

# Project Approval

## Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the project application referred to in schedule 1, subject to the conditions in schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

  
Deputy Director-General  
Development Assessment & Systems Performance  
Department of Planning

Sydney

27<sup>th</sup> November

2010

### SCHEDULE 1

**Application No.:**

MP 09\_0075

**Proponent:**

University of New South Wales

**Approval Authority:**

Minister for Planning

**Land:**

Lot 1 DP 510271

**Project:**

Redevelopment of Wallace Wurth Building, including:

- demolition of the existing single storey building on the corner of High and Botany Streets, the dangerous goods store, boundary fence, hedge, various retaining walls, kerbs and paving, removal of the existing trade waste pit and trees along High and Botany Street boundaries;
- construction of an additional level above the west wing;
- an expansion of the building footprint to the north and south of the existing east or "M" wing to create a new 7 storey building with a gross floor area of 20,739m<sup>2</sup>;
- a central atrium space to connect the floor levels of the western and eastern wings; and
- associated landscaping works along the High and Botany Street boundaries.

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## DEFINITIONS

In this approval the following definitions apply:

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Randwick City Council
DECCW	Department of Environment, Climate Change and Water or its successors
Department	Department of Planning or its successors
Director General	Director General of the Department of Planning, or nominee
DITRDLG	Department of Infrastructure, Transport, Regional Development & Local Government or its successors
EA	Environmental Assessment titled <i>Environmental Assessment Tyree Energy Technologies Building UNSW Kensington Campus</i> , prepared by RPS Australia, dated 23 June 2010
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
GFA	Means gross floor area
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning, or nominee
Project	The project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Schedule 2, Part A, Condition A2
Proponent	University of New South Wales (UNSW), or anyone else entitled to act on this Approval
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
PPR	Preferred Project Report prepared by RPS Australia East Pty Ltd, dated 1 September 2010
RTA	Roads and Traffic Authority
Statement of Commitments	The proponent's Statement of Commitment in Schedule 3
Subject Site	Lot 1 DP 510271

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**SCHEDULE 2**  
**PART A - ADMINISTRATIVE CONDITIONS**

**A1. Development Description**

Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1, and development must be carried out consistently with the Statement of Commitments (attached as Schedule 3).

These conditions of approval do not relieve the proponent of its obligations under the EP&A Act or any other Act.

**A2. Development in accordance with plans and documents**

The development will be undertaken in accordance with the following drawings and documents:

<i>Environmental Assessment Wallace Wurth Redevelopment UNSW Kensington Campus and Appendices prepared by RPS, 23 June 2010</i>			
<i>Preferred Project Report prepared by RPS Australia East Pty Ltd, dated 1 September 2010 including all attachments</i>			
<i>Architectural (or Design) Drawings prepared by Wilson Architects and Lahznimmo Architects and Landscape Drawings prepared by Spackman Mossop Michaels</i>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
C27-A-C-EA 03	02	Site Plan	26 August 2010
C27-A-C-EA 04	01	Demolition Plan	22 June 2010
C27-A-C-EA 05	01	Lower Ground Floor	26 August 2010
C27-A-C-EA 06	01	Ground Floor	26 August 2010
C27-A-C-EA 07	01	Level 1 Plan	26 August 2010
C27-A-C-EA 08	02	Level 2 Plan	26 August 2010
C27-A-C-EA 09	02	Level 3 Plan	26 August 2010
C27-A-C-EA 10	02	Level 4 Plan	26 August 2010
C27-A-C-EA 11	02	Level 5 Plan	26 August 2010
C27-A-C-EA 12	02	Level 6 Plan	26 August 2010
C27-A-C-EA 13	01	Level 7 Plant	26 August 2010
C27-A-C-EA 14	01	Roof Plan	26 August 2010
C27-A-C-EA 15	02	Street Elevation	26 August 2010
C27-A-C-EA 16	01	South and North Elevations	26 August 2010
C27-A-C-EA 17	02	East Elevation	26 August 2010
C27-A-C-EA 18	01	West Elevation	26 August 2010
C27-A-C-EA 19	01	Section A-A	26 August 2010
C27-A-C-EA 20	01	Section B-B	26 August 2010
C27-A-C-EA 21	01	Section C-C	26 August 2010
C27-A-C-EA 22	01	Section D-D	26 August 2010
L.EA.01	03	Landscape Plan	1 September 2010
L.EA.02	03	Landscape Plan	1 September 2010

**A3 Compliance with the Building Code of Australia**

Work must be carried out in accordance with the requirements of the *Building Code of Australia*.

**A4 Development Expenses**

It is the responsibility of the proponent to meet all expenses incurred in undertaking the development including expenses incurred in complying with conditions imposed under this approval.

## PART B – PRIOR TO THE CERTIFICATION OF CROWN BUILDING WORK

### **B1 Crown Building Work**

Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws. The proponent shall supply the Council with evidence of the certification of the works.

Certification of the works under Section 109R of the EP&A Act 1979 before commencement can be either for the whole project or a component of the works, reflecting the staging of construction.

### **B2 Further Approval**

B2.1 The proponent shall obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project including those from the DITRDLG relating to approval for the height of the proposed building in relation to building intrusions into the Sydney Airport Height Obstacle Limitation Surface (OLS) prior to certification of any Crown building works for any above ground structures (above RL 57.550).

