



Our Ref: F2019/00109

25 February 2019

Social Infrastructure Assessments

Department of Planning and Environment

GPO Box 39

Sydney NSW 2000

Attention: Alex Hill

Application No: SSD 9606

Dear Alex,

**RE: Randwick City Council Submission on the State Significant Development
Application: Building D14, University of New South Wales Kensington Campus
(SSD 9606)**

I refer to your letter dated 14 January 2019 seeking comment on the development application (DA) lodged by the University of New South Wales (UNSW) for the redevelopment of Building D14 located at High Street, Kensington.

The proposal involves:

- Construction of an eight storey multi-purpose building, including retail, teaching, faculty and student uses (Building D14);
- Excavation and earthworks to accommodate the proposed building footprint;
- Removal of trees;
- Landscaping and public domain works;
- Remediation and public domain works; and
- Services and utilities works.

Council officers have reviewed the application and provides the following comments in response for consideration. A list of recommended conditions of consent are also attached.

Bulk and Scale

Council requests that the scale of the development is reduced on the eastern and south-eastern portion of the proposed development. Architectural drawings ADDA20000, ADDA20M00 and ADDA20100 indicate that this section will include retail and student led space on ground floor, void space, and an external balcony on level 1. It is considered that the bulk and scale of this section of the proposed development is unnecessary and excessive. Justification is given in the Environmental Impact Statement (EIS) that the

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| <p>English</p> <p>If you need help to understand this letter, please come to Council's Customer Service Centre and ask for assistance in your language or you can contact the Telephone Interpreter Service (TIS) on 131 450 and ask them to contact Council on 1300 722 542.</p> | <p>Greek</p> <p>Αν χρειάζεστε βοήθεια για να καταλάβετε αυτή την επιστολή, παρακαλείστε να έρθετε στο Κέντρο Εξυπηρέτησης Πελατών της Δημαρχίας (Council Customer Service Centre) και να ζητήσετε βοήθεια στη γλώσσα σας ή τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων (Telephone Interpreter Service — TIS) τηλ. 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία τηλ. 1300 722 542.</p> | <p>Italian</p> <p>Se avete bisogno di aiuto per capire il contenuto di questa lettera, recatevi presso il Customer Service Centre del Municipio dove potrete chiedere di essere assistiti nella vostra lingua: oppure mettetevi in contatto con il Servizio Telefonico Interpreti (TIS) al 131 450 e chiedete loro di mettersi in contatto col Municipio al 1300 722 542.</p> |
| <p>Croatian</p> <p>Ako vam je potrebna pomoć da biste razumjeli ovo pismo, molimo dodite u Općinski službeni centar za klijente (Council's Customer Service Centre) i zatražite pomoć na svom jeziku, ili možete nazvati Telefonsku službu tumača (TIS) na 131 450 i zamoliti njih da nazovu Općinu na 1300 722 542.</p> | <p>Spanish</p> <p>A la persona que necesite ayuda para entender esta carta se le ruega venir al Centro de Servicios para Clientes [Customer Service Centre] de la Municipalidad y pedir asistencia en su propio idioma, o bien ponerse en contacto con el Servicio Telefónico de Intérpretes ["TIS"], número 131 450, para pedir que le comuniquen con la Municipalidad, cuyo teléfono es 1300 722 542.</p> | <p>Vietnamese</p> <p>Nếu quý vị không hiểu lá thư này và cần sự giúp đỡ, mời quý vị đến Trung Tâm Dịch Vụ Hướng Dẫn Khách Hàng của Hội Đồng Thành Phố (Council's Customer Service Centre) để có người nói ngôn ngữ của quý vị giúp hay quý vị có thể liên lạc Dịch Vụ Thông Dịch qua Điện Thoại (TIS) ở số 131 450 và yêu cầu họ liên lạc với Hội Đồng Thành Phố (Council) ở số 1300 722 542.</p> |
| <p>Polish</p> <p>Jeśli potrzebujesz pomocy w zrozumieniu treści tego pisma, przyjdź do punktu obsługi klientów (Customer Service Centre) przy Radzie Miejskiej i poproś o pomoc w języku polskim, albo zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service — TIS) pod numer 131 450 i poproś o skontaktowanie się z Radą Miejską (Council) pod numerem 1300 722 542.</p> | <p>Indonesian</p> <p>Jika Anda memerlukan bantuan untuk memahami surat ini, silakan datang ke Pusat Pelayanan Pelanggan (Customer Service Centre) Pemerintah Kotamadya (Council) dan mintalah untuk bantuan dalam bahasa Anda, atau Anda dapat menghubungi Jasa Juru Bahasa Telepon (Telephone Interpreter Service - TIS) pada nomor 131 450 dan meminta supaya mereka menghubungi Pemerintah Kotamadya pada nomor 1300 722 542.</p> | <p>Turkish</p> <p>Bu mektubu anlamak için yardıma ihtiyacınız varsa, lütfen Belediye'nin Müşteri Hizmetleri Merkezi'ne gelip kendi dilinizde yardım isteyiniz veya 131 450'den Telefonla Tercüme Servisi'ni (TIS) arayarak onlardan 1300 722 542 numaradan Belediye ile ilişkiye geçmelerini isteyiniz.</p> |
| <p>Hungarian</p> <p>Amennyiben a levél tartalmát nem érti és segítségre van szüksége, kérjük látogassa meg a Tanácsház Ügyfél Szolgálatát (Customer Service Centre), ahol magyar nyelven kaphat felvilágosítást, vagy hívja a Telefon Tolmaés Szolgálatot (TIS) a 131 450 telefonszámon és kérje, hogy kapcsolják a Tanácsházat a 1300 722 542 telefonszámon.</p> | <p>Czech</p> <p>Jestliže potřebujete pomoc při porozumění tohoto dopisu, navštivte prosím naše Středisko služeb pro veřejnost (Council's Customer Service Centre) a požádejte o poskytnutí pomoci ve vaší řeči anebo zavolejte Telefonní tlumočnickou službu (TIS) na tel. číslo 131 450 a požádejte je, aby oni zavolali Městský úřad Randwick na tel. číslo 1300 722 542.</p> | <p>Arabic</p> <p>إذا أردت مساعدة لفهم هذه الرسالة، نرجوكم الحضور إلى مركز خدمة عملاء المجلس وأطلب المساعدة في لغتك، أو يمكنك الاتصال بخدمة الترجمة الهاتفية (TIS) على هاتف رقم 131 450 وأطلب منهم الاتصال بالمجلس على رقم 1300 722 542.</p> |
| <p>Chinese</p> <p>如果你需要人幫助你了解這封信的內容，請來市政會顧客服務中心要求翻譯服務，或者與電話傳譯服務（TIS）聯繫，號碼是 131 450。請他們幫助你打電話給市政會，號碼是 1300 722 542。</p> | <p>Russian</p> <p>Если Вам требуется помощь, чтобы разобраться в этом письме, то, пожалуйста, обратитесь в Муниципальный Центр Обслуживания Клиентов и попросите оказать Вам помощь на Вашем языке или же Вы можете позвонить в Телефонную Службу Переводчиков (TIS) по номеру 131 450 и попросить их связаться с Муниципалитетом по номеру 1300 722 542.</p> | <p>Serbian</p> <p>Ako vam treba pomoć da razumete ovo pismo, molimo vas da dođete do Centra za usluge mušterijama pri Opštini (Customer Service Centre) i zamolite ih da vam pomognu na vašem jeziku, ili možete nazvati Telefonsku prevodilačku službu (TIS) na 131 450 i zamolite ih da vas povežu sa Opštinom na 1300 722 542.</p> |

