

Project Approval – UTS Faculty of Science Building MP 09_0213

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, I approve the project application referred to in schedule 1, subject to the conditions in schedules 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.

Shaddad
Director-General

Sydney 10th July 2012

SCHEDULE 1

PART A – APPROVED PROJECT

Proponent:	<i>University of Technology Sydney</i>
Application made to:	<i>Minister for Planning and Infrastructure</i>
Major Project Number:	<i>MP 09_0213</i>
On land comprising:	<i>Part of Lot 2003 in DP 1053548; and part of Lot 2004 in DP 1053548.</i>
Local Government Area:	<i>City of Sydney</i>
Approval in summary for:	<i>Project Application for the construction of the UTS Faculty of Science Building to a height of 6 storeys including 11,295m² of gross floor area for education use.</i>
Capital Investment Value:	<i>\$92 million</i>
Type of development:	<i>Project Approval under Part 3A of the Act.</i>
Determination made on:	
Determination	<i>Project approval is granted subject to the conditions in Schedule 2 below and statement of commitments in Schedule 3.</i>
Date of commencement of approval:	<i>This approval commences on the date of the Minister's approval.</i>
Date approval will lapse:	<i>5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act</i>

PART B – DEFINITIONS

In this approval the following definitions apply:

Act, the	<i>NSW Environmental Planning and Assessment Act, 1979 (as amended)</i>
Council	<i>City of Sydney</i>
Department, the	<i>NSW Department of Planning and Infrastructure, or its successors</i>
Director-General, the	<i>Director-General of the Department of Planning and Infrastructure (or delegate).</i>
Environmental Assessment (EA)	<i>Environmental Assessment Report for the UTS Faculty of Science Building prepared by JBA Planning and dated January 2012</i>
Minister, the	<i>Minister for Planning and Infrastructure</i>
Preferred Project Report (PPR)	<i>Preferred Project Report for the UTS Faculty of Science Building prepared by JBA Planning and dated May 2012.</i>
Project	<i>Development that is declared under Section 75B of the EP&A Act to be a project to which Part 3A applies.</i>
Proponent	<i>University of Technology Sydney or any party acting on this approval</i>
Regulation	<i>The Environmental Planning and Assessment Regulations 2000 (as amended)</i>
Statement of Commitments	<i>Final Statement of Commitments submitted as part of the PPR.</i>

SCHEDULE 2 – CONDITIONS OF APPROVAL – PROJECT APPLICATION MP_09_0213

PART A - ADMINISTRATIVE CONDITIONS

A1 Development Description

Project Approval is granted for construction of the UTS Faculty of Science Building to a maximum height of 6 storeys including 11,295m² of gross floor area education and associated ancillary uses.

A2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans, documentation and recommendations (including any appendices) made therein:

- Environmental Assessment Report prepared by JBA Planning dated January 2012 as amended by Preferred Project Report prepared by JBA Planning dated May 2012.

A3 Inconsistency between plans and documentation

In the event of any inconsistency between conditions of this project approval and the plans and documentation referred to above, the conditions of this project approval prevail.

A4 Lapsing of Approval

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless specified action has been taken in accordance with Section 75Y of the Act.

A5 Compliance with Relevant Legislation and Australian Standards

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Part A, and Schedule 2 of this approval.

PART B – PRIOR TO CONSTRUCTION

B1 Structural Details

The Proponent shall prepare structural drawings signed by a suitably qualified practising Structural Engineer that complies with:

- (a) the relevant clauses of the BCA,
- (b) the relevant development approval, and
- (c) the relevant Australian Standards listed in the BCA.

The connection or integration of the Faculty of Science Building to any building, basement or underground facility is to be approved by a BCA consultant. All air shafts and fire egress structures on the Alumni Green are to be removed once the new systems are connected to the Faculty of Science Building.

B2 Alignment Levels to Jones and Thomas Streets

- (a) Prior to construction, footpath alignment levels for the building must be submitted to the Principal Certifying Authority for approval. The submission must be prepared by a Registered Surveyor and must be in accordance with the City of Sydney's Public Domain Manual.
- (b) Changes in levels are to be in accordance with Council's DCP 2010 which permits a level change up to 500mm.

