

Development consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 16 February 2015, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

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


Daniel Keary
A/Executive Director
Infrastructure and Industry Assessments

Sydney 20th AUGUST 2015

SCHEDULE 1

Application No.:	SSD 6674
Applicant:	University of New South Wales
Consent Authority:	Minister for Planning
Land:	UNSW Kensington Campus (Lot 1 DP 510271)
Development:	Biological Sciences Project, including: • construction of a nine storey Biological Sciences Building (identified as E26); • relocation of existing operations from the Biological Sciences Building (D26) to E26; • refurbishment of the lower ground floor southern wing of the Biolink building; • refurbishment of the ground floor of building D26, including the Biolink Building; • construction of a new fire stair between Wallace Wurth Building and building D26; • construction of new rooftop plant to building D26; • refurbishment of the façade of building D26; • construction of a new loading dock and access way; and • associated landscaping.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	University of New South Wales, or anyone else entitled to act on this consent
Application	The development application and the accompanying drawings plans and documentation described in Condition A2.
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Randwick City Council
Certification of Crown Building works	Certification under s109R of the EP&A Act
Certifying Authority	Means a person who is authorised by or under section 109D of the Act to issue a construction certificate under Part 4A of the Act; or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Day time	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department Secretary	Department of Planning and Environment or its successors Secretary of the Department of Planning and Environment, or nominee/delegate
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or nominee/delegate) Where the Secretary's approval, agreement or satisfaction is required under a condition of this approval, the Secretary will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Secretary may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the applicant to respond in writing will be added to the one month period.
Evening	The period from 6 pm to 10 pm
EIS	Environmental Impact Statement titled <i>SSD 6674 Biological Sciences Project Environmental Impact Statement</i> prepared by <i>JBA Urban Planning Consultants, dated February 2015</i>
EPA	Environment Protection Authority, or its successor
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation or Regulation	Environmental Planning and Assessment Regulation 2000
Minister	Minister for Planning and Infrastructure, or nominee
Night time	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
OEH	Office of the Environment and Heritage, or its successor
Certifying Authority	Certifying Authority, or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
RTS	Response to Submissions titled <i>SSD 6674 Response to Submissions</i> prepared by <i>JBA Urban Planning Consultants, dated May 2015</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
RMS	Roads and Maritime Services Division, Department of Transport or its successor
Subject Site	UNSW Kensington Campus (Lot 1 DP 510271)
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.

SCHEDULE 2

A ADMINISTRATIVE CONDITIONS

Development Description

- A1 Except as amended by the conditions of this consent, development consent is granted only to carrying out the development as described in Condition A2.

Development in Accordance with Plans and Documents

- A2 The applicant shall carry out the project generally in accordance with the:
- a) Environmental Impact Statement titled *SSD 6674 Environmental Impact Statement University of New South Wales Biological Sciences Project*, prepared by *JBA Urban Planning Consultants*, dated February 2015;
 - b) Response to Submissions titled *SSD 6674 Response to Submissions University of New South Wales Biological Sciences Project* prepared by *JBA Urban Planning Consultants*, dated May 2015; and
 - c) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Woods Bagot			
Drawing No.	Revision	Name of Plan	Date
A1000	D	SITE PLAN	08/05/15
A1201	D	STAGING PLAN 01	08/05/15
A1202	D	STAGING PLAN 02	08/05/15
A1203	D	STAGING PLAN 03	08/05/15
A2201	D	FLOOR PLAN - LOWER GROUND	08/05/15
A2202	D	FLOOR PLAN - GROUND	08/05/15
A2203	D	FLOOR PLAN - LEVEL 1	08/05/15
A2204	D	FLOOR PLAN - LEVEL 2	08/05/15
A2205	D	FLOOR PLAN - LEVEL 3	08/05/15
A2206	D	FLOOR PLAN - LEVEL 4	08/05/15
A2207	D	FLOOR PLAN - LEVEL 5	08/05/15
A2208	D	FLOOR PLAN - LEVEL 6	08/05/15
A2209	D	FLOOR PLAN - LEVEL 7	08/05/15
A2210	D	FLOOR PLAN - ROOF	08/05/15
A3001	D	ELEVATION - 01	08/05/15
A3002	D	ELEVATION - 02	08/05/15
A3101	D	SECTIONS - 01	08/05/15
A3102	D	SECTIONS - 02	08/05/15
A3103	D	SECTIONS - 03	08/05/15
Landscape Drawings prepared by Black Beetle			
Drawing No.	Revision	Name of Plan	Date
BSP-BB-LA-CP01	P22	Botany Street - General Arrangement Plan	14.05.15
BSP-BB-LA-CP02	P9	West Entry - General Arrangement Plan	14.05.15
BSP-BB-LA-CP03	P8	Gate 11 / Samuels Blg South Entry	14.05.15

Inconsistency between documents

- A3 If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.