lower two storey ground plane element will provide a transition between the outside and the inside and will provide a more intimate frontage to the heritage precinct.

Council is of the view that the deletion of the lower two storey ground plane element and a revised design of this section of the development will result in an improved built form and interface with the heritage conservation area and White House heritage item.

Further, it is identified in Part E2 of the Randwick DCP that this area is to become a major new landscape space. A revised scheme will also ensure that a greater interface between the development and the heritage conservation area is achieved, as well as a higher degree of accessibility towards Fig Tree Lane and High Street.

Heritage

Council notes that a portion of the subject site falls within the Old Tote/Fig Tree Theatre Conservation Area within the campus of the University of NSW (see image below reproduced from the EIS). This HCA includes three buildings which pre-date the foundation of the University, namely, the Fig Tree Theatre, the White House and the Old Tote.



Source: Statement of Heritage Impact

It is noted that the Statement of Heritage Impact prepared by TKD Architects does not acknowledge the encroachment of the subject site into the HCA and accordingly, in Council's view, does not adequately address the impact of the proposed building on the curtilage of the heritage items in detail.

The impact of the proposed 8-9 storey building (inclusive of roof top plant room) with a deep and long footprint on the heritage significance of the items and conservation area would be significant and potentially adverse. The Statement of Heritage Impact does not address in detail how heritage consideration has been incorporated into the design of the building other than to state broadly that "...the scale of the proposed building is consistent with recently completed development to the north, east and west of the conservation area". Council contends that the proposed building, cumulatively with these other developments, serve to 'box-in' the HCA and its component heritage items within the

campus, further restricting future adaptive uses for these buildings. The heritage statement states that the *"high quality of architectural resolution of the proposed building and the extensive use of timber in its structure assist in mitigating any impacts on the conservation area"*. However, this façade feature is of minimal value in mitigating the height, bulk and scale of the overall building which remains excessively high at 8-9 storeys, and therefore visually intrusive close to the heritage items and heritage conservation area. The proposed façade feature should not be used to justify the height, bulk and scale of the proposal.

The linear east-west orientation of the proposed building, particularly its south-eastern splayed corner, is considered to encroach into the curtilage of the White House. This splayed corner of the building contains a significant degree of internal void and terrace areas which would make it amenable for an amendment to reduce, if not, delete its bulk and scale. Additionally, this splayed south-eastern section of the proposed building potentially will have a detrimental impact on the existing connective space and view corridor between High Street and the Quadrangle Lawn).

While it is noted in the EIS that the final Aboriginal Cultural Heritage Assessment Report (ACHAR) is not considered to include anything contrary to the information set out in the Aboriginal Heritage Assessment Statement, Council requests that the ACHAR is made available for review prior to works commencing on the site.

Tree Management

Part 3 of the EIS, Section 09, Significant Trees (page 41), details that existing vegetation assessed for this application comprises those on and adjoining the proposed works site, being Fig Tree Lane to the east, College Walk to the south (both of which contain the majority of trees), Alumni Park to the west and the UNSW Village/White House to the north.

Volume 3 of Council's Register of Significant Trees lists 5 x *Ficus macrophylla* (Moreton Bay Figs) as items 35a-e, in Group A: Fig Tree Lane (Old Tote) & Fig Tree Theatre Group, which are within the scope of works.

They measure 16-30m x 18,-35m, are of 120 years + in age, and are identified as being amongst the *"tallest representative examples of this species in the whole LGA"*, with their *"expansive and contiguous canopy creating a dramatic sense of enclosure and vertical scale in this relatively confined space"*, so are regarded as *"outstanding elements within this historic and culturally significant landscape precinct"*.