B3 Application for Hoardings and Scaffolding on A Public Place

- (a) A separate application under Section 138 of the Roads Act 1993 is to be made to the Principal Certifying Authority to erect a hoarding and/or scaffolding in a public place and such application is to include:-
 - (i) Architectural, construction and structural details of the design in accordance with the Policy for the Design and Construction of Hoarding (September 1997) and the Guidelines for Temporary Protective Structures (April 2001).
 - (ii) Structural certification prepared and signed by an appropriately qualified practising structural engineer.

Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of demolition or construction works on site.

Assessment of the impacts of construction and final design upon the City of Sydney's street furniture such as bus shelters, phone booths, bollards and litter bins and JCDecaux street furniture including kiosks, bus shelters, phones, poster bollards, bench seats and litter bins. The applicant is responsible for the cost of removal, storage and reinstallation of any of the above as a result of the erection of the hoarding. In addition, the applicant is responsible for meeting any revenue loss experienced by Council as a result of the removal of street furniture. Costing details will be provided by Council. The applicant must also seek permission from the telecommunications carrier (e.g. Telstra) for the removal of any public telephone.

- (b) Should the hoarding obstruct the operation of Council's CCTV Cameras, the applicant must relocate or replace the CCTV camera within the hoarding or to an alternative position as determined by Council's Contracts and Asset Management Unit for the duration of the construction of the development. The cost of relocating or replacing the CCTV camera is to be borne by the applicant. Further information and a map of the CCTV cameras are available by contacting Council's CCTV Unit on 9265 9232.
- (c) The hoarding must comply with the Council's policies for hoardings and temporary structures on the public way. Graffiti must be removed from the hoarding within one working day.

B4 Barricade Permit

Where construction/building works require the use of a public place including a road or footpath, approval under Section 138 of the Roads Act 1993 for a Barricade 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.

B5 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.

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:

- (a) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
- (b) 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.

B6 Sydney Water

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). A Compliance Certificate shall be applied for (i.e. Notice of Requirements) prior to the commencement of work. The Section 73 Certificate shall be obtained prior to the occupation of the development.

The Proponent shall comply with the stormwater connection/on-site detention requirements as identified in the Sydney Water's letter to Warren Smith and Partners dated 13 July 2011.

B7 Stormwater and Drainage

On-site detention, treatment and re-use are encouraged.

- (a) Prior to construction commencing, details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to and approved by the Principal Certifying Authority. All approved details for the disposal of stormwater and drainage are to be implemented in the development.
- (b) The requirements of Sydney Water with regard to the on site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted prior to construction commencing.
- (c) An "Application for Approval of Stormwater Drainage Connections" must be submitted to the Principal Certifying Authority with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system.

B8 Advanced Tree Planting

Tree planting should be undertaken in accordance with the following requirements.

- (a) The trees must be grown to NATSPEC Guidelines for Specifying Trees to ensure quality trees and more successful establishment
- (b) At the time of planting, the container size is to be a minimum of 100 litres and a minimum height of two (2) metres.
- (c) The trees must be planted by a qualified Horticulturalist or Arborist of Level 2 under the Australian Qualifications Framework (AQF).

- (d) The replacement plantings must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity.

B9 Paving Materials

The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".

B10 Green Roofs

- (a) A detailed plan of the Green Roof, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Principal Certifying Authority prior to construction commencing. The plan must include:
- (i) A Design Statement that includes details of proposed functionality of the green roof, general accessibility, a description of the environmental parameters it sets out to address, and performance specification;
 - (ii) Structural details and certification from a structural engineer for the roof structure and saturated weight bearing capacity of the Green Roof;
 - (iii) Hydraulic details and certification from a hydraulic engineer roof construction detailing waterproofing, drainage and irrigation overflow protection;
 - (iv) Location of existing and proposed structures and hard landscaping on the rooftop, retaining walls, and roof fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components;
 - (v) Details of growing media including depths; type; fertilizers and additives; mounding and planter boxes (if applicable);
 - (vi) Details of the location, sizes and numbers of plants used with reference to NATSPEC (if applicable), with preference for drought resistant species and those specified for use by the City of Sydney;
 - (vii) Details of installation methodology including structural reinforcement or retention structures for sloping roofs, including details of prevention of slippage.
 - (viii) Details of accessible and inaccessible areas on the Green Roof. Where proposed to be inaccessible, Green Roofs are required to remain such during occupation of the property;
 - (xi) Details of drainage and irrigation systems, including overflow provisions.
- (b) Prior to construction commencing, a Maintenance Manual is to be submitted and approved by the Principal Certifying Authority. A copy of the Maintenance Manual is to be kept on site at all times during construction and following completion and is to be complied with during occupation of the property. The Maintenance Manual shall include as a minimum:
- (i) Frequency and methodology of different maintenance requirements;
 - (ii) Details of safety procedures;
 - (iii) Laminated copies of 'As Built' drawings;