B2.2 All building, plumbing and drainage works must be carried out in accordance with the requirements of the Sydney Water Corporation. The proponent shall obtain all necessary approvals from the relevant divisions of Sydney Water Corporation prior to commencing any building or excavation works, to ensure the proposed development will not affect Sydney Water's sewer and water mains, stormwater drains and/or easements.

### **B3 Developer Contributions**

A total monetary contribution of \$217,463.04 must be paid to Council, pursuant to section 94A and section 94B(2) of the Environmental Planning and Assessment Act 1979.

The levy must be paid in cash or bank cheque prior to certification of any Crown building works being issued for the proposed development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of determination to the date of payment. CPI quarterly figures are released by the ABS on a date after the indexation quarter.

Any party intending to act on this approval should contact Randwick Council's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

### **B4 Mechanical Ventilation**

All mechanical ventilation systems shall be designed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 *Microbial Control of Air Handling and Water Systems of Building*, prior to certification of any Crown building works to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

### **B5 Disabled Access**

Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy and implement all recommendations in *UNSW Wallace Wurth Redevelopment Project Access Review* prepared by Morris-Goding Accessibility Consulting, dated 10 June 2010. Prior to certification of any Crown building works for the subject building, a certification of compliance with this condition from an appropriately qualified person shall be obtained.

### **B6 Reflectivity**

The light reflectivity from any building materials used on the facades of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

### **B7 Groundwater**

The lower ground floor level must be suitably tanked and water proofed.

### **B8 Sydney Water – Notice of Requirements**

An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the *Sydney Water Act 1994* (Compliance Certificate) prior to certification of any Crown building works.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

### **B9 Outdoor Lighting**

All outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*.

### **B10 Stormwater and Drainage**

Engineering calculations and plans with levels reduced to Australian Height Datum in relation to site drainage shall be submitted to and approved by the Council. The drawings and details shall include the following information:

- a) A detailed drainage design supported by a catchment area plan, at a scale of 1:100 or as considered acceptable to the Council or an accredited certifier, and drainage calculations prepared in accordance with the Institution of Engineers publication, *Australian Rainfall and Run-off*, 1987 edition.
- b) A layout of the proposed drainage system including pipe sizes, type, grade, length, invert levels, etc., dimensions and types of all drainage pipes and the connection into Council's stormwater system.
- c) Generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The site must be graded to direct any surplus run-off (ie. above the 1 in 20 year storm) to the proposed drainage system.
- d) The separate catchment areas within the site, draining to each collection point or surface pit are to be classified into the following categories:
  - i. Roof areas
  - ii. Paved areas
  - iii. Grassed areas
  - iv. Garden areas
- e) Where buildings abut higher buildings and their roofs are "flushed in" to the higher wall, the area contributing must be taken as: the projected roof area of the lower building, plus one half of the area of the vertical wall abutting, for the purpose of determining the discharge from the lower roof.
- f) Proposed finished surface levels and grades of car parks, internal driveways and access aisles are to be designed to relate to Council's design alignment levels.
- g) The details of any special features that will affect the drainage design eg. the nature of the soil in the site and/or the presence of rock etc.

Stormwater runoff from the UNSW Kensington Campus is to be managed in accordance with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28/11/2005. The proponent must fully demonstrate that the proposed method of site stormwater drainage and the discharge of stormwater from the site is fully compliant with the above referenced strategy including plans CMP 1000 Revision 1 and DSP 1000 Revision 1 (prepared by ANA Technical Services Pty Ltd and dated 22/11/2005).

Onsite detention must be provided to ensure that the maximum discharge from the above site is not to exceed that which would occur during a 1 in 5 year storm of 1 hour duration for the existing site

conditions. All other stormwater run-off from the above site for all storms up to the 1 in 20 year storm is to be retained on the site for gradual release to the kerb and gutter or drainage system as required by Council. Provision is to be made for satisfactory overland flow should a storm in excess of the above parameters occur. Should no formal overland escape route be provided for storms greater than the design storm, the on-site detention system shall be sized for the 1 in 100 year storm event.

The above site is likely to encounter seepage water within the depth of the proposed excavation those structures located below the existing ground level must be suitably tanked and waterproofed. A Structural Engineer/Geotechnical Engineer shall certify the tanking & waterproofing has been carried out to an acceptable standard. Adequate provision is to be made for the seepage water to drain around the structures located below the existing ground level (to ensure that the lower level structures will not dam or slow the movement of the ground water through the development site). Seepage water must not be collected and discharged into the stormwater drainage system external to the development site.

#### **B11 Warm Water Systems/Cooling Towers**

Any Warm water systems and/or Cooling Towers must be designed, installed and maintained in accordance with the requirement of the *Public Health Act 1991* (Part 4 Microbial Control) and Regulations. The air handling system cooling tower must be designed, installed and operated in accordance with the relevant requirements of AS/NZS 3666.1 (2002), AS/NZS 3666.2 (2002) and AS/NZS 3666.3 (2000). Waste water from cooling tower warm water systems are to be discharged to the sewer under a Trade Waste Agreement from Sydney Water.

Any Cooling Towers, warm water systems and water cooling systems must be registered with the Council together with the payment of the approved fee, and the system/s are to be maintained and certified in accordance with the provisions of the *Public Health Act 1991*.