The Arborist Report submitted with this SSD is summarised as follows:

- The site and trees were inspected & tree data collected on 5th & 6th of October 2018;
- Part 4.3, Discussion, of the Arborists Report, details that trees NR1, NR4-NR9, T465-479 & T1119-1228 are proposed for removal, but none of these have been shown on the plans, and have also not been assessed in the Arborist Report. As such, this remains an issue, with comment unable to be provided until the required information is provided;
- T404-408 & T411 (Moreton Bay Figs, included in Council's Significant Register as discussed above) and T480-483 (Hill Weeping Figs, also identified in Council's Register as 'component/associative plantings') have all been assigned a High Retention Priority, with new services to encroach some of their TPZ's by up to 10%, at 12m offsets, which should be manageable given the resilience of the species, with relevant Tree Protection conditions imposed;

- T402 is a large standalone Flooded Gum also of high value, with the proposed services as currently shown deemed unacceptable given that a major encroachment of up to 35% of its TPZ would result, which the tree could not sustain, so Protection conditions formalise the Arborists recommendation that the plans be amended so as to provide greater offsets to both its west and south;
- T409a, 409b, 409 & 410 are a stand of four 7-10m tall Box Elders to the north and south of the works, which are an exotic, deciduous species that have been assigned a Medium Retention value. The Arborist recommends the removal of only T409a, due to its close proximity to demolition works, with 409, 409b & 410 to be retained providing that amendments are made to the plans to relocate services; however, this species is widely regarded as being an environmental weed, so conditions actually allow them to be removed and replaced with more decorative, long-lived species as part of the landscape scheme;
- T457-464, are a stand of 14m tall Tallowoods along the eastern edge of Alumni Park, which while being sited away from the works, may still sustain secondary impacts associated with vehicle/machinery access due to the limited space in this area, which could amount to a 20% incursion of their TPZ, with clearance pruning of their crowns to be limited. To ensure their retention, services plans and similar will need to be amended.

Council also notes that proposed works are to be carried out under Part 5 of the EP&A Act to enable Campus Masterplan works. The Review of Environmental Factors detail the scope of works to be carried out including, amongst other things, the removal of 34 trees and vegetation. Council raises concern on the cumulative loss of trees within and surrounding the Campus. It is on this basis that Council requests that further information be provided such as a tree management strategy to ensure that there be no net loss of tree canopy within the campus.

Landscape Plans

Part 4 of the EIS explains the landscape strategy of this proposal, with the sense of place and character seen as being critical to the success of the proposal and future campus experience.

Summary of landscape elements is as follows:

- Ground level – Courtyard, White House Bleachers, Building colonade & Alumni Terrace to contain a mixture of flexible and fixed seating/terraces, gathering spaces, retail and student breakout space;
- Level 1 – Large open space for informal gatherings, meandering paths, flexible seating nooks, furniture & planters so as to activate the building frontage; dense, rich, mass-planting using mostly native species; unit pavers.

The Public Domain package by Aspect Studios details how existing site factors have informed the design, with the timber structure of Building D14 being in direct response to the tree canopy of Fig Tree Lane, with the garden areas intended to provide an oasis and respite from campus, with seating options to provide opportunities for rest and reflection.

As planting incorporating feature canopy trees has been shown on podium, further details must be provided to confirm that both sufficient soil depth and volume will be provided to sustain them for their life term.

The Plant Schedule contains a mixture of purely native species, with all tree planting noted as being super advanced, 400L stock, at the time of planting.

Council requests that the Landscape and Public Domain Report and associated landscape plans are amended to include the following information:

- A planting plan and plant schedule that includes proposed species, botanic and common names, pot size at time of planting, quantity, location, dimensions at maturity and any other details required to fully describe the works;
- A schedule showing the number (as a percentage of total) the endemic, native and exotic species that will be used in all new planting;
- A schedule showing the number of new canopy trees to be planted compared to the number of trees to be removed (both as part of this proposal and under Section 5 of the Environmental Planning & Assessment Act);
- Lighting strategy for paths and gardens to assist with wayfinding and surveillance/security.

Ecological Sustainable Development

Council is supportive of the sustainability measures outlined including the use of recycle Australian timber in its materiality and the building's targeting of a 6 star Green Star rating. However, Council urges and requests that certification of its 6 star rating be achieved.

Transport, parking and accessibility

Council notes that the Traffic and Parking report submitted with the application stated as follows:

There will be no net increase in staff, students or visitations to the campus as a result of the proposal. Rather, the development is allowing for a re-distribution of the existing campus population. As a result, the development is not anticipated to generate any additional person trips to the campus.

Section 3.3 outlines that no car parking is currently directly associated with the building. In addition, there will be no relocation or modification of existing parking areas as a result of the redevelopment. The works involve an upgrade of existing facilities and in the context of the whole campus student and staff population, there will be no increase in parking requirements on or off the university campus. Further, there will be minimal cumulative impacts to on-street parking from student and staff parking demands associated with the development.

This report provides a review assessment of the proposed Building D14 Redevelopment at UNSW's Kensington campus. This study has been undertaken to evaluate the traffic and accessibility impacts of the project, and responds to the specific matters listed in the Secretary's Environmental Assessment Requirements (SEARs) for SSD 9606. The key findings and conclusions from the assessment are summarised below:

- The site is well serviced by a number of public transport services;
- There are a number of designated walking and cycling routes close to the site;
- 77% of staff and students currently use non-car modes of transport to access the campus;
- The application proposes no net increase to the student/staff population at the campus;
- There will be no change to total site traffic generation compared with existing levels, and no change in parking provision is proposed;

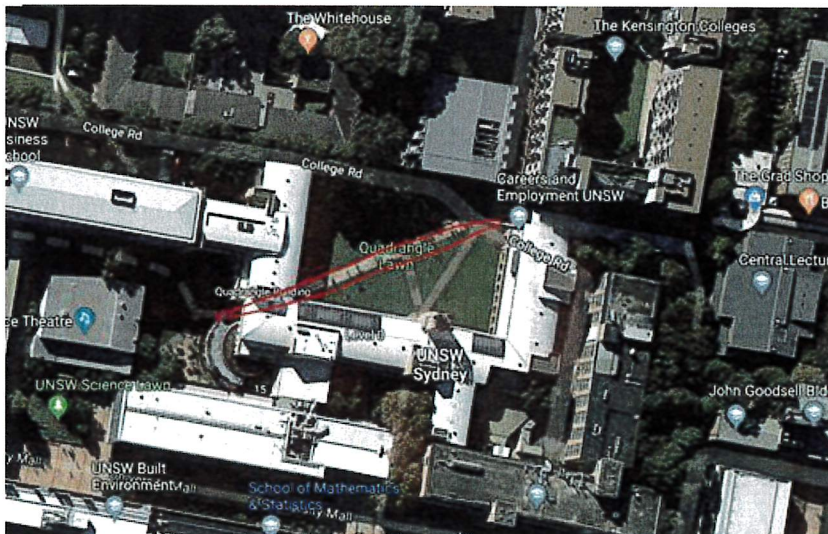
- All roads and vehicular site access into UNSW are to be retained via Gate 2 on High Street with no proposed changes; and
- A construction traffic management plan will be implemented to reduce impact to the pedestrians in the area. The assessment concludes that the traffic impacts arising from the works proposed for the redevelopment of Building D14 (SSD 9606) are minimal and can be appropriately managed.

