

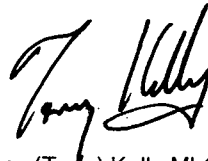
Project Approval

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

I approve the project application referred to in schedule 1, subject to the conditions in schedules 2 and Statement of Commitments in Appendix 1.

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.



Anthony (Tory) Kelly MLC
Minister for Planning

11 NOV 2010

Sydney

2010

SCHEDULE 1

Application No.:	MP 10_0055
Proponent:	Ingham Health Research Institute
Approval Authority:	Minister for Planning
Land:	Lot 3 DP 596770
Project:	Construction of a 5 storey building for the Ingham Health Research Institute plus a basement level housing a translational research unit

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DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval.
BCA	Building Code of Australia
Certifying Authority	Has the same meaning as Part 4A of the EP& A Act.
Construction	Any works, including earth and building works
Council	Liverpool 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 Ingham Health Research Institute, dated June 2010
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
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
Response to Submissions	Response to Submissions dated 9 September 2010
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	Ingham Health Research Institute, or anyone else entitled to act on this Approval
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTA	Roads and Traffic Authority
Subject Site	Lot 3 DP 596770
Statement of Commitments	The Proponent's Statement of Commitment in Appendix 1

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:

<i>Environmental Assessment Report and Appendices prepared by Urban Planning Outcomes on behalf of Ingham Health Research Institute, dated June 2010</i>			
<i>Response to submissions and Statement of Commitments and Appendices prepared by Urban Planning Outcomes on behalf of Ingham Health research Institute dated 9 September 2010</i>			
Architectural (or Design) Drawings prepared by MSJ Architects including:			
Drawing No.	Revision	Name of Plan	Date
A-0002	04	Site Plan	07.07.10
A-1001	03	Floor Plan Level 1	07.07.10
A-1002	03	Floor Plan Level 2	07.07.10
A-1003	03	Floor Plan Level 3	07.07.10
A-1004	03	Floor Plan Level 4	07.07.10
A-1005	03	Floor Plan Level 5	07.07.10
A-1006	03	Floor Plan Level 5	07.07.10
A-1007	03	Floor Plan Basement Level	07.07.10
A-2001	02	North Elevation	18.06.10
A-2002	02	East Elevation	18.06.10
A-2003	02	Southern Elevation	18.06.10
A-2004	02	Section A	18.06.10
A-2005	02	Section B	18.06.10
A-2006	02	Section C	18.06.10
A-2007	02	Section D	18.06.10
A-2008	02	Section E	18.06.10

except for:

- (1) 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
- (2) 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*

A separate application shall be submitted to the consent authority for consideration for any building identification signage.

A5 *Prescribed Conditions*

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

A6 *Development Description*

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

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

A7 *Compliance with the Building Code of Australia*

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

A8 *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.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 *Construction Certificate*

The stamped drawings must be lodged with the Certifying Authority (Liverpool City 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 *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.

B3 *Construction Management Plan*

Prior to the issue of a Construction Certificate, a Construction Management Plan shall be prepared. The Plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):

- (1) **Hours of work**, which must be in accordance with the conditions of this approval;
- (2) **Contact details** of the site manager and all principle contractors;
- (3) **Traffic management**, which is to be developed in consultation with Council and is to include:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - number and frequency of vehicles accessing the site;
 - the times vehicles are likely to be accessing the site;
 - management of existing vehicular, pedestrian and bicycle movements / routes around the site throughout the various stages of construction;
- (4) **Erosion and sediment control**, identifying appropriate measures to be installed during construction which shall be designed in accordance with in accordance with the document *Managing Urban Stormwater – Soils & Construction Volume 1 (2004)* by Landcom; and must include:
 - The procedures by which stormwater and waste water deposited or generated on site is to be collected and treated prior to discharge including details of any proposed pollution control device.
 - The procedures to be adopted for the prevention of run-off loose material and litter from the site onto the public way.
- (5) **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 implements, and address any other relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*;
- (6) **Waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste.

- (7) **Dust control** measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

B4 *Stormwater Plan*

The proponent is to prepare and submit detailed storm water and drainage works plan to the satisfaction of the Certifying Authority for approval prior to the issue of a construction certificate.

Drainage from the development is not to impact the down stream catchment or downstream properties.

B5 *Access and Movement*

An Access and Safety Plan will be prepared to maintain access and use of the site during the construction of the building to ensure the safety of staff, visitors and the public.

B6 *Disabled Access*

Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy.

B7 *Long Service Levy (if required)*

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).

B8 *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.

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 CONSTRUCTION

C1 *Notice to be Given Prior to Commencement / Excavation*

- The Certifying Authority and 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.
- The Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Certifying Authority via the notice under Section 81A of the *Environmental Planning and Assessment Act 1979*.

C2 *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.

C3 *Utility Services*

- 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 developer.
- Any necessary alterations to public utility installations being at the Developer/Demolisher's expense and to the requirements of both Council and the appropriate authorities.

