)	48 L _{Aeq} (15 min)	44 L _{Aeq} (15 min)	54 L _{A1} (1 min)
C – Darlington Public School (internal, when in use)	39 L _{Aeq} (period)	-	-	-
D – CIS Building (internal, when in use)	65 L _{Aeq} (period)	-	-	-
E – Student Accommodation Building	50 L _{Aeq} (15 min)	48 L _{Aeq} (15 min)	44 L _{Aeq} (15 min)	54 L _{A1} (1 min)

Notes:

- For the purposes of this condition, day is defined as the period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays. Evening is defined as the period from 6pm to 10pm. Night is defined as the period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays.
- Noise generated by the project will be measured in accordance with the relevant requirements, and exemptions (including certain meteorological conditions), of the NSW Industrial Noise Policy.

Noise Compliance Assessment

- 1.3.8 Within 3 months of the commencement of operations of Stage 1 and Stage 2 (as defined in the EA), the University will undertake noise compliance monitoring to determine whether the project is complying with the noise criteria in Table 1.

If the project is found not to comply with the criteria, the University will undertake reasonable and feasible mitigation measures to ensure that the project complies with the criteria.

Additional Noise Measures

- 1.3.9 The University will:
- install a speedhump inside the entry crossovers to the site in order to maintain low vehicle speeds, prior to operation of the project; and
 - restrict access to the rooftop landscape areas during the night time period (as defined in commitment 1.3.7 above).

Air Quality

Construction Traffic

- 1.3.10 During construction, the University will ensure that:
- a) all trucks entering or leaving the site with loads have their loads covered;
 - b) trucks associated with the project do not track dirt onto the public road network; and
 - c) the public roads used by these trucks are kept clean.

Dust Management

- 1.3.11 During the project, the University will carry out all reasonable and feasible measures to minimise the dust generated by the project.

Odour

- 1.3.12 The University will not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the POEO Act.

Energy and Greenhouse Gas

1.3.13 The University will carry out the project generally in accordance with the recommendations of the green building design report, as contained in Appendix G of the EA, including designing and operating the project to achieve the following benchmark:

- the new Business School Building will achieve a minimum 5-Star rating based on the Green Star benchmark rating system for Education (V1).

Note: As detailed in the EA, some of the specific initiatives outlined in the green building design report are subject to detailed feasibility analysis and as such may be subject to change.

Flora and Fauna

Transplanting and Salvage

1.3.14 The University will consult with its Landscaping Department on the feasibility of transplanting and salvaging vegetation within the disturbance area for the project. Any vegetation found to be suitable for salvage will be transplanted prior to the commencement of construction.

Heritage

Additional Archaeological Investigation

1.3.15 The University will undertake additional non-indigenous archaeological investigation of 'Area 8', as identified in the EA (see Appendix N), prior to the commencement of construction in this area (excluding demolition). The investigation will be undertaken by a suitably qualified archaeologist in accordance with a works method statement that:

- a) has been prepared in consultation with Council and the Heritage Branch and to the satisfaction of the Director-General, prior to demolition of the buildings; and
- b) includes procedures for:
 - undertaking the investigation in accordance with the archaeological assessment in the EA and applicable guidelines; and
 - managing any non-indigenous or Aboriginal objects or sites discovered during the investigation.

Archival Recording

1.3.16 The University will undertake archival recording of the site, in accordance with Heritage Branch guidelines, prior to demolition of the structures.

Interpretation Plan

1.3.17 The University will prepare an interpretation plan for the site, in accordance with Heritage Branch guidelines and to the satisfaction of the Director-General, prior to construction (excluding demolition).

Transport

Internal Roads and Parking

1.3.18 The University will ensure that the internal road network and parking associated with the project are designed and constructed in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTROADS.

Bicycle Facilities

1.3.19 The University will provide suitable parking for bicycles and associated facilities such as change rooms at the facility, prior to the commencement of operation.

Visual Amenity

Landscaping Maintenance

1.3.20 During the project, the University will:

- a) maintain the landscaping on the site generally in accordance with the Landscape Plan for the project; and
- b) ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.

Lighting

1.3.21 The University will ensure that all lighting associated with the project:

- a) complies with the latest version of Australian Standard AS 4282(INT) - *Control of Obtrusive Effects of Outdoor Lighting*; and
- b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Environmental Management Strategy

1.3.22 The University will prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy will:

- a) be submitted to the Director-General for approval prior to the commencement of construction;
- b) describe in broad terms the proposed environmental management strategy for the project;
- c) identify the person who would be responsible for overseeing the environmental management of the project, and provide contact details for this person;
- d) describe the procedures that would be implemented to:
 - keep the relevant agencies informed about the progress of the project;
 - receive, handle, respond to, record and report any complaints about the project;
 - resolve any disputes that may arise during the project; and
 - respond to any non-compliances.
- e) include (amongst other things):
 - construction noise and vibration management plan, including provisions for:
 - o restriction of construction hours (see commitment 1.3.6);
 - o scheduling noisy activities in close proximity to receivers to less sensitive periods where practicable;
 - o managing and maintaining equipment to minimise noise;
 - o managing construction-related vibration to comply with applicable criteria (see EA) at all times; and
 - o keeping receivers up to date regarding the works and managing complaints;
 - a construction traffic management plan, including provisions in relation to:
 - o construction vehicle transport routes;
 - o construction site access locations and management measures;
 - o construction personnel parking controls;
 - o construction traffic generation; and
 - o mitigating construction-related traffic impacts on adjoining land users;and
 - a waste management plan, including provision for a hazardous materials survey of buildings to be demolished.