

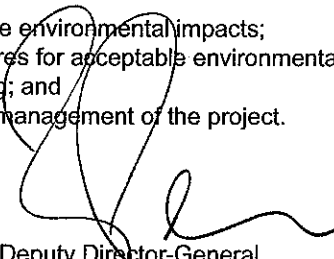
Project Approval

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 schedules 2 to 3.

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

20th December

2010

SCHEDULE 1

Application No.:	MP10_0036
Proponent:	Lifehouse at RPA Limited
Approval Authority:	Minister for Planning
Land:	Lot 1 DP 133045, Lot 1 DP 721834, Lot 1 DP 116729, Lot 1 DP 79785, Lot 1 DP 74291, Lot 1 DP 66645, Lot 1 DP 79561 and Part Lot 79 DP 866035.
Project:	Chris O'Brien Lifehouse at RPA, including: <ul style="list-style-type: none">• 10 storey staged development;• Integrated cancer medical facility for clinical services & treatment, cancer research, operating theatres, educational facilities and accommodation;• GFA of approximately 44,800sqm;• Basement car parking; and• Installation of a new lift and refurbishment works to the Radiation Oncology Building.

DEFINITIONS

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	City of Sydney Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
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
EA	Environmental Assessment titled <i>The Chris O'Brien Lifehouse at RPA (MP10_0036) Project Application and Environmental Assessment, prepared by LFA (Pacific), July 2010.</i>
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6pm to 10pm
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
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
PPR	Preferred Project Report titled <i>the Chris O'Brien Lifehouse at RPA (MP10_0036) Preferred Project Report, prepared by LFA (Pacific), dated October 2010.</i>
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	The Chris O'Brien Lifehouse at RPA, or anyone else entitled to act on this Approval
POEO Act	Protection of the Environment Operations Act 1997
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.
RTA	Roads and Traffic Authority
Statement of Commitments	The Proponent's Statement of Commitment in Schedule 3
Subject Site	Lot 1 DP 133045, Lot 1 DP 721834, Lot 1 DP 116729, Lot 1 DP 79785, Lot 1 DP 74291, Lot 1 DP 66645, Lot 1 DP 79561 and Part Lot 79 DP 866035.

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.

A2 Development in accordance with plans and documents

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

Environmental Assessment titled <i>The Chris O'Brien Lifehouse at RPA (MP10_0036) Project Application and Environmental Assessment, prepared by LFA (Pacific), dated July 2010.</i>			
Preferred Project Report titled <i>The Chris O'Brien Lifehouse at RPA (MP10_0036) Preferred Project Report, prepared by LFA (Pacific), dated October 2010</i>			
Statement of Commitments at Schedule 3, <i>prepared by LFA (Pacific), dated December 2010</i>			
Architectural (or Design) Drawings prepared by Rice Daubney			
Drawing No.	Revision	Name of Plan	Date
DA1000	Issue 01	Site Set Out Plan: Location + Site Plan	21/06/10
DA1101	Issue 01	Basement Plans: Basement 2	07/10/10
DA1102	Issue 01	Basement Plans: Basement 1	07/10/10
DA1103	Issue 01	Basement Plans: Lower Ground Floor	07/10/10
DA1201	Issue 02	Ground/Podium Plans: Ground Floor	07/10/10
DA1301	Issue 01	Upper Floor Plans: Level 01	07/10/10
DA1302	Issue 01	Upper Floor Plans: Level 02	07/10/10
DA1303	Issue 01	Upper Floor Plans: Level 03	07/10/10
DA1304	Issue 01	Upper Floor Plans: Level 04	07/10/10
DA1305	Issue 01	Upper Floor Plans: Level 05	07/10/10
DA1306	Issue 01	Upper Floor Plans: Level 06	07/10/10
DA1307	Issue 01	Upper Floor Plans: Level 07	07/10/10
DA1308	Issue 01	Upper Floor Plans: Level 08	07/10/10
DA1309	Issue 01	Upper Floor Plans: Level 09	07/10/10
DA1401	Issue 00	Roof Plans: Roof	18/06/10
DA1501	Issue 00	GA Elevations: North Elevation	18/06/10
DA1502	Issue 00	GA Elevations: South Elevation	18/06/10
DA1503	Issue 00	GA Elevations: East Elevation	18/06/10
DA1504	Issue 01	GA Elevations: West Elevation	08/10/10
DA1551	Issue 01	Context Elevations: East + West	08/10/10
DA1601	Issue 00	GA Sections: Section 1-1	18/06/10
DA1602	Issue 01	GA Sections: Section 2-2	08/10/10
L2	Rev C	Masterplan	10/06/10
L3	Rev D	South Sunken Courtyard	10/06/10
L4	Rev D	Eastern Sunken Courtyard Section	10/06/10

L5	Rev D	North Sunken Courtyard and Main Entry	10/06/10
L6	Rev C	Missenden Rd interface	10/06/10
L7	Rev A	Level 8 Roof Garden	03/06/10
L8	Rev C	Plants and Materials	08/06/10

except for:

- any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- otherwise provided by the conditions of this approval

A3 *Inconsistency Between Documents*

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions of this approval prevail.