#### **B12 Food Premises**

The premises is to be designed, constructed and operated in accordance with the *Food Act 2003*, *Food Regulation 2004*, Australia & New Zealand Food Standards Code and Australian Standard AS 4674-2004, Design, construction and fit-out of food premises and details of compliance are to be provided to Council.

#### **B13 Landscape and Tree Management**

A landscape plan (prepared by a registered member of either AILA/AILDLM), must be submitted to, and be approved by Council, and must include the following:

- a. A detailed plant schedule and planting plan for the proposed development;
- b. Additional notation showing soil and mulch details, irrigation details, edging, paving, fencing details, surface finishes, retaining wall details, and any other landscape elements in sufficient detail to fully describe the proposed landscape works;
- c. All planter boxes and garden beds constructed on slab must have a minimum soil depth of 600mm;
- d. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth to permit the establishment of landscaping;
- e. Any substation required shall be screened from view. The proposed location, elevation and screening method shall be shown on all detailed landscape drawings and specifications.

Approval is granted for removal of those trees listed for removal in the Arboriculture Assessment by the ENTS Tree Consultancy, dated 15<sup>th</sup> June 2010, except for Tree 4. Additional evidence in support of the proposed removal of Tree 4 must be provided to Council for approval prior to its removal. All other trees on the site are to be retained and protected or relocated in general accordance with the recommendations of the Arboriculture Assessment by the ENTS Tree Consultancy, dated 15<sup>th</sup> June 2010.

#### **B14 Work Zones and Hoardings**

The proponent must submit to Council, for approval by Council and Sydney Buses, a detailed work zone management plan. The plan must be prepared in consultation with Council and must adequately demonstrate that any proposed work zone/s can be installed and become operational without

adversely impacting on the operation of the existing bus stops within High Street and Botany Street. Any work zone proposed for High Street must also be designed / located to minimise adverse impacts on the operation / level of service of the High Street / Botany Street intersection.

Hoarding details must be forwarded to Council for approval. Hoardings are not to be installed until the proponent has met all of Council's terms and conditions for their installation, including the payment of all required fees.

**B15 Bicycle Parking Facility**

A total of 15 bicycle racks are to be provided within and/or adjacent to the subject development site for the use of occupants associated with the proposed building. Details of the bicycle racks are to be provided to Council for approval prior to certification of crown building works.

## PART C – PRIOR TO CONSTRUCTION

### C1 Aircraft Safety

An application for any of the following works must be submitted to the Sydney Airport Corporation Ltd a minimum of 35 days prior to commencement of relevant works in accordance with the *Airports (Protection of Airspace) Regulations Statutory Rules 1996 No. 293* detailing:

- (1) The location and height of any buildings and signage structures proposed;
- (2) Location of any temporary structure or equipment, i.e. construction cranes, planned to be used during construction relative to Mapping Grid of Australia 1994 (MGA94);
- (3) The swing circle of any temporary structure/equipment used during construction;
- (4) The maximum height, relative to Australian Height Datum (AHD), of any temporary structure or equipment i.e. construction cranes, intended to be used in the erection of the proposed structure/activity;
- (5) The period of the proposed operation (i.e. construction cranes) and desired operating hours for any temporary structures.

### C2 Construction Management Plan

A Construction Management Plan shall be submitted to Council for approval prior to the commencement of works. The Plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):

- (1) **Hours of work**, which must be in accordance with the conditions of this approval;
- (2) **Contact details** of the site manager and all principle contractors;
- (3) **Traffic management**, which is to be developed in consultation with Council and is to include:
  - identification of a work zone/s;
  - ingress and egress of vehicles to the site;
  - management of loading and unloading of materials;
  - number and frequency of vehicles accessing the site and construction vehicle routes;
  - the times vehicles are likely to be accessing the site;
  - access arrangements and traffic control;
  - changes to on-street parking restrictions on roads;
  - management of construction traffic and car parking demand including preparation and distribution of a Travel Access Guide; and
  - management of existing vehicular and pedestrian movements / routes around the site throughout the various stages of construction;
  - management of buses and passengers using existing bus stops in Botany Street and High Street.
- (4) **Erosion and sediment control**, identifying appropriate measures to be installed during construction which shall be designed in accordance with in accordance with the document *Managing Urban Stormwater – Soils & Construction Volume 1 (2004)* by Landcom;
- (5) **Construction noise and vibration management**, identifying specific activities that will be carried out and associated noise sources, identify all potentially affected sensitive receivers, noise and vibration monitoring reporting and response procedures, description of specific mitigation treatments management measures and procedures to be implemented, and address any other relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*;
- (6) **Construction waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste; and
- (7) **Dust control** measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

### C3 Notice to be Given Prior to Commencement/Excavation

Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site for each stage of the project.

**C4 Footpath Damage Bank Guarantee**

Prior to commencement of the new building works the proponent must provide a bank guarantee to Council for an amount of \$10,000 as security for rectification of any damage to the public way.

The proponent is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.

**C5 Barricade Permit**

Where construction/building works require the use of a public place including a road or footpath, approval for a Permit is to be obtained from Council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.