Based on the information provided Council does not object to the zero parking provision proposed with this development.

Cycling facilities

Council notes that the EIS outlines that there are "*several bicycle racks and u-rail facilities are within close proximity to the site*". However, without detailed knowledge of the bicycle parking provision on campus it is difficult for Council to make an informed assessment of bicycle parking supply in relation to Building D14. Similarly, while Council supports the proposed end of trip facilities, further information is required. Such as, are the 45 bicycle parking spaces open to all staff and students? The room specified as bicycle parking is suggestive, but unclear. Moreover, the drawing indicates very tightly packed bicycle parking hoops in the specified room. The Australian Standard states that racks / hoops must be a minimum of 1m apart to enable access. On this basis, Council requests that more detailed information be provided of the planned bicycle parking arrangement.

Council also notes that the diagonal movement through the nearby Quadrangle lawn area is a strong (primary) pedestrian link, and cautionary signage advising of nearby construction is encouraged.



Source: Arup Traffic report pg.11

Drainage

The proposed development must drain in general accordance with the UNSW 2025 Stormwater Strategy Management Plan (July 2017).

The proposed development forms part of catchment 'B1' and as specified in the UNSW 2025 Stormwater Strategy Management Plan, the site requirements for Catchment B1 are as follows:

- Flows up to the 5yr ARI (20% AEP) storm event shall be piped to the Village Green Detention Basin;
- Flows between the 5yr ARI (20% AEP) and the 20yr ARI (5% AEP) storm event shall be piped to Council kerb;
- Flows exceeding the 20yr ARI (5% AEP) storm event shall overflow into the Anzac Parade North Catchment;
- Existing overland flow paths shall not be disturbed or altered in any way;
- Where practical, percolation/infiltration systems or detention tanks are to be designed to reduce stormwater discharge from the site, and;
- Diversion structures within the site are to be retained or suitable replacement management strategies are to be engineered to take their place.

Section 94A Development Contributions

Council notes that the applicant is seeking an exemption from payment of Section 94A development contributions. The proponent has provided a number of reasons why the proposal should be exempt from Section 94A development contributions payment, including:

- The proposal involves improvement of an existing education establishment;
- UNSW provides functions that are inherently of a public nature;
- The proposal will not significantly increase the demand for services and facilities levied under the Randwick S94A Plan;
- UNSW is a registered charity with the Australian Tax Office;
- UNSW has Crown and Public Authority status;
- Imposing the S94 development contributions plan on the University will divert education-based funding away from the University for unrelated purposes;
- The proposal will not result in an increase in the number of students or staff on the campus;
- UNSW provides numerous facilities and services on the main Kensington Campus that are available to the Randwick community; and
- UNSW is exempt from contributions under the provisions of Department of Planning Circular D6.

The request has been assessed against Council's exemption criteria outlined in the Randwick S94A Plan and Council has determined that the proposal is not exempt from levies payable under Council's Section 94A Plan on the following grounds:

- The underlying purpose of Council's S94A Plan is to obtain funding from development activities that increase funding from development activities that increase the demand for council-provided public facilities or services, and applies across a wide range of development types, including residential, commercial, accommodation, educational and retail development.
- Randwick City Council's s94A contributions plan is not a nexus-based plan. The Plan applies a flat percentage-based contribution to all development over a nominated value (1% for all developments over \$200,000), with limited exceptions (for example charities and seniors housing).
- Council has consistently considered that development by the University falls under the provisions of Council's S94A Contributions Plan. While it is recognised that the University holds a prominent role in Randwick City, and that the large number of staff and students provide flow-on economic benefits to surrounding businesses and town centre, the University also places heavy demands on, and benefits from the public services and facilities provided by Council. The issues has previously

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been raised with the Department of Planning and Environment on several occasions. Moreover, the University is a 'business' providing education on a fee-for-service basis, does not meet the types of development or works to be exempted under the plan. Similarly, development by the Crown are not automatically exempt from payments under the S94A plan. Based on this, the DPE has consistently levied section 94A contributions on UNSW development projects through the Major Projects development process.

Council therefore requests that any consent issued for the development is to include a requirement consistent with its Section 94A Development Contributions Plan for the payment of \$1,755,500 payable to Council, estimated on the Capital Investment Value (CIV) of the project being \$175,500,000.

I trust that the Council's comments will be taken into consideration. Should you have any questions regarding Randwick City's submission, please contact Timothy Walsh, Environmental Planning Officer, on 9093 6741.