A4 *Additional Approvals Required*

Separate applications shall be submitted to the relevant consent authority for consideration for any building identification signage and future fit out and use of the ground floor 'retail shell'.

A5 *Prescribed Conditions*

The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

A6 *Compliance with the Building Code of Australia*

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

A7 *Development Expenses*

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

A8 *Aircraft Safety*

The construction works are to be carried out in accordance with the requirements of the *Airports (Protection of Airspace) Regulations 1996*. Should construction works not commence within two years from the date of approval from the Department of Infrastructure, Transport, Regional Development and Local Government (DITRDLG), dated 22 October 2010, an updated approval will be required.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 Construction Certificate

The stamped drawings must be lodged with the Certifying Authority (Minister for Planning via the Department of Planning, City of Sydney Council, or a private certifier) for a Construction Certificate. The Proponent must supply the Department of Planning with a copy of the Construction Certificate within two days from the date of its issue.

B2 Co-Generation System

Should the Proponent seek to pursue the installation and operation of a co-generation system within the Chris O'Brien Lifehouse at RPA, further consultation with DECCW must be undertaken and information relating to the detailed design of the co-generation system must be provided to confirm whether the proposal requires an Environmental Protection Licence under the provisions of the POEO Act, prior to the issues of the Construction Certificate. If the proposal requires an Environmental Protection Licence then it shall be designed, maintained and operated to meet environmental standards for air and noise emissions that are determined in accordance with applicable DECCW policies.

B3 Salisbury Road Drop Off Bay

Prior to the issue of a Construction Certificate for building works, amended plans and details are to be provided to the Department for approval and referral to the RTA, detailing a minimum of 10 metres of No Stopping area on Salisbury Road between the stop line at the departure from the signalised intersection of Salisbury Road and Missenden Road (the stop line on the Salisbury Road departure) and the entrance to the proposed porte cochere pick-up/drop-off bay.

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*, 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.

B6 Long Service Levy

Prior to the issue of a Construction Certificate, evidence of the payment of the long service levy under section 34 of the *Building and Construction Industry Long Service Payment Act 1986* must be provided to the Certifying Authority (or, where such a levy is payable by instalments, the first instalment of the levy), if required.

B7 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. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

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 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 comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

PART C – PRIOR TO COMMENCEMENT OF WORKS

C1 **Construction Management Plan**

A Construction Management Plan shall be prepared in consultation with Council and submitted to the Director General 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):

- **Hours of work**, which must be in accordance with the conditions of this approval;
- **Contact details** of the site manager and all principal contractors;
- **Construction Traffic Management Plan**, which is to be developed in consultation with the RTA and is to include:
 - a. identification of a work zone;
 - b. ingress and egress of vehicles to the site;
 - c. management of loading and unloading of materials;
 - d. number and frequency of vehicles accessing the site and construction vehicle routes;
 - e. the times vehicles are likely to be accessing the site;
 - f. access arrangements and traffic control;
 - g. changes to on-street parking restrictions on roads;
 - h. management of construction traffic and car parking demand including preparation and distribution of a Travel Access Guide; and
 - i. management of existing vehicular and pedestrian movements / routes around the site throughout the various stages of construction;
- **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;
- **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*;
- **Construction waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste; and
- **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.

C2 **Brown Street Opening**

To ensure that the design and configuration of the Brown Street intersection with Missenden Road is satisfactory, further consultation and approval is required to be obtained from the

City of Sydney Council and Sydney Traffic Committee. Evidence of approvals are to be provided to the Department of Planning prior to the commencement of works.

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 *Aircraft Safety*

A separate application must be submitted to SACL for any equipment or crane to be used in the installation of any building that 81.6m AHD

C5 *Heritage*

Prior to the commencement of any site works, the moveable heritage items, such as the Sir Earle Page plaque and other plaques from the now demolished Page Chest Pavilion are to be removed and appropriately stored during construction. Upon completion of works and prior to the occupation of the development, these plaques are to be reinstated in an appropriate location at the Chris O'Brien Lifehouse at RPA.

C6 *Construction Works Zone*

If a construction works zone is required where loading and unloading is not possible on site and approval is required from the relevant Roads Authority, the proponent shall obtain approval prior to commencement of works. An approval for the works zones may be given for a specific period and certain hours of the day to meet the particular need for the site for such facilities at various stages of construction.

C7 *Associated Roadway Costs*

All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's "Development Specification for Civil Works Design and Construction".

C8 *Road Occupancy Licence*

A road occupancy licence is to be obtained from the relevant Roads Authority prior to the commencement of works for any works that may impact on traffic flows on Missenden Road during construction activities.

C9 *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.

C10 *Road/Asset Opening Permit*

A Road / Asset Opening Permit must be obtained from Council or the RTA 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.

C11 *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.