Lapsing of approval

- A4 This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.

Prescribed Conditions

- A5 The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Regulation.

Secretary as Moderator

- A6 Where this consent requires further approval from public authorities, the parties shall not act unreasonably in preventing an agreement from being reached. In the event that an agreement is unable to be reached within 2 months or a timeframe otherwise agreed to by the Secretary, the matter is to be referred to the Secretary for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate a resolution. The Secretary's resolution of the matter will be binding on the parties.

Long Service Levy

- A7 For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

Development Contributions

- A8 The applicant shall:
- a) prior to the commencement of works, pay a monetary levy of \$261,000 to Randwick City Council for the construction of public domain improvements along Botany Street pursuant to section 94B(2) of the Environmental Planning and Assessment Act 1979; and
 - b) prior to the occupation of Stage 1 of the development, pay a monetary levy of \$150,000 to Randwick City Council for its construction of a signalised intersection at the Gate 11 entrance to the UNSW Campus and Botany Street pursuant to section 94B(2) of the Environmental Planning and Assessment Act 1979.

Legal notices

- A9 Any advice or notice to the consent authority shall be served on the Secretary.

Building Code of Australia Compliance

- A10 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:
- c) complying with the deemed to satisfy provisions, or
 - d) formulating an alternative solution which:
 - i) complies with the performance requirements, or
 - ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - iii) a combination of a) and b).

B PRIOR TO COMMENCEMENT OF WORKS

Certified Plans

- B1 Plans certified in accordance with section 109R of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and shall include details as required by any of the following conditions.

Notice of Commencement of Works

- B2 The Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of building works on the Subject Site.

Construction Environmental Management Plan

B3

- a) Prior to the commencement of any works on the Subject Site, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters where relevant:
- i) hours of work,
 - ii) 24 hour contact details of site manager,
 - iii) traffic management, in consultation with the local Council,
 - iv) construction noise and vibration management, prepared by a suitably qualified person, incorporating measures to mitigate noise impacts to generally adhere to the construction noise management levels in the Interim Construction Noise Guideline (DECC 2009);
 - v) management of dust to protect the amenity of the neighbourhood;
 - vi) erosion and sediment control;
 - vii) further analysis of the contamination shall be undertaken by a suitably qualified contamination expert;
 - viii) detailed procedures identifying and managing any unexpected finds of site contamination;
 - ix) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;
 - x) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting;
- b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.
- c) The applicant shall submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.

Noise Attenuation Measures

- B4 Prior to commencement of relevant works, the applicant shall demonstrate that the detailed design has adopted the necessary noise attenuation measures to ensure that the noise impacts from the mechanical services have been mitigated to comply with the recommended sound levels in the *UNSW Biological Sciences project Acoustic Assessment of Secretary Environmental Assessment requirements*, prepared by Acoustic Logic and submitted with the EIS.

Wind Impacts

- B5 Prior to commencement of relevant works, a report/plans detailing how the recommendations in the Pedestrian Wind Environment Statement prepared by Windtech, dated 22 January 2015 have been incorporated into the design shall be submitted to the Certifying Authority.

Landscaping

- B6 A detailed Landscape Plan prepared by a suitably qualified person shall be submitted to the Certifying Authority for approval to the commencement of the relevant works. The plan shall include the following:
- a) a materials palette for landscaping infrastructure including pavement and pavement treatments;
 - b) details of outdoor lighting
 - c) detailed sections showing levels, including levels that match the existing levels of the adjoining footpath at the property boundary;
 - d) the design and materials of landscape furniture, lighting, landscape infrastructure;
 - e) suitable tree and plant species to be used; and
 - f) details of general maintenance of landscape areas.