**C6 Road/Asset Opening Permit**

A Road / Asset Opening Permit must be obtained from Council prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the *Roads Act 1993*, and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.

**C7 Vehicle Cleansing**

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

**C8 Utility Services**

- Prior to the commencement of work the proponent is to negotiate with the utility authorities (e.g. Energy Australia, and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the proponent.
- Any necessary alterations to public utility installations being at the proponent's/Demolisher's expense and to the requirements of both Council and the appropriate authorities.

**C9 Contact Telephone Number**

The proponent shall ensure that a 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development. The contact number shall be forwarded to Council prior to commencement of works.

**C10 Haulage Routes**

The routes for import of any fill materials or export of any spoil being submitted to and agreed to by the relevant road authorities prior to the commencement of haulage. Unacceptable deterioration or failures within public roads attributable to these operations is to be restored to the requirements of, and at no cost to the road authorities.

**C11 Structural Capability for Existing Structures**

A Certificate prepared by a professional engineer shall be submitted to Council, which confirms that the existing building is capable of supporting the new loads and that all proposed structural works satisfy the relevant structural requirements of the Building Code of Australia.

**C12 Demolition**

A dilapidation report prepared by a professional engineer, building surveyor or other suitably qualified independent person must be submitted to Council prior to commencement of any demolition, excavation or building works, in the following cases:

- excavations for new buildings, additions to buildings or other work located within the zone of influence of the footings of any buildings, associated garage or other substantial structure located upon an adjoining premises,
- new buildings or additions to buildings sited up to shared property boundaries,
- excavations for new buildings, additions to buildings or other work which is within rock or may result in vibration and or potential damage to any building and associated structures or other substantial structure located upon an adjoining premises,
- as otherwise required by Council.

The report (including photographs) are required to detail the current condition and status of any building, associated garage or other substantial structure located upon the adjoining premises, which may be affected by the subject works. A copy of the dilapidation report is to be forwarded to Council and the owners of the premises encompassed in the report/s before commencing any works.

Demolition, excavation and building work must be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and supported to prevent them from being dangerous to life, property or buildings, to the satisfaction of the Council.

If necessary, retaining walls, shoring or piling must be provided to support land which is excavated in association with the erection or demolition of a building, to prevent the movement of soil and to support the adjacent land and buildings, to the satisfaction of Council.

### **C13 Contamination**

Prior to above groundworks commencing for the development, a detailed site contamination investigation must be undertaken by an independent appropriately qualified environmental consultant in order to provide information on land and ground water contamination and migration in relation to past and current activities and uses that may have occurred on the site.

The report is to be prepared in accordance with Council's Contaminated Land Policy 1999 and relevant Guidelines made or approved by the NSW Department of Environment, Climate Change and Water (formerly EPA), including the Guidelines for Consultants Reporting on Contaminated Sites and the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999. Also, as detailed in the Planning Guidelines to SEPP 55 – Remediation of Land, the report is to assess the nature, extent and degree of contamination upon the land. The detailed site contamination report must be sufficiently detailed and be submitted to and accepted by r Council's Manager of Health, Building & Regulatory Services prior to the commencement of works for the development.

Should the Detailed Site Investigation Report demonstrate that the land and groundwater is not contaminated, the conclusion to the report must clearly state that 'the land is suitable for its intended land use, posing no immediate or long term risk to public health or the environment and is fit for occupation by persons, together with clear justification for the statement. The report must demonstrate that any site contamination satisfies the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure 1999.

Should the Detailed Site Investigation Report identify that the land is contaminated and the land requires remedial works to meet the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999, the following matters must be complied with:-

- a) A Remediation Action Plan (RAP) is required to be prepared and be submitted to Council prior to commencing remediation works. The RAP is also required to be reviewed by an independent NSW Department of Environment, Climate Change and Water (DECCW) Accredited Site Auditor.
- b) The RAP is to be prepared in accordance with the relevant Guidelines made or approved by NSW Department of Environment, Climate Change and Water (DECCW), including the Guidelines for Consultants Reporting on Contaminated Sites.
- c) This RAP is to include procedures for the following:
  - Excavation of Hydrocarbon-contaminated soil,
  - Validation sampling and analysis,
  - Prevention of cross contamination and migration or release of contaminants,
  - Site management planning,
  - Ground water remediation, dewatering, drainage, monitoring and validation,
  - Unexpected finds.