C12 *Utility Services*

- (a) Prior to the commencement of work the proponent is to negotiate with the utility authorities (e.g. Energy Australia, Sydney Water Corporation Limited 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.
- (b) 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.

C13 *Dilapidation Report*

A dilapidation survey of Council's assets and adjoining property including photographs and written record must be prepared and submitted to Council and adjoining properties prior to the commencement of works; failure to identify any damage to Councils assets and the adjoining properties will render the Proponent liable for the costs associated with any necessary repairs. The dilapidation survey is to be prepared in consultation with Council having regard to future Public Domain works surrounding the Chris O'Brien Lifehouse at RPA to be carried out in conjunction with Council.

C14 *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 and the Department prior to commencement of works.

C15 *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.

PART D – DURING CONSTRUCTION

D1 Aircraft Safety

- (a) The maximum height of the Chris O'Brien Lifehouse at RPA building must not exceed 81.6m AHD, inclusive of all lift over-runs, vents, chimneys, aerials, antennae (of whatever type), construction cranes etc.
- (b) The building must be obstacle lit with low intensity red obstacle lights in accordance with the Manual of Standards for Part 139 – Aerodromes, Chapter 9, Section 9.4. of the Civil Aviation Safety Regulations issued by the Civil Aviation Safety Authority (CASA) as per <http://casa.gov.au/wcmswr/assets/main/rules/1998casr/139/139m09.pdf>:
 - o The obstacle lighting is to be installed at the buildings highest points;
 - o The exhaust flues at each end of the building are to be obstacle lit; and
 - o The obstacle lights must operate and be maintained in working order at all times by the Proponent.
 - o The Proponent must provide SACL with the location of the obstacle lighting once installed, confirming specifications.

D2 Ecologically Sustainable Development

The project shall achieve as a minimum a 4 star Green Star design rating and shall implement all ESD principles and design measures outlined in the EA.

D3 Hours of Work

The hours of excavation and work on the development must be as follows:

- All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools etc) in connection with the approved development must only be carried out between the hours of:
 - o 7.30am and 5:30pm on Mondays to Fridays;
 - o 7:30am and 3:00pm on Saturdays; and
 - o No work must be carried out on Sundays or public holidays.
- Works may be undertaken outside these hours where:
 - o the delivery of materials is required outside these hours by the Police or other authorities;
 - o It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
 - o the work is approved by the Director General or his nominee.

D4 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
- (4) to state that unauthorised entry to the site is prohibited.

D5 Excavation

- (a) 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.
- (b) To ensure basement excavation works are satisfactorily undertaken, the recommendations provided within the Geotechnical Investigation Reports, prepared by Aargus Pty Ltd, dated 19 October 2009 and 15 June 2010 are to be implemented.

D6 Noise Control

- (a) 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*'.
- (b) 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.

D7 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.

D8 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.

D9 Hoarding Requirements

- (a) To ensure an appropriate presentation of the site to Missenden Road during the construction period, temporary artwork shall be provided along any hoarding/fencing proposed to be erected around the subject site.
- (b) The temporary artworks shall inform the general public about the proposed works being undertaken by the proponent and the site's history.
- (c) No third party advertising is permitted to be displayed on the subject hoarding/fencing.
- (d) 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.

D10 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.

D11 *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.

D12 *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.

D13 *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.

D14 *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.

D15 *Pedestrian Access During Construction*

Pedestrian access along Missenden Road, Salisbury Road, Susan Street and Brown Street 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.

D16 *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.

D17 *Directional Signage*

- (a) Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area.
- (b) 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

- o 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.

D18 Traffic Movement

- (a) All vehicles must enter and leave the site in a forward direction.
- (b) The cost of all traffic management works shall be borne by the proponent.
- (c) Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- (d) 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.

D19 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 the Department or Council.

D20 Work on Site to Cease

- (a) 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.
- (b) 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.

D21 Excavated Material

Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the EPA's *Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*. Following the removal of excavated materials from the site, DECCW accredited Site Auditor is to issue a site audit statement clearing the site suitable for development.

D22 Classification of Waste

Prior to the exportation of waste (including fill or soil) from the site the material should be classified in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW DECC Waste Classification Guidelines, Part1: Classifying Waste (April 2008). The classification of the material is essential to determine where the waste may be legally taken. The Protection of the Environment Operations Act 1997 provides for the commission of an offence for both the waste owner and the transporter if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste.

For the transport and disposal of industrial, hazardous or Group A liquid waste advice should be sought from the EPA.

PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS

E1 Aircraft Safety

In accordance with the Manual of Standards for Part 139 – Aerodromes, Chapter 9, Section 9.4. of the Civil Aviation Safety Regulations issued by the Civil Aviation Safety Authority (CASA) as per <http://casa.gov.au/wcmswr/assets/main/rules/1998casr/139/139m09.pdf>:

- The Proponent must notify SACL upon completion of construction of the building;
- The Proponent must provide SACL with the location of the obstacle lighting once installed, confirming specifications; and
- The Proponent must provide SACL with the finished building height (in AHD) and location co-ordinates upon completion, so that SACL can update its plans and other records for Sydney Airport and its surrounds.