Materials and Finishes

- B7 Prior to the commencement of relevant works, detailed schedule/plans and sample board of all external materials including awnings, screens, shading/sun control devices, finishes and colours shall be submitted to the Certifying Authority.

Ecologically Sustainable Development

- B8 The project shall incorporate all design, operation and construction measures as identified in the Commitment to Sustainable Building Design prepared by EMF Griffiths dated 19 May 2015. Details are to be submitted to the Certifying Authority prior to the commencement of the relevant works.

Reflectivity

- B9 The building materials used on the facades of the buildings shall have a maximum normal specular reflectivity of visible light of 20 per cent and shall be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of relevant works.

Outdoor Lighting

- B10 All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3.1 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 commencement of relevant works.

Access for People with Disabilities

- B11 The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia and the DDA Access to Premises Standards (including DDA Access Code) and the Access Report prepared by Accessibility Solutions dated 22 January 2015 unless where there is an appropriate alternate solution as determined by a suitable qualified access consultant. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans prior to the commencement of the relevant works.

Erosion and Sedimentation Control

- B12 Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater–Soils and Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.

Car Park and Service Vehicle Layout

- B13 Plans demonstrating compliance with the following traffic and parking requirements shall be submitted to the satisfaction of the Certifying Authority prior to commencement of relevant works:
- a) all vehicles should enter and leave the Site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;
 - b) service vehicle parking areas associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) must be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicle usage;
 - c) appropriate pedestrian advisory signs are to be provided at the egress from the loading dock;
 - d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and
 - e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the Site, shall be in accordance with AUSTROADS.

Bicycle Spaces and Facilities

- B14 A minimum of 24 bicycle spaces are to be provided for the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.
- B15 The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities for Class 3 bicycle rails.

Structural Details

- B16 Prior to the commencement of each stage of works, the applicant shall submit to the satisfaction of the Certifying Authority relevant structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrate compliance with:
- a) the relevant clauses of the BCA, and
 - b) the development consent.

Mechanical Ventilation

- B17 All mechanical ventilation systems shall be installed 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. Details shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works for each building.

Storage and Handling of Waste

- B18 The building plans and specifications accompanying the relevant plans submitted to the Certifying Authority prior to the commencement of the relevant works shall demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this

premises. Requirements of these storage areas shall be designed to Council's guidelines, including:

- a) all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;
- b) identifying provisions for the separation and storage, in appropriate categories, of material suitable for recycling;
- c) identifying provisions for separate storage and collection of organic/food waste.

Dangerous Goods

B19 Final design plans of the proposed dangerous goods storage demonstrating compliance with the relevant Australian Standards and the NSW Work Health and Safety Regulation 2011 in accordance with the assessment report prepared by Raw Risk dated 22 January 2015 shall be submitted to the Certifying Authority prior to commencement of the relevant works.

Stormwater and Drainage Works Design

B20 Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of the *Stormwater Strategy* prepared for UNSW by *ANA Technical Services Pty Ltd*, dated 28 November 2005, shall be submitted to the Certifying Authority and Council for information prior to the commencement of any works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

Groundwater

B21 A groundwater quality assessment shall be undertaken prior to commencement of relevant works to ensure that the site is suitable for the proposed use, and to ensure that the building design is responsive to any groundwater quality issues that may be present. The groundwater quality assessment should also inform options for groundwater disposal and/or management should dewatering be required during construction and shall be submitted to the Certifying Authority prior to the commencement of works.

B22 The building must be designed to ensure minimal groundwater ingress and minimise the need for pumping of any groundwater once the building is operational and details demonstrating that groundwater has been considered in the detailed design shall be prepared by a suitably qualified and experienced Hydro-geological Engineer and submitted to the Certifying Authority prior to commencement of works.

Acid Sulfate Soil

B23 Prior to commencement of any works on the Subject Site, an Acid Sulfate Soil Assessment and Management Plan in accordance with Acid Sulfate Soils Manual (Stone et al. 1998), is to be submitted to the Certifying Authority. The Plan shall include laboratory testing of soil samples.

Waste Management Plan During Construction

B24

- a) Prior to the commencement of any works on the Subject Site, a Construction Waste Management Plan prepared by a suitably qualified person in consultation with the Council, shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.