Yours sincerely,



Alan Bright
Manager, Strategic Planning

**Recommended Conditions of Consent - Building D14, University of New South
Wales Kensington Campus- SSD 9606**

Landscape Architect Conditions

A. GENERAL

Landscape Plans

1. *The Crown Certifier must ensure that all landscape documentation prepared and installed on-site for this SSD is substantially consistent with the Landscape & Public Domain Plans/Report by Aspect Studios, rev E, dated 08/11/18, subject to any conditions of consent.*

B. PRIOR TO ANY WORK COMMENCING ON THE SITE

Additional Arboricultural Information

2. *The Arboricultural Impact Assessment, Tree Protection Plan & Tree Protection Specification by the Ents Tree Consultancy, dated 05/11/18 must be amended to include the same data for trees **NR1, NR4-NR9, 403, T465-479 & T1119-1228** which has been provided for all others that have already been reported on.*
3. *This additional information must be submitted to, and approved in writing by, Council's Landscape Development Officer (9093-6613), prior to the commencement of any site works, with suitable justification and recommendations to be provided for each case of retention, transplanting or removal, with decisions made as a result of this amended Arborist Report to then form part of any consent.*

Tree Protection

4. *In order to ensure the retention of **T402, 404-408, T411, T457-464 & T480-483**, as recommended in the Arboricultural Impact Assessment, Tree Protection Plan & Tree Protection Specification by the Ents Tree Consultancy, dated 05/11/18 ("the Arborists Report") in good health, the following measures are to be undertaken:*
 - a. *All documentation must show the retention of these trees, with the position and diameter of their trunks, canopies, SRZ, TPZ and tree identification numbers to be clearly and accurately shown on all plans in relation to the works.*
 - b. *Prior to the commencement of any site works, the Crown Certifier must ensure that an AQF Level 5 Arborist (who is eligible for membership with a nationally recognized organization/association) has been engaged as 'the Project Arborist' for the duration of works, and will be responsible for both implementing and monitoring the conditions of development consent, the Arborists Report Recommendations, Tree Protection Guidelines, as well as any other instructions issued on-site.*
 - c. *The Project Arborist must be present on-site at all relevant stages of works, and must keep a log of the dates of attendance and the works performed, which is to be presented as a Final Compliance Report, for the approval of the Crown Certifier, prior to the issue of any Occupation Certificate/completion of works.*

- d. *In the event of any discrepancy between the Arborists Report and conditions of consent, the Project Arborist must contact Council's Landscape Development Officer on 9093-6613 to reach agreement on the outcome and course of action before proceeding any further with any works.*
- e. *Amendments must be made to the plans to ensure that any incursion of the TPZ's of retained trees is reduced to less than 20% in each case, with excavations for new services or similar to comply with the following minimum offsets, with both the Project Arborist and Crown Certifier to provide written confirmation of compliance for both:*
 - i) **T402:** 8m setback to its west and 5m to its south;
 - ii) **T404-408 & 411:** 12m;
 - iii) **T457-464:** 5m;
 - iv) **T480-483:** 11m.
- f. *The Project Arborist must also provide their written approval of a Site Plan which details where and what existing hard surfacing will be retained in-situ as a form of ground protection for these trees, with the areas shown on this approved plan to remain in place until completion, or, until such time as approved planting and landscape works are being installed in these respective areas.*
- g. *Where new ground protection is required, it shall comprise strapped together rumble boards, plywood, a 50mm layer of woodchip mulch or similar, and must comply with point 4.5.3 & Figure 4 of AS 4970-2009.*
- h. *The Project Arborist must also provide their written confirmation that any new areas of hard surfacing will be designed, located and installed on-site in such a manner that it will not affect the retained trees in anyway.*
- i. *Any excavations associated with demolition, excavations for footings, changes to existing ground levels or surfacing, or, or the installation of new services, pipes, stormwater systems or similar, within a **15m radius** of any of these trees must be performed in accordance with AS4970-2009, and can only be performed by, or, under the direct supervision of, the Project Arborist, with all site staff to comply with any directions given.*
- j. *Any roots with a diameter of 50mm or more which are encountered should be retained in-situ wherever possible, and where roots smaller than 50mm are encountered which the Project Arborist gives permission for their pruning, they are to be cut cleanly by hand, with the affected area to be backfilled with clean site soil as soon as practically possible.*
- k. *In order to prevent soil/sediment being washed over the/ir root system/s, erosion control measures must be provided at ground level around the perimeter of the TPZ.*
- l. *If additional trunk or branch protection is required, this can be provided by way of wrapping layers of geo-textile, underfelt or Hessian around affected areas, to which lengths of evenly spaced hardwood timbers shall be placed around their circumference, and are then to be secured by 8 gauge wires or steel strapping at 300mm spacing. NO nailing to the trunk.*
- m. *These trees are to be physically protected by the installation of 1.8 metre high steel mesh/chainwire fencing, which shall be located to the extent that is shown on **Appendix 4a – Preliminary Design of the Arborist Report**, with any reduction/relocation/amendment of these areas needing to be firstly approved in writing by the Project Arborist.*
- n. *This fencing shall be installed prior to the commencement of demolition and construction works and shall remain in place until all works are completed, to which, signage containing the following words shall be clearly displayed and permanently attached: "TREE PROTECTION ZONE (TPZ), DO NOT REMOVE/ENTER".*
- o. *Within the TPZ's, there is to be no storage of materials, machinery or site office/sheds, nor is cement to be mixed or chemicals spilt/disposed of and no stockpiling of soil or rubble, with all Site Management Plans needing to*

acknowledge these requirements.

- p. The Project Arborist and Crown Certifier must ensure compliance with all of these requirements, both on the plans as well as on-site during the course of construction, and prior to issuing any type of Occupation Certificate.*

Landscaping & Public Domain Works

- 5. The following additional details are to be added to the Landscape & Public Domain Plans/Report by Aspect Studios, rev E, dated 08/11/18:*
 - a. Soil depth and volume for any feature trees proposed over podium, including RL's;*
 - b. The Planting Plan & Schedule must only include those species which will be used, including botanic and common names, pot size at the time of planting, quantity, location, dimensions at maturity and any other details required to describe the works;*
 - c. Existing and proposed finished levels, as well as construction details of any new surfacing around retained trees;*
 - d. High quality, advanced exotic feature trees to replace **T409a, 409b, 409 & 410** which have been given permission for removal, refer also Tree Removal condition.*

Tree Removal

- 6. Whilst shown and listed for retention on the plans and in the Arborist Report respectively, the stand of four Acer negundo (Box Elder, **T409a, 409b, 409 & 410**) are regarded as a low value exotic species, and have been assigned a Medium Retention value, so can be removed and replaced (should the applicant wish) with more desirable species. Refer also 'Landscape & Public Domain' condition.*