E2 Heritage

- (a) A Heritage Interpretation Strategy (HIS) will be prepared, detailing how information on the history and significance of the site will be provided for the public and with recommendations regarding public accessibility, signage and lighting. The HIS is to be submitted to the Department of Planning and Council for approval prior to the occupation of the development and implemented to the satisfaction of the Department of Planning
- (b) The Sir Earle Page plaque and other plaques as identified within the Statement of Heritage Impact, prepared by Conybeare Morrison, dated June 2010, are to be reinstated to an appropriate location to the Chris O'Brien Lifehouse at RPA prior to the occupation of the development.

E3 Work Place Travel Plan

Prior to occupation of the building a work place travel plan is to be prepared to encourage the use of non-car transport modes by students, employees and visitors to the site. The work place travel plan is to be prepared in accordance with the Transport and Accessibility Impacts Report, prepared by ARUP, dated June 2010.

E4 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 *Acoustic Development Application Report and Director General's Requirements*, prepared by ARUP, dated June 2010 and Building Services Report, prepared by SKM, dated 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.

E5 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.

E6 *Post-construction Dilapidation Report*

The proponent shall engage a suitably qualified person to prepare 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.

The report is to be submitted to the Department and the Council and is to:

- (a) Compare the post-construction dilapidation report with the pre-construction dilapidation report, identifying the nature and costs of damage (if any) which has occurred during and as a result of construction, and
- (b) Have written confirmation from the relevant authority that there is no adverse structural damage to its infrastructure and roads (as far as reasonably practical) or that satisfactory arrangements have been made to remedy any damage. If this has been unreasonably delayed by the relevant authority, attempts to seek such confirmation shall be given to the satisfaction of the Department.

E7 *Structural Inspection Certificate*

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

E8 *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.

E9 *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.

E10 *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.

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 operational and design measures outlined the EA.

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 – General

The use of the premise shall not cause nuisance, or an offensive noise as defined in the *Protection of the Environment Operations Act 1997* to any affected receiver.

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.
- 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 Unobstructed Driveways and Parking Areas

All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

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 notify the Roads and Traffic Authority's Traffic Management Centre (TMC) 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

1. GENERAL COMMITMENTS

- 1.1. Lifehouse is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act (1979) and as outlined in the Project Application.
- 1.2. Lifehouse will obtain all necessary approvals required by State and Commonwealth legislation in undertaking this project.
- 1.3. Lifehouse undertakes to ensure that the building will be set out by a registered surveyor who will verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to City of Sydney Council that built works are in accordance with the approved Project Application.
- 1.4. Lifehouse will continue to keep the local community informed during the development process.

2. BUILT FORM, URBAN DESIGN AND ENVIRONMENTAL AMENITY

- 2.1. Lifehouse will ensure that any design/ documentation refinement of this Project Application will reflect the following environmental amenity criteria:
 - Ensure compatibility with the existing bulk and scale of the surrounding development;
 - Minimise impacts on existing buildings, topography and streetscape;
 - Ensure urban form and design proposals minimise the overshadowing of existing private land;
 - Improve the pedestrian and vehicular connectivity with the hospital and its environs to maximise amenity, safety and security for staff, patients and visitors. Lifehouse is committed to providing a canopy over Salisbury Road to achieve this.
 - Provide measures to improve street address.
- 2.2. A separate development application (DA) for the fitout and use of the "Retail Shell" will be submitted to and approved by Council prior to that fitout or use commencing. Any proposed DA for food premises will be accompanied by mechanical ventilation details.

3. DOMAIN AND LANDSCAPE

- 3.1. Lifehouse undertakes to liaise with the City of Sydney with regard to the proposed upgrading of Missenden Road. Please refer to Commitment 14.1.
- 3.2. Lifehouse will submit a Public Domain Plan for works on the public land/road areas directly adjacent to the new facility.
- 3.3. With regard to alignment levels:
 - (a) Prior to a Construction Certificate being issued, footpath alignment levels for the building will be submitted to Council for approval. This submission will be accompanied by a plan prepared by a Registered Surveyor showing the existing location, size and levels (AHD) of all service covers, trees, poles and street furniture, kerb, gutter and alignment levels of 10m cross sections, alignment levels at proposed and existing vehicular and/or pedestrian

entrances within the footway adjacent to and extending 20 metres past either side of the site.

- (b) These alignment levels, as approved by Council, will then be incorporated into the plans submitted with the application for a Construction Certificate, excluding a Construction Certificate for approved preparatory, demolition or shoring work.
- 3.4. Lifehouse will submit a detailed Landscape Plan for approval of Council addressing the landscaping within the public land areas, and implement the approved works, prior to the issuance of an Occupation Certificate. The plan will include:
- (a) Location of proposed structures on the site including existing trees (if applicable);
 - (b) Details of earthworks including mounding and retaining walls and planter boxes (if applicable);
 - (c) Location, numbers and type of plant species;
 - (d) Details of planting procedure and maintenance;
 - (e) Details of drainage and watering systems.
- 3.5. Lifehouse will submit, prior to an Occupation Certificate, a maintenance plan for any landscaping on public land, and will comply with the maintenance requirements during occupation.
- 3.6. A Footpath Damage Guarantee relating to the public land frontage will be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Footpath Damage Bank Guarantee will be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public land in the vicinity of the site. The guarantee will be lodged with Council prior to issuance of a Construction Certificate.
- 3.7. 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 will comply with AS/ NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".