- d) Prior to commencing any remediation works, a written statement is to be provided to Council by the Site Auditor, which confirms that the Remediation Action Plan satisfies the relevant legislative guidelines and requirements and that the land is able to be remediated to the required level and be suitable for the intended development and use.
- e) The proponent is to engage a NSW Department of Environment, Climate Change and Water Accredited Site Auditor, accredited under sections 49 & 50 of the *Contaminated Land Management Act 1997*. The Site Auditor is to assess the suitability of the site for its intended development and use. The Site Audit Statement and Summary Site Audit Report is to be submitted to Council and must verify that the land has been remediated and the site is suitable for the intended development and satisfies the relevant criteria in the NEPM 1999.
- i. Any requirements contained within an Environmental Management Plan (EMP) which forms part of the Site Audit Statement and Site Audit Report, form part of this approval and Council must be consulted with prior to the development of the EMP.
- ii. The Site Audit Statement must be submitted to Council.
- f) Remediation works shall be carried out in accordance with the requirements of the *Contaminated Land Management Act 1997*, environmental planning instruments applying to the site, guidelines made by the NSW Department of Environment, Climate Change and Water and the Department, Randwick City Council's Contaminated Land Policy 1999 and the *Protection of the Environment Operations Act 1997*.
- g) The site remediation including ground water must fully comply with all relevant Commonwealth and State Legislation, Regulations and Standards.
- h) Any fill importation to the site is to be monitored and classified by the Site Auditor appointed for remediation of the site or a person with his qualifications. Only 'Virgin Excavated Natural Material' (VENM) is to be imported to the site, as defined within the NSW EPA 'Environmental Guidelines; Assessment, Classification and management of Liquid and Non-Liquid Wastes. 1999'.
- i) A Site Remediation Management Plan must be prepared prior to the commencement of remediation works by a suitably qualified environmental consultant and be implemented throughout remediation works. A copy is to be forwarded to Council. The Site Remediation Management Plan shall include measures to address the following matters:
- general site management, site security, barriers, traffic management and signage hazard identification and control
  - worker health & safety, work zones and decontamination procedures
  - cross contamination site drainage and dewatering
  - air and water quality monitoring disposable of hazardous wastes
  - contingency plans and incident reporting, and details of provisions for monitoring implementation of remediation works including details of the person/consultant responsible.
- j) Remediation must be completed to the satisfaction of the Accredited Site Auditor and the written concurrence of Council must be obtained.
- k) The works shall not give rise to environmental pollution or public nuisance or, result in an offence under the *Protection of the Environment Operations Act 1997* or *NSW Occupational Health & Safety Act (2000) & Regulations (2001)*.

The site must be remediated in accordance with the *Contaminated Land Management Act 1997* and the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 and details of compliance are to be provided to Council from a) an Accredited Site Auditor b) a suitably qualified Environmental Consultant upon completion of the remediation works.

The Site Audit Statement must, where no guideline made or approved under the NSW *Contaminated Land Management Act 1997* is available (as with asbestos), clearly state the source of the standard adopted in determining the suitability of the land for the intended development and use and must also demonstrate its suitability to Council.

In relation to any asbestos contamination, a comprehensive remediation strategy and remedial action plan must be developed, to the satisfaction of the Site Auditor and NSW Department of Health or other suitably qualified and experienced specialist to the satisfaction of the Site Auditor.

The remediation strategy and remedial action plan must demonstrate that the land will be remediated in accordance with relevant guidelines (if any) and to a level or standard where no unacceptable health risk remains from asbestos exposure, which shall be verified upon completion of the remediation works to the satisfaction of the Site Auditor.

The proponent is to engage the services of a suitably qualified environmental consultant to respond to enquiries and complaints made by the community or Council in relation to contamination, remediation and construction site management matters.

A specific contact number is to be made available for such enquiries and complaints (including an after-hours emergency contract number) and a complaints register is to be maintained to record all such enquiries, complaints and actions taken in response to same, which is to be made available to Council officers upon request.

Hazardous or intractable wastes arising from the demolition process being removed and disposed of in accordance with the requirements of WorkCover NSW and the Environment Protection Authority, and with the provisions of:

- *New South Wales Occupational Health and Safety Act, 2000;*
- *The Occupational Health and Safety (Hazardous Substances) Regulation 2001;*
- *The Occupational Health and Safety (Asbestos Removal Work) Regulation 2001;*
- *Protection Of the Environment Operations Act 1997 (NSW); and*
- *Environment Protection Authority's Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).*

The works shall not give rise to environmental pollution or public nuisance or, result in an offence under the *Protection of the Environment Operations Act 1997* or *NSW Occupational Health & Safety Act (2000) & Regulations (2001)*.

## PART D – DURING CONSTRUCTION

### D1 Ecological Sustainable Development

The project shall achieve as a minimum a 4 star Green Star design rating and shall implement all construction and design measures outlined in the Sustainable Design Report prepared by Aurecon Australia Pty Ltd, dated 18 June 2010.

### D2 Hours of Work

Building, demolition and associated site works must be carried out in accordance with the following requirements:

Activity	Permitted working hours
All building, demolition and site work, including site deliveries (except as detailed below) Site deliveries may be undertaken outside of these hours if approved by Council.	<ul style="list-style-type: none"><li>Monday to Friday - 7.00am to 5.00pm</li><li>Saturday - 8.00am to 5.00pm</li><li>Sunday &amp; public holidays - No work permitted</li></ul>
Excavating of rock, use of jack-hammers, pile-drivers or the like	<ul style="list-style-type: none"><li>Monday to Friday - 8.00am to 5.00pm</li><li>Saturday - No work permitted</li><li>Sunday &amp; public holidays - No work permitted</li></ul>
Internal work including demolition only within a commercial or industrial development, located in a commercial or industrial zone, which is not audible within any residential dwelling or commercial or industrial premises	<ul style="list-style-type: none"><li>Monday to Saturday - No time limits</li><li>Sunday &amp; public holidays - No work permitted</li></ul>
Additional requirements for all development, except for single residential dwellings	<ul style="list-style-type: none"><li>Saturdays and Sundays before or after a public holiday - No work permitted</li></ul>

*An application to vary the abovementioned hours may be submitted to Council's Manager Health, Building & Regulatory Services for consideration and approval to vary the specified hours may be granted in exceptional circumstances and for limited occasions (e.g. for public safety, traffic management or road safety reasons). Any applications are to be made on the standard application form and include payment of the relevant fees and supporting information. Applications must be made at least 10 days prior to the date of the proposed work and the prior written approval of Council must be obtained to vary the standard permitted working hours.*

### D3 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the duration of works for the purposes of informing the public of project details including, but not limited to:

- (1) details of the Builder and Structural Engineer for all stages of the project;
  - (2) the approved hours of work;
  - (3) the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- to state that unauthorised entry to the site is prohibited.