- b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials.
- c) The applicant shall submit a copy of the plan to the department and to the Council, prior to commencement of work.
- d) The applicant must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.

B25 All soil to be disposed of offsite must be classified in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (DECCW 2009), and disposed of to an appropriately licensed facility.

Construction Traffic and Pedestrian Management Plan

B26

- a) Prior to the commencement of any works on the Subject Site, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to the Certifying Authority. The plan must be prepared in consultation with the Council, and where required, the approval of the Council's traffic committee obtained.
- b) The Plan shall address, but not be limited to, the following matters:
 - i) ingress and egress of vehicles to the Subject Site;
 - ii) loading and unloading, including construction zones;
 - iii) predicted traffic volumes, types and routes;
 - iv) potential impacts to general traffic, cyclists, pedestrians and bus services in the vicinity of the site from construction traffic, including cumulative impacts due to other construction projects in the vicinity of the site and measures to mitigate any impacts;
 - v) detailed parking strategy for management of construction worker's private vehicles; and
 - vi) pedestrian and traffic management methods.
- c) The applicant shall submit a copy of the final plan to the Council, prior to the commencement of work.

Utility Services

B27 Prior to the commencement of work the applicant is to negotiate with the relevant utility authorities in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.

B28 Prior to the commencement of works written advice shall be obtained and provided to the Certifying Authority from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

Removal of Underground Petroleum Storage System

B29 A Validation Report prepared by a suitably qualified consultant in accordance with the requirements of the Protection of Environment Operations (Underground Petroleum Storage Systems) Regulation 2014, shall be submitted to the Certifying Authority, prior to commencement of works.

Pre-construction Road Damage

- B30 The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.
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C DURING CONSTRUCTION

Hours of Work

- C1 The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:
- a) between 7 am and 6 pm, Mondays to Fridays inclusive;
 - b) between 8 am and 5 pm, Saturdays;
 - c) no work on Sundays and public holidays.
 - d) works may be undertaken outside these hours where:
 - i) the delivery of materials is required outside these hours by the Police or other authorities;
 - ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
 - iii) variation is approved in advance in writing by the Secretary or his nominee.

Erosion and Sediment Control

- C2 All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Disposal of Seepage and Stormwater

- C3 Any seepage or rainwater collected on-site during construction or groundwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

Approved Plans to be On-site

- C4 A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

Site Notice

C5

- a) A site notice(s) shall be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.
- b) The notice(s) is to satisfy all but not be limited to, the following requirements:
 - i) Minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30 point type size;
 - ii) The notice is to be durable and weatherproof and is to be displayed throughout the works period;

- iii) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- iv) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.

Protection of Trees

- C6 All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

Construction Noise Management

- C7 The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009), including the noise management level for educational premises for the university buildings surrounding the works site and the noise management level for residential premises opposite the works site. All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the Construction Noise and Vibration Management Plan.
- C8 If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.
- C9 The applicant shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Construction Noise and Vibration Management Plan.
 - a) 9 am to 12 pm, Monday to Friday;
 - b) 2 pm to 5 pm Monday to Friday; and
 - c) 9 am to 12 pm, Saturday
- C10 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 outlined in a Construction Noise and Vibration Management Plan.
- C11 Any noise generated during the construction of the development must not be offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the Subject Site.
- C12 All construction vehicles, including concrete agitator trucks and vessels involved in construction and construction related activities shall not arrive at the site or surrounding residential area outside the approved construction hours.

Vibration Criteria

- C13 Vibration caused by construction at any residence or structure outside the Subject Site or at on-campus accommodation or nearby educational buildings must be limited to:
 - a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
 - b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6841- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.

- c) Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.
- d) These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved by the Secretary.

Waste Control and Management

- C14 All waste during the project is assessed, classified and managed in accordance with the "Waste Classification Guidelines Part 1: Classifying Waste (Department of Environment Climate Change and Water, December 2009).
- C15 The body of any vehicle or trailer used to transport waste or excavation spoil from the site is to be covered to prevent any spill or escape of dust, waste or spoil and all mud, splatter, dust and other material likely to fall from or be cast off from the wheels, underside or body of any vehicle or trailer shall be removed before leaving the site.
- C16 Concrete waste and rinse water is not to be disposed of on the site and shall be returned in the agitator trucks to the supplier or directed to a dedicated watertight skip protected by entry precipitation or a suitable water treatment plant.