Pruning

*Permission is granted for the minimal and selective pruning of only those **lower growing, lower order branches** from those trees that are listed in the Tree Protection condition, and does not relate to any major limbs, large quantities, or, those that are included in Council's Register of Significant Trees.*

- 7. Pruning is only permitted where it is required in order to avoid damage to the trees; or; interference with the approved works.*
- 8. All pruning can only be undertaken either by, or, under the direct supervision of, the Project Arborist, to the requirements of Australian Standard AS 4373-2007 'Pruning of Amenity Trees,' and NSW Work Cover Code of Practice for the Amenity Tree Industry (1998).*
- 9. **The Project Arborist must contact Council's Landscape Development Officer on 9093-6613 (giving at least 2 working days-notice) to arrange a joint site meeting, prior to pruning, to determine the exact location and extent that is permissible, with the Arborist to comply with any instructions issued.***

Heritage Conditions

European Heritage

1. *The detailed design of the new development should ensure that the new building forms a neutral and recessive backdrop to the heritage item.*
2. *A report shall be prepared by a professional engineer and submitted to the certifying authority **prior to the issuing of a construction certificate**, detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions. The report must demonstrate the suitability of the proposed methods of construction to overcome any potential damage to nearby heritage elements comprising the White House building, Old Tote building and Fig Tree Building, and any other items within the heritage conservation area.*
 - *Any practices or procedures specified in the engineer's report in relation to the avoidance or minimisation of structural damage to nearby premises, must be fully complied with and incorporated into the documentation for the **construction certificate**.*
 - *A copy of the engineers report is to be submitted to the Council, if the Council is not the certifying authority.*
 - *A dilapidation report prepared by a professional engineer or suitably qualified and experienced building surveyor shall be submitted to the certifying authority **prior to the commencement of demolition, excavation or building works** detailing the current condition and status of the White House building, Old Tote building and Fig Tree Building, and any other items within the heritage conservation area.*
 - *The report is to be supported with photographic evidence of the status and condition of the buildings and a copy of the report must be forwarded to the Council **prior to the commencement of any works**.*
 - *A heritage specialist should continue to be involved in the project through to completion to ensure that the conservational policies contained in the Heritage Plan are implemented in conjunction with the development.*

Aboriginal Archaeology

- *An Aboriginal Heritage Management Plan (AHMP) is to be prepared as part of construction documentation for the proposal, detailing recommended archaeological works and how these works are to be undertaken in conjunction with the proposed works.*
- *A copy of the Aboriginal Cultural Heritage Assessment Report should be provided to the Registered Aboriginal Parties for comment.*
- *On completion of any archaeological monitoring and excavation undertaken in relation to the proposed works, a report is to be produced, and a copy is to be provided to all Registered Aboriginal Parties.*
- *Where archaeological remains are documented during archaeological monitoring or excavation, records are to be submitted to the AHIMS Register.*

- *Where archaeological remains are documented during archaeological monitoring or excavation, some form of onsite interpretation should be developed in consultation with the Registered Aboriginal Parties, and possibly in conjunction with the results of any historical archaeological investigations. Such interpretation is to be carried out in conjunction with the proposed works.*

Environmental Health Conditions

REQUIREMENTS BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED

The following conditions of consent must be complied with before a 'Construction Certificate' is issued by either an Accredited Certifier or Randwick City Council. All necessary information to demonstrate compliance with the following conditions of consent must be included in the documentation for the construction certificate.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, Council's development consent conditions and to achieve reasonable levels of environmental amenity.

Land Contamination & Remediation

1. *The following conditions must be satisfied prior to issuing a construction certificate for the development or commencement of any new use of the land (whichever the sooner):*

- a) *A site contamination investigation must be undertaken by an independent and appropriately qualified environmental consultant and a report must be submitted to and approved by Council's Director of City Planning.*

The report must provide details on the extent, nature and degree of any contamination upon the land and ground water, having regard to past and current activities and uses that may have occurred on the site.

The report must include details of any required remediation works, having regard to the development and works encompassed in this consent.

The report is to be prepared in accordance with the following requirements and guidelines (as applicable):

- *Council's Contaminated Land Policy 1999*
- *Relevant Guidelines made or approved by the Environment Protection Authority, including the Guidelines for Consultants Reporting on Contaminated Sites*
- *National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999.*
- *NSW Planning Guidelines to SEPP 55 – Remediation of Land.*

The report must demonstrate that the land is suitable (or will be suitable after specified remediation works have been carried out) for its intended use and the works encompassed in this consent. Relevant reports and other documentary evidence must be provided to Council's satisfaction.

- b) *Should the report referred to above in sub-clause 1)a) identify that the land is contaminated and the land requires remedial works to ensure that the land will be suitable for its intended use and meet the relevant criteria in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999, the following matters must be satisfied (as applicable):*
- 1) *A Remediation Action Plan (RAP) is required to be submitted to Council prior to commencing any site or remediation works. The RAP is to be prepared in accordance with the relevant Guidelines made or approved by NSW Office of Environment and Heritage/Environment Protection Authority, including the Guidelines for Consultants Reporting on Contaminated Sites.*
 - 2) *A written statement is to be provided to the Council from the Environmental Consultant, which confirms that the Remediation Action Plan satisfies the relevant legislative requirements and guidelines and that the land is able to be remediated to the required level and the land will be suitable for the intended development and use.*
 - 3) *Remediation works are required to be carried out in accordance with the relevant requirements of the Contaminated Land Management Act 1997, Guidelines made by the Environment Protection Authority and Department of Infrastructure Planning & Natural Resources, Randwick City Council's Contaminated Land Policy 1999, the Protection of the Environment Operations Act 1997 and conditions of development consent.*
 - 4) *The requirements contained within any applicable Site Contamination Report, Remediation Action Plan, Site Management Plan or other strategy associated with the site contamination report and/or remediation strategy approved by Council, form part of this consent and must be complied with.*
 - 5) *Upon completion of remediation works, a Validation Report must be prepared by a suitably qualified Environmental Consultant and be submitted to the satisfaction of Council prior to commencing any building works upon the site. The validation report is required to confirm and provide details to demonstrate that the site is suitable for the proposed development and use.*
- c) *Should the report referred to above in sub-clause 1)a) identify that the land is not contaminated or, the land is contaminated but no remediation works are proposed to be carried out (having regard to the extent and nature of the proposed development), the following requirements must be satisfied:*
- 1) *Prior to issuing a construction certificate for the development, details must be submitted to the satisfaction of Council's Director of City Planning in writing, to demonstrate that the land is (or will be) suitable for the intended development and use.*
 - 2) *The report and details must be provided by a suitably qualified Environmental Consultant and any requirements, procedures, plans or strategies specified in the report and approved by Council form part of this consent and are required to be complied with.*
 - 3) *Copies of relevant reports, documentary evidence, certification and validation must be provided to Council's satisfaction.*