C4 *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.

C5 *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.

C6 *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 Council's assets and the adjoining properties will render the Proponent liable for the costs associated with any necessary repairs.

PART D – DURING CONSTRUCTION

D1 *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) in connection with the approved development must only be carried out between the hours of:
 - 7.00am and 6.00pm on Mondays to Fridays
 - 8.00am and 1.00pm on Saturdays
 - No work must be carried out on Sundays or public holidays.
- Works may be undertaken outside these hours where:
 - the delivery of materials is required outside these hours by the Police or other authorities
 - It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm
 - the work is approved by the Director General or his nominee.

D2 *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:

- (1) Details of the Builder, Certifying Authority 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 not permitted.

D3 *Protection of Trees – Street Trees*

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction of any stage of the project, shall be replaced, to the satisfaction of Council.

D4 *Noise Control*

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

D5 *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.

D6 *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.

D7 *Hoarding Requirements*

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

D8 *Loading and Unloading During Construction*

A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council prior to commencement of the work on the site. An approval for a Works Zone 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. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

D9 *No Obstruction of Public Way*

The public way (outside of the work area) 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.

D10 *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.

D11 *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.

D12 *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.

D13 *Pedestrian Access During Construction*

Pedestrian access along Campbell Street and Forbes 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.

D14 *Setting Out of Structures*

The new 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.

D15 *Directional Signage*

- Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area.
- Particular attention is to be paid to:
 - wheelchair accessible paths of travel
 - safe road crossing areas including signalised and other designated crossings
 - key landmarks
 - access to transport nodes including public transport
 - 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.

D16 *Traffic Movement*

- All loading and unloading associated with works must occur on site.
- All vehicles must enter and leave the site in a forward direction.
- The cost of all traffic management works shall be borne by the Proponent.
- No trucks associated with the approved works are permitted to park or stand on public roadways.
- Gates shall be closed between vehicle movements.
- Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- The Contractor shall make provision 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.

D17 *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.

D18 *Work on Site to Cease*

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

D19 *Excavation Inspection*

During excavation works, the site is to be inspected by an experienced environmental personnel to assess any possible land contamination issues derived from unexpected conditions or subsurface facilities that may be discovered.

D20 *Excavated Material*

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

D21 *Imported Fill*

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

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

E1 Noise Control – Plant and Machinery

Prior to the issue of an Occupation Certificate for the building a report is to be prepared by a qualified acoustic engineer and submitted to the Certifying Authority confirming that the installation and performance of the mechanical systems complies with:

- the Acoustic Assessment Report (Norman Disney and Young 2 July 2009)
- the Building Code of Australia
- Australian Standard AS1668 and other relevant codes
- the project approval and any relevant modifications
- any dispensation granted by the New South Wales Fire Brigade.

E2 Fire Safety Certificate

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

E3 Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate for any structural work is to be submitted to the satisfaction of the Certifying Authority prior to issue of the Occupation Certificate.

E4 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 issue of the Occupation Certificate for the building.

E5 Waste Management

Prior the issue of the Occupation Certificate being issued, the Certifying Authority 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.

E6 Traffic and Access Arrangements

Prior to the issue of the Occupation Certificate, the Proponent shall submit a revised Traffic and Parking Report to identify that adequate provision of car parking for the project has been made in accordance with Concept Plan MP 06_0116.

PART F – DURING OPERATIONS

F1 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.

F2 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.

F3 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.

F4 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
 - 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.

APPENDIX 1 – PROPONENTS STATEMENT OF COMMITMENTS

MP10_0055 INGHAM HEALTH RESEARCH INSTITUTE LIVERPOOL

6. Statement of Commitments

6.1 General Commitments

- G1 IHRI is committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act 1979*. The construction and operation of the IHRI facility will be undertaken in accordance with Best Practice environmental management policies in place at the relevant time through the sites development.
- G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- G3 The development will comply with the Building Code of Australia 2008.
- G4 The proponent will continue to liaise with the local community through Liverpool City Council during the development process.
- G5 The new building will 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. The registered surveyor will provide evidence to the Department that structural works are in accordance with the approved project application.
- G6 A separate application will be made to Liverpool City Council for approval under Section 68 of the *Local Government Act, 1993*, for the erection of hoardings or scaffolding in a public place, if required.
- G7 The development and its uses will be in accordance with the approved Project Application as described in this Environmental Assessment.