Work Cover Requirements

- C17 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.

Hoarding Requirements

- C18 The following hoarding requirements shall be complied with:
 - (a) No third party advertising is permitted to be displayed on the subject hoarding/fencing.
 - (b) 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.

Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics

- C19 If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch contacted. Depending on the possible significance of the relics, an archaeological assessment under the *NSW Heritage Act 1977* may be required before further works can continue in that area.

Discovery of Aboriginal Heritage

- C20 In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The proponent must consult with the Aboriginal community representatives, the archaeologist and OEH to develop and implement management strategies for all objects/sites.

D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Transport Access Guide

- D1 A Transport Access Guide is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Final Occupation Certificate.

Mechanical Ventilation

- D2 Following completion, installation and testing of all the mechanical ventilation systems, the applicant shall provide evidence to the satisfaction of the Certifying Authority, prior to occupation of the building, that the installation and performance of the mechanical systems complies with:
- a) The Building Code of Australia;
 - b) Australian Standard AS1668 and other relevant codes;
 - c) The development consent and any relevant modifications; and,
 - d) Any dispensation granted by the New South Wales Fire Brigade.

Road Damage

- D3 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 applicant/developer prior to occupation of the building.

Sydney Water Compliance

- D4 A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

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.

The Section 73 Certificate must be submitted to the Certifying Authority prior to occupation of the building.

Fire Safety Certification

- D5 Prior to the occupation of the building, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. And prominently displayed in the building

Stormwater Drainage

- D6 Prior to the occupation of the building, the applicant shall submit to the Certifying Authority and Council certification from a suitably qualified and experienced Hydraulic Engineer that the design and construction of the stormwater drainage system complies with the BCA, Australian Standard AS3500.3:2003 and the conditions of this development consent.

Structural Inspection Certificate

- D7 A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant building. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:
- a) The site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings.

- b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.
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E POST OCCUPATION

Loading and Unloading

- E1 All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the Subject Site at all times.

Unobstructed Driveways and Parking Areas

- E2 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.

Noise Control – Plant and Machinery

- E3 Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, shall not exceed 5dB(A) above the rating background noise level when measured at the boundary of the sensitive receiver and shall adopt the recommendations outlined in *UNSW Biological Sciences Project Acoustic Assessment of Secretary Environmental Assessment requirements*, prepared by Acoustic Logic (not date provided) and submitted with the EIS.

Noise Control – General

- E4 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.

Radiation Control Act and Regulation

- E5 UNSW shall consult with the Environment Protection Authority in regard to any amendment to the 'radiation management licence' in respect of regulated material and the management and handling of waste containing radioactive material.
- E6 Radioactive material shall be placarded, consigned, packed and loaded for transport and transported in accordance with the Radiation Control Act 1990 and Radiation Control Regulation 2013.

Clinical and Related Waste

- E7 UNSW shall consult with the Environment Protection Authority in regard to the assessment, handling, storage, transport, treatment and disposal of clinical and related waste generated from the Subject Site.

Storage of Hazardous or Toxic Material

- E8 Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110per cent of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Way to be Unobstructed

- E9 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

- E10 External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

Ecologically Sustainable Development

- E11 The operation of the building shall implement the ESD principles and design measures outlined within the EIS.

Annual Fire Safety Certificate

- E12 An annual Fire Safety Statement must be given to Council and the Fire and Rescue NSW 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.

Transport Access Guide

- E13 A Transport Access Guide/Workplace Travel Plan shall be displayed in all common areas throughout the site for staff and students.

ADVISORY NOTES

Appeals

AN1 The applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Other Approvals and Permits

AN2 The applicant shall apply to the Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.

Responsibility for other consents / agreements

AN3 The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Temporary Structures

AN4

- a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.
- b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.

Disability Discrimination Act

AN5 This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The applicant/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 and 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN6

- a) 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.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning and Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities 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.

Asbestos Removal

AN7 All excavation works involving the removal and disposal of asbestos must 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 must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos"

Site contamination issues during construction

AN8 Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the department.