### D4 Excavation

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the owners of the roadway are to be given at least 7 days notice. This notice is to include complete details of the work.

### D5 Noise Control

- All work, including excavation and construction work must comply with the Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites'.
- Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the *Protection of the Environment Operations Act 1997* must be satisfied at all times.

**D6 Standards and Codes**

All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.

**D7 Work Cover Requirements**

To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

**D8 Hoarding Requirements**

- To ensure an appropriate presentation of the site to Botany and High Streets during the construction period, temporary artwork shall be provided along any hoarding/fencing proposed to be erected around the subject site.
- The temporary artworks shall inform the general public about the proposed works being undertaken by the proponent and the site's history.
- No third party advertising is permitted to be displayed on the subject hoarding/fencing.
- The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

**D9 Swept Path of Vehicles**

The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.

**D10 No Obstruction of Public Way**

The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

**D11 Disposal of Seepage and Stormwater**

Any seepage or rainwater collected on-site during excavation shall not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant Authority.

**D12 Erosion and Sediment Control**

Sediment controls are to be in place for the duration of the works to ensure that no sediment, fines, and like material can enter the waterway or drainage system. The proponent is to carry out works generally in accordance with the Construction Management Plan and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

**D13 Dust Control Measures**

Dust control measures are to be in place or are to be undertaken for the duration of the works to prevent dust from affecting the amenity of the immediate area during construction. The proponent is to carry out works generally in accordance with the Construction Management Plan, and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

**D14 Pedestrian Access During Construction**

Pedestrian access along Botany and High Streets is to be maintained throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided.

**D15 Setting Out of Structures**

The new buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels.

**D16 Directional Signage**

- Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area.
- Particular attention is to be paid to:
  - wheelchair accessible paths of travel;

- safe road crossing areas including signalised and other designated crossings;
- key landmarks;
- access to transport nodes including public transport; and
- the vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorised signs and pavement markings.

**D17 Traffic Movement**

- All vehicles must enter and leave the site in a forward direction.
- The cost of all traffic management works shall be borne by the proponent.
- Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- The Contractor shall make provisions for safe, continuous movement of traffic and pedestrians in public roads and private roads accessible to the public and erecting traffic warning signs conforming to the Roads and Traffic Authority's General Specifications (RTA Spec. Part G10 "Control of Traffic" and RTA Spec. 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with Australian Standard 1742.3 – 2002.

**D18 Approved Plans to be On-site**

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal by any officer of Council.

**D19 Work On Site to Cease**

- If any unidentified historical archaeological remains or deposits are exposed during the works excavation is to cease immediately in the affected areas and the archaeologist is to undertake an evaluation of the potential extent and significance of such relics. The Heritage Council is to be notified in accordance with section 146 of the NSW *Heritage Act, 1977*.
- Should any Aboriginal relics or artefacts be discovered during the course of any works on-site, then work is to cease immediately. Work may only be resumed following written consent being obtained from the Department of Environment, Climate Change and Water.

**D20 Excavation Material**

Any excavated material to be removed from the site being assessed, classified, transported and disposed of in accordance with the EPA's *Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

**D21 Imported Fill**

Any imported fill onto the site being validated to ensure its suitability for the proposed land use from a contamination perspective. Imported fill is to be certified that it is not contaminated, based upon analysis or the known past history of the site from which it is obtained.

## PART E –PRIOR TO OPERATIONS

### **E1 Work Place Travel Plan and Travel Access Guide**

Prior to occupation of the building, a work place travel plan and travel access guide is to be prepared to encourage the use of non-car transport modes by students, employees and visitors to the site.

### **E2 Noise Control – Plant and Machinery**

Prior to occupation of the building a report is to be prepared by a qualified acoustic engineer confirming that the installation and performance of the mechanical systems complies with:

- the recommendations of the *UNSW Expansion of Wallace Wurth Redevelopment Noise Emission Assessment* prepared by Acoustic Logic Consultancy, dated 11 June 2010;
- the Building Code of Australia;
- Australian Standard AS1668 and other relevant codes;
- the project approval and any relevant modifications; and
- any dispensation granted by the New South Wales Fire Brigade.

### **E3 Fire Safety Certificate**

A Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this approval prior to occupation of the building. A copy of the Fire Safety certificate must be submitted to the relevant authority and Council.

### **E4 Structural Inspection Certificate**

A Structural Inspection Certificate for any structural work is to be obtained prior to occupation of the building.

### **E5 Sydney Water**

A Compliance Certificate issued under Part 6, Division 9, Section 73 of the *Sydney Water Act 1994* shall be obtained prior to occupation of the building.