6.2 Prior to Commencement of Works

- P1 Detailed construction design details will be submitted to the Director prior to the commencement of construction works.
- P2 A report on potential salinity issues and their management will be undertaken and a copy supplied to the Department.
- P3 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

- P4 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:
- Contact details of the site manager;
 - Air quality/dust control;
 - Noise and Vibration Management;
 - Waste management;
 - Vegetation protection;
 - Contamination as per the recommendations of the report by *Jeffery & Katauskas dated 23 November 2009*
 - Community access and safety;
 - Site specific soil erosion and sediment control;
 - Traffic and pedestrian management;
 - Storage and handling of materials;
 - Environmental training and awareness;
 - Contact and complaints handling procedures;
 - Emergency preparedness and response;
 - Site induction, OHS&R management and training;
 - Services disruption planning and management; and
 - Archaeological and heritage management.
- P5 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.
- P6 Final determination as to the alternative energy sources for the building will be made and information provided to the Director-General.
- P7 A Traffic and Pedestrian Management Plan will be prepared that will identify:
- The number and location of car parking spaces required by construction workers,
 - Ingress and egress of vehicles to the site,
 - Loading and unloading, including construction zones,
 - Predicted traffic volumes, types and routes, and
 - Pedestrian and traffic management methods.
- P8 A sign will be erected in a prominent position on the site prior to the commencement of works in indicating the nature of the project and the Project Director and contractor contacts details.
- P9 All electrical and mechanical services plans will be submitted to the Department for information prior to the construction of each stage.
- P10 During detail design of services the following issues will be addressed:
- Minimising the use of energy (both electrical and gas) through optimum building design, systems design and/or ongoing operation and maintenance of the facility.
 - Elimination of the use of environment damaging materials during

- construction such as ozone depleting substances.
 - Waste management to maximise recycling.
 - Water recycling.
 - Assessing the benefits of introducing electrical green power generation via significant solar energy use.
- P11 In respect to systems other than those which are business critical mechanical systems the following will be addressed in detailed design:
- Use of optimised passive external shading.
 - Use of low embodied energy materials to provide thermal insulation.
 - Energy efficient light fittings, day lighting, twilight sensor and motion based controls.
 - All toilets installed will be water efficient dual flush capacity with a minimum "AAA" rating;
- P12 The proposed development incorporate the sandstone archway, keystone, front door, threshold and surround into the overall design of the building where possible.
- P13 The following measures will be investigated and where possible incorporated into the final detailed design:
- 'Way finding' signage at all major interchanges such as lifts and stair wells;
 - Lighting in accordance with the Australian and New Zealand Lighting Standard AS 1158.
 - A lighting maintenance policy.
 - Security lighting installed in and around the building, without impact on any adjoining premises.
 - Vandal resistant external lighting.
 - Glazed tiling, patterned, porous and non solid surfaces to reduce graffiti.
 - Security controlled access to the building.

6.3 During Construction

- D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).
- D2 Erosion and Sediment Control will be implemented in accordance with the Erosion and Sedimentation Plan contained Appendix H of this report and these measures will be effectively 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 source of sediment.
- D3 All seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.
- D4 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood, hospital and other workers during construction. These

will include:

- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
- Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,
- All materials will be stored or stockpiled at the best locations,
- The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
- All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed before exiting the site,
- Gates will be closed between vehicle movements and will be fitted with shade cloth, and
- Cleaning of footpaths and roadways will be carried out regularly.

These will also be documented in the CEMP.

- D5 The hours of construction, including the delivery of materials to and from the site, will be: 7:00am and 6:00pm, Mondays to Fridays inclusive; 7:00am and 1:00pm, Saturdays; No work on Sundays and public holidays.

Works will only be undertaken outside these hours where:

- The delivery of materials is required outside these hours by the Police or other authorities;
 - It is required in an emergency to avoid the loss of life, damage to property and/ or to prevent environmental harm;
 - The work is approved through the construction noise and vibration measures in the Construction Environmental Management Plan; and
 - Residents and others likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.
- D6 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the construction noise and vibration measures in the Construction Environmental Management Plan committed to above.
- D7 Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where approved in the construction noise and vibration measures in the Construction Environmental Management Plan.
- D8 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

- D9 All waste disposal will occur in accordance with the *Protection of Environment Operations Act* and Regulations and EPA Environmental Guideline: Assessment, Classification and Management of Liquid and Non-liquid Wastes (1995).

All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.

- D10 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.
- D11 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.
- D12 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- AS 1428 Part 1.
 - The Building Code of Australia.
- D13 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.
- D14 Roads and other traffic based elements will be designed and constructed in accordance with Australian Standards and/or the relevant standards of Liverpool City Council or RTA as applicable.
- D15 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.
- D16 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of Environment and Climate Change will be informed in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.
- D17 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 will be complied with.
- D18 The diversion of the existing services will be carried out in consultation with the Council and/or the relevant agency and in accordance with the necessary requirements.
- D19 All buildings will be ventilated in accordance with relevant codes.
- D20 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.

6.4 Prior to Occupation or Commencement of Use

- O1 A Fire Safety Certificate will be provided to the Department for all the Essential Fire or Other Safety Measures forming part of application.
- O2 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation will be submitted to the Department and Council for information purposes only.
- O3 Prior to occupation an Operational Management Protocol will be provided to the Department for information, this will include the management of emergency and evacuation procedures.