4. ECOLOGICALLY SUSTAINABLE DESIGN

- 4.1. Lifehouse undertakes to implement the proposed ESD measures as outlined in the Project Application.

5. TRANSPORT AND ACCESSIBILITY

- 5.1. Lifehouse undertakes to ensure that the transport, traffic and access proposals will support the Sydney City Subregional Strategy objectives as outlined in the Project Application.
- 5.2. Lifehouse undertakes to investigate the provision of a shuttle bus service for staff and visitors of Lifehouse.
- 5.3. A Work Place Travel Plan (WPTP) will be prepared for the site as outlined in Page 25 of Appendix D (Traffic and Accessibility Impacts Report) of the EA in accordance with PCAL guidance and in consultation with Transport NSW. The Workplace Travel Plan will be produced prior to occupation of the facility to ensure appropriate travel patterns are developed for all new staff, visitors and patients. The WPTP will support minimal car parking (on-site car parking for patients/visitors and specialist hospital staff only).
- 5.4. Transport access guides will be prepared prior to occupation and placed prominently within the development to guide future patients and visitors to the site.

- 5.5. Lifehouse will produce a Green Travel Plan (GTP) to assist staff, patients and visitors to achieve sustainable travel outcomes in consultation with City of Sydney Council's Strategic Transport Unit. The GTP will be submitted to and approved by City of Sydney Council prior to the issuance of an Occupation Certificate.
- 5.6. Lifehouse undertakes to ensure that the construction of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
 - NSW Health Facility Guidelines, including Part B – Design for Access, Mobility, OH&S and Security;
 - DDS32 Improved Access for Health Care Facilities;
 - AS 1428; and
 - The Building Code of Australia.

Road Configuration and Manoeuvring

- 5.7. Lifehouse undertakes to ensure that changes to existing roads and other traffic based elements will be designed and constructed in accordance with Australian Standards and/or the relevant standards of City of Sydney Council or the RTA as applicable.
- 5.8. Lifehouse will continue to work closely with City of Sydney Council / Sydney Traffic Committee to resolve the detailed configuration/arrangement of Brown Street as the preferred exit path for service vehicles from the Lifehouse project site to Missenden Road.
- 5.9. All vehicles are to be totally contained within private land before being required to stop.
- 5.10. The turning areas within the car park will be kept clear of any obstacles, including parked cars, at all times.
- 5.11. All vehicles will enter from and leave the site to Missenden Road in a forward direction.
- 5.12. Adequate space will be provided to allow manoeuvring and turning of the different sized vehicles. The design, layout, signage, line marking, lighting and physical controls for all service vehicles will comply with the minimum requirements of Australian Standard AS 2890.2 – 2002 Off- Street Parking Part 2: Commercial vehicle facilities. Details will be submitted to and approved by the Certifying Authority prior to a Construction Certificate being issued.
- 5.13. The site will be configured to allow all vehicles to enter from and leave the site to Missenden Road in a forward direction.

Pedestrian and Cycle

- 5.14. Bicycle parking and amenities for staff will be conveniently located near lifts to maximise surveillance.
- 5.15. Visitor bicycle parking rails will be provided at the main entrance on Salisbury Road.

Car Parking

- 5.16. Lifehouse undertakes to ensure that car parking and loading bays will be constructed in accordance with the relevant Australian Standards.
- 5.17. A maximum of 100 off-street car parking spaces (excluding spaces for service vehicles and couriers) will be provided. The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities will comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Council's Development Control Plan.

The details will be submitted to and approved by the Principal Certifying Authority prior to a Construction Certificate being issued.

- 5.18. A separate submission will be made to the Sydney Traffic Operations Unit (City of Sydney Council) seeking the City's approval for any changes to kerb side parking arrangements in Missenden Road. The submission will include two plans. One showing the existing kerb side parking restriction signs and stems, the second showing the proposed kerb side parking restriction signs and stems. Both plans will include changes to all signs and stems from the kerb line of the nearest intersection. All costs associated with the changes to sign posting will be at no cost to Council.
- 5.19. Where a car park is serviced by lifts, accessible spaces for people with mobility impairment will be located to be close to lifts. Where a car park is not serviced by lifts, accessible spaces for people with mobility impairment will be located at ground level, or accessible to ground level by a continually accessible path of travel, preferably under cover.
- 5.20. The design, layout, signage, line marking, lighting and physical controls of all off-street accessible parking facilities will comply with the minimum requirements of Australian Standard AS/NZS 2890.6 – 2009 Parking facilities Part 6: Off-street parking for people with disabilities. The details will be submitted to and approved by the Principal Certifying Authority prior to a Construction Certificate being issued.
- 5.21. The car park will be ventilated in accordance with the Building Code of Australia and, where necessary, Australian Standard AS1668, Parts 1 and 2. Ventilation will be controlled by carbon monoxide monitoring sensors to ensure compliance with occupant health requirements.