### **E6 Replacement of Footpath and Vehicular Crossing**

Prior to occupation of the building the proponent must remove and replace the concrete footpath along the Botany Street site frontage to the satisfaction of Council. All damaged sections of kerb in Botany Street within the site frontage must also be removed and replaced. Works on Council land must be undertaken in accordance with Council' policy and to Council's specifications.

Prior to occupation of the building the proponent must remove and replace the concrete vehicular crossing in Botany Street serving Gate 10. Works on Council land must be undertaken in accordance with Council' policy and to Council's specifications.

### **E7 Road Damage**

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the proponent prior to the occupation of the building.

### **E8 Waste Management**

Prior to occupation of the building the proponent must ensure that waste handling works have been completed in accordance with the Waste Management Plan; other relevant approval conditions; and any relevant Council policy.

Adequate provisions are to be made within the premises for the storage and removal of waste and recyclable materials, to the satisfaction of Council and the location, collection, storage and removal of wastes generated within the premises must not result in a nuisance or cause pollution.

Commercial / trade waste materials must not be disposed in or through Council's domestic garbage service. All trade/commercial waste materials must be collected by Council's Trade Waste Service or a waste contractor authorised by the Waste Service of New South Wales. Details of the proposed waste collection, disposal and recycling services are to be submitted to Council.

Any liquid trade waste materials are to be disposed of in accordance with the requirements of the Sydney Water, Trade Waste Department and details of compliance are to be provided to Council.

**E9 Car Sharing**

A community car sharing/carpool scheme is to be prepared and submitted to Council for approval. The scheme should demonstrate the potential increase in parking demand generated by the proposed development will be offset by the scheme.

## PART F – DURING OPERATIONS

### **F1 Ecologically Sustainable Development**

The project shall achieve as a minimum a 4 star Green Star design rating and shall implement all construction and design measures outlined in the Sustainable Design Report prepared by Aurecon Australia Pty Ltd, dated 18 June 2010.

### **F2 Annual Fire Safety Certificate**

An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

### **F3 Noise Control – Operational**

The use of the premises shall not cause a nuisance, or an offensive noise as defined in the *Protection of the Environment Operations Act 1997*, to adjoining properties or the public.

### **F4 Noise Control – Plant and Machinery**

Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:

- Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy;
- A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and
- Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.

### **F5 Loading and Unloading**

All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.

### **F6 Food Premises**

Food safety practices and operation of the food premises must be in accordance with the *Food Act 2003*, *Food Regulation 2004*, Food Standards Code and Food Safety Standards at all times, including the requirements and provisions relating to:

- a) Food handling – skills, knowledge and controls.
- b) Health and hygiene requirements.
- c) Requirements for food handlers and businesses.
- d) Cleaning, sanitising and maintenance.
- e) Design and construction of food premises, fixtures, fitting and equipment.

A failure to comply with the relevant food safety requirements is an offence and may result in legal proceedings, service of notices and/or the issuing of on-the-spot penalty infringement notices.

The food premises must be registered with Council's Environmental Health section and the NSW Food Authority must also be notified of the food business in accordance with the Food Safety Standards, prior to commencement of food business operations.

Upon completion of the work and prior to the occupation/commencement of use, the food premises must be inspected by Council's Environmental Health Officer to ascertain compliance with relevant Food Safety Standards and the written approval of Council (being the relevant Food Authority for this food business) must be obtained prior to the operation of the food business.

The Proprietor of the food business and all staff carrying out food handling and food storage activities must have appropriate skills and knowledge in food safety and food hygiene matters, as required by the Food Safety Standards.

## ADVISORY NOTES

### **AN1 Use of Mobile Cranes**

The proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the proponent shall ensure the following matters are complied with:

- for special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
  - at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions; and
  - at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions;
- the use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

### **AN2 Movement of Trucks Transporting Waste Material**

The proponent shall submit to Council for approval details of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

### **AN3 Disability Discrimination Act**

This application is to comply with the *Disability Discrimination Act 1992*. The proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

### **AN4 Temporary Structures**

A Barricade/Hoarding Permit must be obtained prior to the commencement of construction works from the relevant Authority. The permit application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must also be submitted to the relevant Authority to certify the structural adequacy of the design of the temporary Barricades/Hoarding.

### **AN5 Structural Capability for Existing Structures**

The structural capabilities of any existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

### **AN6 Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales *Environmental Planning & Assessment Act, 1979*. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

## SCHEDULE 3

### PROPONENT'S STATEMENT OF COMMITMENTS

#### General

1. The development will be undertaken in accordance with this Environmental Assessment dated 22 June 2010 prepared by RPS (including accompanying appendices) and the drawings including the architectural drawings prepared by lahnimmo architects in association with Wilson Architects, in Volume 2 to the EA.
2. The applicant will obtain all necessary approvals required by State and Commonwealth legislation and relevant Randwick City Council policies.

#### Transport and Parking

3. Car parking will be limited in accordance with the Traffic Report by Colston Budd Hunt and Kafes (June 2010).
4. All deliveries and service vehicles to the site will enter via Gate 11.
5. Access, servicing and layout arrangements will be provided in accordance with AS 2890.1:2004 and AS 2890.2:2002.