REQUIREMENTS DURING CONSTRUCTION & SITE WORK

The following conditions of consent must be complied with during the demolition, excavation and construction of the development.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000* and to provide reasonable levels of public health, safety and environmental amenity during construction.

Land Contamination & Remediation

2. *Fill material that is imported to the site must satisfy the requirements of the NSW Protection of the Environment Operations (Waste) Regulation 2005 and the NSW Environment Protection Authority (EPA) Waste Classification Guidelines (2008). Fill material must meet the relevant requirements for Virgin Excavated Natural Material (VENM) or be the subject of a (general or specific) Resource Recovery Exemption from the EPA.*

Details of the importation of fill and compliance with these requirements must be provided to the satisfaction of a suitably qualified Environmental Consultant or Site Auditor.

3. *The works must not cause any environmental pollution, public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997 or Work Health & Safety Act 2011 and associated Regulations.*
4. *Any hazardous and/or intractable wastes arising from the works are to be managed and disposed of in accordance with the requirements of WorkCover NSW and the Office of Environment and Heritage/Environment Protection Authority, including the provisions of:*
 - *Work Health and Safety Act 2011*
 - *The Occupational Health and Safety (Hazardous Substances) Regulation 2001*
 - *The Occupational Health and Safety (Asbestos Removal Work) Regulation 2001*
 - *Protection of the Environment Operations Act 1997 (NSW)*
 - *Protection of the Environment Operations (Waste) Regulation 2005*
 - *NSW DECC/EPA Waste Classification Guidelines 2008*
 - *Randwick City Council's Asbestos Policy*

C. DURING CONSTRUCTION WORKS

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the 'Principal Certifying Authority' issuing an 'Occupation Certificate'.

Note: For the purpose of this consent, any reference to 'occupation certificate' shall also be taken to mean 'interim occupation certificate' unless otherwise stated.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, Council's development consent and to maintain reasonable levels of public health, safety and amenity.

5. *Prior to any occupation certificate being issued for the site or commencing the use of the land as provided in this consent, a Validation Report prepared by a suitably qualified Environmental Consultant must be submitted to the satisfaction of Council. The report must demonstrate that the relevant land contamination conditions in this consent have been satisfied and that the site is suitable for the proposed development.*

D. PRIOR TO OCCUPATION OF THE BUILDING / PREMISES

Landscaping

6. *Prior to issuing any Crown Completion Certificate, certification from a qualified professional in the landscape/horticultural industry must firstly be submitted to, and be approved by, the Crown Certifier, confirming the date that the completed landscaping was inspected, and that it has been installed substantially in accordance with the Landscape & Public Domain Plans/Report by Aspect Studios, rev E, dated 08/11/18, and any relevant conditions of consent.*
7. *Suitable strategies shall be implemented to ensure that the landscaping is maintained in a healthy and vigorous state until maturity, for the life of the development.*

Project Arborist Certification

8. *Prior to the issue of any Crown Completion Certificate, the Project Arborist must submit to, and have approved by, the Crown Certifier, written certification which confirms compliance with the conditions of consent and Arborists Report Recommendations; the dates of attendance and works performed/supervised relating to retention of all of those trees listed in the Tree Protection condition.*

REQUIREMENTS BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED

The following conditions of consent must be complied with before a 'Construction Certificate' is issued by either an Accredited Certifier or Randwick City Council. All necessary information to demonstrate compliance with the following conditions of consent must be included in the documentation for the construction certificate.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, Council's development consent conditions and to achieve reasonable levels of environmental amenity.

9. *The design, construction and operation of any food premises including but not limited catering kitchen ,cafe, food storage room and any coffee bar/s must comply with the following general requirements (as applicable):-*
 - a) *Floors of kitchens, food preparation areas and the like are to be constructed of materials which are impervious, non-slip and non-abrasive. The floor is to be finished to a smooth even surface, graded and drained to a floor waste connected to the sewer. The intersection of walls with floor and plinths is to be coved, to facilitate cleaning.*
 - b) *Walls of the kitchen and food preparation areas and the like are to be of suitable construction finished in a light colour with glazed tiles, stainless steel, laminated*

plastics or similar approved material adhered directly to the wall adjacent to cooking and food preparation facilities or areas, to provide a smooth even surface.

- c) The glazed tiling or other approved material is to extend up to the underside of any mechanical exhaust ventilation hoods and a minimum of 450mm above bench tops, sinks, wash hand basins and equipment.*
- d) Walls where not tiled are to be cement rendered or be of rigid smooth faced non-absorbent material (i.e. fibrous cement sheeting, plasterboard or other approved material) and finished to a smooth even surface, painted with a washable paint of a light colour or other approved materials.*
- e) The ceilings of kitchens, food preparation areas, storerooms and the like are to be of rigid smooth-faced, non-absorbent material i.e., fibrous plaster, plasterboard, fibre cement sheet, cement render or other approved material. 'Drop-down' ceiling panels are not to be provided to food preparation and cooking areas.*
- f) All stoves, refrigerators, bain-maries, stock pots, washing machines, hot water heaters, large scales, food mixers, food warmers, cupboards, counters, bars etc. must be supported on wheels, concrete plinths a minimum 75mm in height, metal legs minimum 150mm in height, brackets or approved metal framework of the like.*
- g) Cupboards, cabinets, benches and shelving may be glass, metal, plastic, timber sheeting or other approved material. The use of particleboard or similar material is not permitted unless laminated on all surfaces.*
- h) Adequate fly screens and doors with self-closing devices, are to be provided to all external door and window openings. An electronic insect control device must also be provided within the food premises.*
- i) A mechanical ventilation exhaust system is to be installed where cooking or heating processes are carried out in the kitchen or in food preparation areas, in accordance with the relevant requirements of Clause F4.12 of the BCA and Australian Standard AS 1668 Parts 1 & 2.*

Emission control equipment shall be provided in mechanical exhaust systems serving the cooking appliances, to effectively minimise the emission of odours, vapours and oils.