Service Vehicles

- 5.22. Service vehicles accessing the Chris O'Brien Lifehouse will be limited to a maximum size of 10.5m.
- 5.23. All loading and unloading associated with servicing the site will not utilise Missenden Road or obstruct public land.
- 5.24. The loading dock will not be used for storage purposes, other than as outlined on the submitted plans.

Signage

- 5.25. All works/regulatory signposting associated with proposed development will be at no cost to RTA.
- 5.26. Signage will be installed in the car park exit ramp warning of the potential pedestrian and ambulance vehicle conflict
- 5.27. Signage will be installed on Susan Street directing pedestrians to utilise the western footpath and warning of reversing vehicles.
- 5.28. All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer.
- 5.29. The following signs will be provided and maintained within the site at the point(s) of vehicular egress:
 - (a) Compelling drivers to stop before proceeding onto the public way
 - (b) Compelling drivers to "Give Way to Pedestrians" before crossing the footway; or compelling drivers to "Give Way to Pedestrians and Bicycles" before crossing a footway on an existing or identified shared path route.

- 5.30. A site notice board will be located at the main entrance to the site in a prominent position and will have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size. The site notice board will include the following:
- (a) contact person for the site;
 - (b) telephone and facsimile numbers and email address; and
 - (c) site activities and time frames.

Construction Traffic

- 5.31. Lifehouse undertakes to ensure that access and safety protocols will be included in the Construction and Environmental Management Plan (CEMP) to maintain access and use of the site and ensure the safety of staff, patients and visitors during the development project.
- 5.32. Lifehouse undertakes to ensure that construction and traffic requirements will be included in the CEMP.
- 5.33. In the event of works which require the use of cranes or other construction vehicles which occupy the road reserve, approval of Council and the NSW Police under Section 186 of the Law Enforcement Power and Responsibilities Act will be sought.
- 5.34. All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works will be designed and constructed in accordance with the City's "Development Specification for Civil Works Design and Construction".
- 5.35. For construction activities, any proposal for alterations to the public road, involving traffic and parking arrangements, will be designed in accordance with RTA Technical Directives and will be referred to and agreed to by the Sydney Traffic Committee prior to any work commencing on site.
- 5.36. A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation and access arrangements will be prepared by a certified practitioner and undertaken in accordance with the RTA's Traffic Control at Worksites Manual. The CTMP will be submitted to the Department of Planning, Council and the RTA for review prior to commencement of works. All costs associated with the CTMP shall be at the full cost to the applicant.
- 5.37. The CTMP relating to vehicular movement to and from Missenden Road only (and not to vehicular movement on private roads within the RPA site) will be submitted in stages, addressing phasing of the construction activities, to Council prior to a Construction Certificate being issued.
- 5.38. For any construction activities, approved driveways will be constructed in accordance with the requirements of Council's "Driveway Specifications" to the satisfaction of Council for vehicular access to the construction site to and from Missenden Road only.
- 5.39. For loading and unloading during construction:
- (a) All loading and unloading associated with construction activity will be accommodated on site.
 - (b) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
 - (c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application will be made to Council at least 8 weeks prior to commencement of work on the site.

- (d) In addition to any approved construction zone, provision will be made for loading and unloading to be accommodated on site once the development has reached ground level.
 - (e) The structural design of the building will allow relevant areas of the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.
- 5.40. For any construction activities, the public way will not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- 5.41. For the use of mobile cranes:
- (a) Mobile cranes operating from the road will not be used as a method of demolishing or constructing a building.
 - (b) 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 will be obtained from Council for the use of a mobile crane. The permits will be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
 - (c) Special operations and the use of mobile cranes will comply with the approved hours of construction. Mobile cranes will not be delivered to the site prior to 7.30am without the prior approval of Council.

6. SOIL AND WATER

Stormwater Drainage and Water Management

- 6.1. Lifehouse undertakes to ensure:
- Measures to control soil erosion and sedimentation during demolition, excavation and construction will be designed in accordance with the current accepted industry standard, viz. "Managing Urban Stormwater: Soils and Construction Manual".
 - Stormwater disposal system will be designed in accordance with the relevant Council, Sydney Water and Australian Standards as applicable;
 - Stormwater runoff will be collected by a conventional pit and pipe type drainage system with larger stormwater flows being conveyed safely through/around the development using overland flow paths such as roads and footways;
 - On-site Stormwater Detention will be designed in accordance with Sydney Water's requirements; and
 - Stormwater Quality Improvement Devices (SQIDs) will be designed in accordance with Sydney Water's requirements for pollution reduction.
- 6.2. Prior to a Construction Certificate being issued, 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 will be submitted to and approved by Council. All approved details of the disposal of stormwater drainage are to be implemented in the development
- 6.3. For any proposed connection to the Council's underground drainage system, the owner will enter into a Deed of Agreement with Council and obtain registration on Title of a Positive Covenant prior to an Occupation Certificate being issued.
- 6.4. The requirements of Sydney Water with regard to the on- site detention of stormwater will be ascertained and complied with. Evidence of the approval of

Sydney Water to the on-site detention will be submitted prior to a Construction Certificate being issued.