#### ESD

6. The construction and operation of the Wallace Wurth Redevelopment will be undertaken in accordance with the Sustainable Design Report prepared by Aurecon dated 18 June 2010 to achieve identified ESD initiatives. The design of the project will be subject to continuing refinement during the detailed design phase in consultation with UNSW.

#### Tree Management

7. Prior to commencing any work on the site, the trees that are to be retained will be protected as set out in the Arboriculture Assessment prepared by The ENTS Tree Consultancy dated 15 June 2010 at Appendix C, by defining a Tree Protection Zone. Should the need arise to prune any branches to allow for installation of hoardings this will be done by a qualified arborist and in accordance with the Australian Standard AS 4373-1996 "Pruning of Amenity Trees".
8. The Tree Protection Zone will remain until construction is completed. Should the need arise to access or reduce the Tree Protection Zone, the Site Arborist will prepare an amended Tree Protection Plan and specific Tree Protection Guidelines for approval prior to its implementation.
9. Natural ground level will be maintained under the canopy of trees to be retained. Trenching for services, stockpiling of materials, wash out of equipment and parking of vehicles will not take place under the canopy of the trees.
10. Tree protection will form a part of the site induction process. All inductees will be made aware of the trees that are to be retained and the prohibited activities.
11. Any removal of trees from within the site will be in accordance with Randwick City Council's Tree Preservation Order.

#### Landscape and Public Domain

12. Landscape works will be provided in accordance with the landscape design statement and landscape plan prepared by Spackman + Mossop Michaels as set out in Volume 2.
13. Any public domain infrastructure damaged due to building works will be repaired or replaced to the standard in which that infrastructure was found immediately prior to the commencement of the works. The repair or replacement will be done to the satisfaction of the Randwick City Council prior to issue of the Occupation Certificate.
14. Randwick City Council will be provided with larger examples of the exterior materials within 120 days prior to the commencement of the relevant works.

#### Infrastructure and Services

15. All services that will be disrupted as a result of construction of the Wallace Wurth Redevelopment will be appropriately relocated. This relocation will be undertaken in consultation and after agreement with the relevant service provider and UNSW. Relocation of all services off-site will be completed prior to commencement of construction works.
16. All existing utility services will be augmented as required.

17. Stormwater runoff from the site will be managed in accordance with the Stormwater Strategy as adopted in the Kensington Campus DCP.
18. Aquifer recharge and bore water reuse, licensed by the Department of Environment, Climate Change and Water, will be implemented where permissible. The project will extend UNSW's substitution of town water use by harvested stormwater via the Botany Sands Aquifer (subject to approval).

#### **Waste Management**

19. A detailed waste management plan will be prepared to ensure that suitable waste management processes and waste storage areas that support the principles of waste avoidance, reuse and recycling are incorporated into the design of the building. The waste management plan will include projected waste generation rates for the end use of the project. The development plans will include facilities to support this waste generation, ie appropriately sized and accessible waste storage areas, integrated with waste collection systems.
20. Prior to commencement of work on site a waste management plan that maximises reuse and recycling of waste generated in the demolition and construction phase will be prepared.
21. All waste storage areas will be graded and drained to the sewer to the requirements of Sydney Water.

#### **Construction**

22. Site management during construction will be consistent with the outline of Construction Impacts at Appendix I. The plan will include:
  - statutory compliance
  - hazardous substances/dangerous goods management plan
  - waste management plan
  - stormwater and erosion management plan
  - noise and vibration management plan
  - air quality management plan
  - tree protection plan
  - community and stakeholders consultation/ participation management plan, and
  - sustainability measures, and
  - traffic aspects.
23. General constructions hours will be as follows:
  - Monday to Friday 7:00 am to 6:00 pm, and
  - Saturday 7:00 am to 3:00 pm.
24. Where construction work is undertaken which generates significant noise or vibration impacts, construction hours will be as follows:
  - Monday to Friday 9:00 am to 12:00 pm and 2:00 pm to 5:00 pm, and
  - Saturday 9:00 am to 12:00 pm.
25. A traffic management plan detailing the temporary barriers, line marking and signage that will be set up to control traffic during the construction stage will be prepared and approved by UNSW prior to commencement of works.
26. All areas used for construction site activities will be reinstated prior to occupation of the premises. Services such as irrigation will be reinstated along with the replacement of any damaged paving.

#### **Building Code of Australia**

27. The architectural plans will be subject to review to ensure compliance with the deemed-to-satisfy provisions of the BCA, or compliance with the relevant provision through an alternate solution.
28. All works will comply with the provisions of the BCA, either in terms of the deemed-to-satisfy provisions or by way of an alternate solution.

#### **Noise**

29. The recommendations of the Noise Assessment prepared by Acoustic Logic Consultancy dated 11 June 2010 will be implemented.
30. A qualified acoustic consultant will be engaged during the detailed design development to ensure that the acoustic requirements for the project as outlined in the Noise Assessment are achieved.

#### **Access for People with a Disability**

31. The development will comply with the requirements of Australian Standard AS 1428.1 General Requirements for Access as well as the Access Review at prepared by Morris-Goding Accessibility Consulting dated 10 June 2010.

**Operation**

32. The design and management of the building will comply with the laboratory design and procedures, dangerous goods handling and storage outlined in Section 2.6 of the EA.