- (iv) Manufacturer's contact details and copies of manufacturers' typical details and specification; and
 - (v) Copies of warranties and guarantees relating to all materials and plant used in construction.
- (d) All landscaping in the approved plan is to be completed prior to an Occupation Certificate being issued.

PART C - DURING CONSTRUCTION

C1 Commencement of erection of building

The erection of a building in accordance with this approval must not be commenced until the person having benefit of the approval has given at least 2 days notice to the Council of their intention to commence the development works the subject of this consent.

C2 Erosion and Sediment Control

All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

C3 Setting out of Structures

The building 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.

C4 Approved Plans to be On-site

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

C5 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder and Structural Engineer.

The notice(s) is to satisfy all but not be limited to, the following requirements:

- (a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

C6 Loading and Unloading During Construction

The following requirements apply:

- (a) All loading and unloading associated with construction activity must be accommodated on site.
- (b) If it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by the Principal Certifying Authority.
- (c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted, an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- (d) All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer.

C7 Removal of redundant crossings

The proponent shall remove all redundant crossings together with any necessary reinstatement of the footpath, nature strip, kerb and gutter. Such work shall be carried out in accordance with Council's specification.

C8 Preservation of Survey Marks

All works in City streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Project Manager Survey / Design Services to arrange for the recovery of the mark.

A fee will apply for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).

PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

D1 Dilapidation Report

The Proponent shall engage a suitably qualified person to prepare a pre-construction dilapidation report as well as a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.

In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the report must compare the post-construction dilapidation report with the pre-construction dilapidation report.

A copy of this report is to be forwarded to the relevant authorities. The cost of repairing any damage caused to Council or other 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.

D2 Temporary Ground Anchors, Temporary Shoring and Permanent Basement/Retaining Walls Affecting the Road Reserve

Prior to issue of Occupation Certificate, the Proponent is to provide the Principal Certifying Authority with written and photographic confirmation that the restoration of the public way has been complete in accordance with the following:

- (a) All ground anchors must be de-stressed and isolated from the building prior to completion of the project.
- (b) The temporary structure, including foundation blocks, anchors and piers must be removed above and below the public way, prior to completion of project, down to a depth of 2m.
- (c) All timber must be removed.
- (d) All voids must be backfilled with stabilised sand.
- (e) All costs for any reinstatement of the public way made necessary because of an unstable, damaged or uneven surface to the public way must be borne by the owner of the land approved for works under this consent.

D3 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 issue occupation of the development. A copy of the Fire Safety certificate must be submitted to the Principal Certifying Authority.

D4 Annual Fire Safety Statement

An Annual Fire Safety Statement must be provided to Principal Certifying Authority and the NSW Fire Brigade commencing within 12 months after the date on which the approval authority initial Fire Safety Certificate is received.

D5 Bicycle Parking

Prior to occupation of the building, a bicycle strategy shall be submitted to the Department of Planning and Infrastructure. The strategy should include details of any existing or proposed Council cycle paths, the number and location of bicycle parking spaces on campus, and any facilities for cyclists such as showers and lockers.

PART E – ON-GOING CONDITIONS

E1 Lot Consolidation

All land titles within the site must be consolidated into one lot. A plan of consolidation must be registered with the Land and Property Information Division of the Department of Lands, prior to an Occupation Certificate being issued.

E2 Survey Certificate at Completion

A Survey Certificate prepared by a Registered Surveyor must be submitted at the completion of the building work certifying the location of the building in relation to the boundaries of the allotment.

E3 Encroachments – Public Way

No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council's footpath area.

The public way 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 Council to stop all work on site.

E4 Annual Fire Safety Certification

The owner of the building shall certify to the Principal Certifying Authority every year 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. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.

E5 Loading and Unloading

All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the site at all times.