- 6.5. An "Application for Approval of Stormwater Drainage Connections" will be submitted to the Council with the appropriate fee at the time of lodgment of the proposal for connection of stormwater to the Council's drainage system.

Contamination

- 6.6. Lifehouse undertakes to ensure that all fill is removed from site prior to the issuing of the Site Audit Statement.

7. NOISE AND VIBRATION

- 7.1. Lifehouse undertakes to ensure the Lifehouse is in accordance with noise criteria and guidelines set from relevant Australian Standards, and the NSW DECCW's Industrial Noise Policy, Environmental Noise Criteria for Road Traffic Noise, Assessing Vibration Guideline, and Interim Construction Noise Guideline (ICNG).
- 7.2. Lifehouse undertakes to prepare an assessment of intrusive traffic noise levels in accordance with the appropriate Australian Standard or project specific noise level target.
- 7.3. Lifehouse will resolve internal noise and vibration impacts during the detailed design stage of the building in consultation with the structural engineer, acoustic consultant and mechanical engineer.
- 7.4. A Construction Noise and Vibration Management Plan will be prepared for the construction of the Lifehouse development, and will include a quantitative assessment of construction noise levels following the procedure of the ICNG.
- 7.5. Lifehouse undertakes to ensure the building envelope of the Lifehouse development will meet the AS2021 criteria in relation to helicopter noise.
- 7.6. A site specific Noise Management Plan will be submitted to the Council for approval and comment prior to any works commencing on site and complied with during any construction works. The plan will be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants. The plan will include but not be limited to the following:
 - (a) Confirmation of the level of community consultation that has, is and will be undertaken with Building Managers/ occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/ machinery particularly during the demolition and excavation phases.
 - (b) Confirmation of noise, vibration and dust monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with the noise criteria contained within City's Construction Noise Code.
 - (c) What course of action will be undertaken following receipt of a complaint concerning site noise, dust and vibration.
 - (d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring property to a minimum.
 - (e) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their

selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.

- 7.7. The LAeq 15minutes noise level emitted from the use will not exceed 5dB above the background (LA90) noise level in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) between the hours of 7.00am and 12.00 midnight when assessed at the boundary of any affected receiver. The background noise level will be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.
- 7.8. The LAeq 15minutes noise level emitted from the use will not exceed the background (LA90) noise level in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) between the hours of 12.00 midnight and 7.00 am when assessed at the boundary of any affected receiver. The background noise level will be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.
- 7.9. The use of the premise will be controlled so that any emitted noise is at a level so as not to create an "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.
- 7.10. The hours of construction work on the development will be as follows:
 - (a) All work, including building/demolition and excavation work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring of tools etc) in connection with the proposed development will only be carried out between the hours of 7.30am and 5.30pm on Mondays to Fridays, inclusive, and 7.30am and 3.30pm on Saturdays, with safety inspections being permitted at 7.00am on work days, and no work will be carried out on Sundays or public holidays.
 - (b) All work, including demolition, excavation and building work will comply with the City of Sydney Building Sites Noise Code and Australian Standard 2436 - 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".
- 7.11. Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following:
 - (a) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.
 - (b) A sound pressure level at the boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.

8. HAZARDS

- 8.1. Lifehouse undertakes to ensure the design of facilities for the receiving, storage, handling and use of hazardous materials, including radiation hazards, and the proposed operations of the Lifehouse will be in accordance with relevant Building Code of Australia standards, NSW Occupational Health and Safety Act 2000 and the Occupational Health and Safety Regulation 2001 (particularly Part 6 – Hazardous substances and Part 6A Dangerous goods, relevant Australian Standards, the Code of Practice – Storage and Handling of Dangerous Goods (2005)- Work Cover NSW and the Department of Health and Ageing Guidelines for Certification of Physical Containment Level 2 Laboratory.
- 8.2. All demolition works involving the removal and disposal of asbestos cement will only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos

Licence and removal will be carried out in accordance with National Occupational Health and Safety Commission (NOHSC): "Code of Practice for the Safe Removal of Asbestos" and the City of Sydney Asbestos Policy.

- 8.3. Standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm will be erected in prominent visible positions on the site.
- 8.4. No asbestos products will be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).
- 8.5. For medical imaging, the ionising radiation apparatus will be registered with the Department of Environment, Climate Change and Water (DECCW) prior to its use.
- 8.6. Any X-ray device will incorporate all necessary safety features to prevent exposure to radiation in excess of that permitted by the Radiation Control Act 1990 and Regulations, Australian Standard 2772-1990 and any other relevant code or standard.

9. WASTE

- 9.1. Lifehouse undertakes to prepare of a Waste Management Plan (Construction) within the CEMP to ensure construction waste is managed appropriately.
- 9.2. Lifehouse will ensure that operational waste is appropriately segregated and contained to avoid cross contamination of various waste streams and the inadvertent creation of unnecessary quantities of higher hazard wastes. Waste will be picked up by authorised waste disposal contractors.
- 9.3. Prior to the exportation of waste (including fill or soil) from the site the material will be classified in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (April 2008). For the transport and disposal of industrial, hazardous or Group A liquid waste, advice will be sought from the EPA.
- 9.4. Asbestos to be disposed of will only be transported to waste facilities licensed to accept asbestos. The names and location of these facilities are listed in Part 6 of the City of Sydney's Asbestos Policy.
- 9.5. All adjoining properties and those opposite the development will be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone and facsimile numbers and email address.
- 9.6. No asbestos laden skips or bins will be left in any public place without the approval of Council.

10. SERVICES

- 10.1. Lifehouse will comply with the requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.
- 10.2. The diversion of the existing services will be carried out in consultation with City of Sydney Council and/or the relevant agency and in accordance with the necessary requirements.
- 10.3. Lifehouse undertakes to ensure a new 11kV sub-station is established for electricity supply to Lifehouse in conjunction with Energy Australia
- 10.4. Lifehouse will ventilate all buildings in accordance with relevant codes.

- 10.5. All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666.2:1995, (or AS 3666.3:2000 subject to prior notification to Council) the Public Health Act 1991, and Public Health (Microbial Control) Regulation 2000.
- 10.6. A true copy of the annual certificate as stipulated in clause 9(2) of the Public Health (Microbial) Regulation 2000 which certifies the effectiveness of the process of disinfection used for the water cooling system, will be submitted to Council prior to the period ending 30 June each year.
- 10.7. Prior to commencement of the use the owner or occupier of the premises will apply to Council for the registration of water cooling systems warm water systems installed on the premises in accordance with the Public Health (Microbial Control) Regulation 2000.
- 10.8. Lifehouse will be responsible for all public utility adjustments/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
- 10.9. A trade waste permit will be obtained or a trade water agreement will be entered into before any discharge is made to the sewer system.
- 10.10. Lifehouse will seek to obtain a Section 73 Certificate from Sydney Water. Lifehouse will fund any adjustments needed to Sydney Water infrastructure as a result of the project and will engage a Water Servicing Coordinator to get the Section 73 Certificate and manage the servicing aspects of the development.

11. HERITAGE

- 11.1. Lifehouse undertakes to relocate moveable heritage items such as the Sir Earle Page plaque and other plaques from the now demolished Page Chest Pavilion to Lifehouse.
- 11.2. Lifehouse undertakes to consult with the Metropolitan Local Aboriginal Land Council to determine how they may wish any isolated artefacts be retrieved, recorded and collected should these be discovered, exposed, disturbed or excavated during works.
- 11.3. A Heritage Interpretation Strategy (HIS) will be prepared, detailing how information on the history and significance of the site will be provided for the public and with recommendations regarding public accessibility, signage and lighting. The HIS will be submitted to the Department of Planning (and Council) for approval. The approved strategy will be implemented to the satisfaction of the Department of Planning prior to occupation of the new facility.

12. FLORA AND FAUNA

- 12.1. Lifehouse undertakes to ensure native species are used in landscape components in accordance with City of Sydney policy and development controls.

13. STAGING

- 13.1. Lifehouse undertakes to pursue the proposed development in accordance with the staging program identified in Section 4.3.13 of the Project Application.

14. DEVELOPMENT CONTRIBUTIONS AND/ OR PLANNING AGREEMENTS

- 14.1. Lifehouse undertakes to construct the Missenden Road footpath adjoining the site as part of City of Sydney's Missenden Road upgrade works, in lieu of development contributions by merit exemption. Construction of the footpath will be to equal the

design provided by Council during recent consultations and will take place prior to the completion of Stage A for Lifehouse.

- 14.2. Lifehouse will enter into a Memorandum of Understanding with the City of Sydney in relation to works on public land. The committed works are to be undertaken prior to the issuance of an Occupation Certificate.

15. CONSULTATION

- 15.1. Lifehouse undertakes to continue consultation with the relevant agencies, authorities and the public throughout each stage of construction.
- 15.2. Lifehouse has commenced community consultation and undertakes to continue such in accordance with its Stakeholder Consultation and Communications Plan.
- 15.3. Lifehouse will prepare a Community Consultation Plan prior to any works commencing, that includes:
 - (a) noise monitoring techniques and method of reporting results to the community;
 - (b) details of work schedules for all work phases;
 - (c) review process during works;
 - (d) site induction details for all employees and contractors; and
 - (e) formal complaint management system.