- j) Wash hand basins must be provided in convenient positions located in the food preparation areas, with hot and cold water, together with a sufficient supply of soap and clean towels. The hot and cold water must be supplied to the wash hand basins through a suitable mixing device.*
- k) Cool rooms or freezers must have a smooth epoxy coated concrete floor, which is to be sloped to the door. A floor waste connected to the sewer is to be located outside the cool room/freezer. The floor waste should be provided with a removable basket within a fixed basket arrestor and must comply with Sydney Water requirements.*
- l) Cool rooms and freezers must be able to be opened from the inside without a key and fitted with an alarm (bell) that can only be operated from within the cool room/freezer.*
- m) Any space or gaps between the top of any cool room or freezer and the ceiling must be fully enclosed and kept insect and pest proof (e.g. plasterboard partition with gaps sealed).*

10. *Prior to a construction certificate being issued for the 'fit-out' of the food business, a certificate or statement must be obtained from a suitably qualified and experienced Food Safety Consultant or Council's Environmental Health Officer, which confirms that the proposed design and construction of the food storage room and coffee bar satisfies the relevant requirements of the Food Act 2003, Food Standards Code and AS 4674 (2004) - Design, construction and fit-out of food premises.*
11. *Prior to the issuing of an occupation certificate, the premises must be inspected by The NSW Food Authority to ascertain compliance with relevant Food Safety Standards and the written approval of NSW Food Authority (being the relevant Food Authority for this food business) must be obtained prior to the operation of the food business.*
12. *Prior to commencement of any food business operations, the food premises must be registered with the NSW Food Authority in accordance with the Food Safety Standards.*

OPERATIONAL CONDITIONS

The following operational conditions must be complied with at all times, throughout the use and operation of the development.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979, Environmental Planning & Assessment Regulation 2000*, Council's development consent and to maintain reasonable levels of public health and environmental amenity.

13. *The use and operation of the site must not cause any environmental pollution, public nuisance or, result in an offence under the Protection of the Environment Operations Act 1997, associated Regulations, Guidelines and Policies.*
14. *Any requirements contained within an Environmental Management Plan (EMP) which forms part of the Site Audit Statement and Site Audit Report, form part of this consent and must be implemented accordingly.*
15. *The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.*

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background (LA90), 15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq, 15 min and adjusted in accordance with the NSW Environmental Protection Authority's Industrial Noise Policy 2000 and Environmental Noise Control Manual (sleep disturbance).

16. *The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage to other premises.*

17. *There are to be no emissions or discharges from the premises which will give rise to a public nuisance, vibration, or result in an offence under the Protection of the Environment Operations Act 1997 and Regulations.*

18. *Within one (1) month of the occupational certificate being issued for the development, a written report must be obtained from a suitably qualified and experienced consultant in acoustics, which demonstrates and certifies that noise and vibration from the development complies with the relevant provisions of the Protection of the Environment Operations Act 1997, NSW EPA/DECC Noise Control Manual & Industrial Noise Policy and conditions of Council's consent. The report is to be submitted and approved by Council prior to the issuing any occupational certificate. The report should include (but not limited to) the use of all plant and equipment, at all times of the day including the night time period as defined by NSW EPA Industrial Noise Policy. The report should also include but not be limited to the noise generated from all vehicle movements including deliveries, mechanical ventilation, refrigeration compressors, the pool pump and the lift shaft.*

19. *Deliveries (including the loading and unloading of goods) are restricted to:*

Monday to Friday: 7:00am – 5:00pm

20. *A numerically scaled indicating thermometer or recording thermometer, accurate to the nearest degree Celsius being provided to refrigerators, cool rooms, other cooling appliances and bain-maries or other heated food storage/display appliances. The thermometer is to be located so as to be read easily from the outside of the appliance. A digital probe type thermometer must also be readily available at all times to check the temperature of food items.*

21. *All food that is to be kept hot should be heated within one (1) hour from the time when it was prepared or was last kept cold, to a temperature of not less than 60°C and keep this food hot at or above the temperature. Food that is to be kept cold should be cooled, within four (4) hours from the time when it was prepared or was last kept hot, to a temperature of not more than 5°C and keep this food cold at or below that temperature.*

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

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

a. The proprietor of the food business and all staff carrying out food handling and food storage activities must have appropriate skills and knowledge in

food safety and food hygiene matters, as required by the Food Safety Standards.

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

23. The food premises must be kept in a clean and sanitary condition at all times, including all walls, floors, ceilings, fixtures, fittings, appliances, equipment, fridges, freezers, cool rooms, shelving, cupboards, furniture, crockery, utensils, storage containers, waste bins, light fittings, mechanical ventilation & exhaust systems & ducting, storage areas, toilet facilities, basins and sinks.

24. The sale, supply and consumption of alcohol must not take place at the premises except with or ancillary to the service of food to be consumed on the premises and the relevant liquor licence under the Liquor Act 2007.

25. Adequate provisions are to be made within the premises for the storage, collection and disposal of waste and recyclable materials, including for the collection of the sharps container by a licensed waste transporter, to the satisfaction of Council.

26. Any regulated premises (i.e. Food business, beauty salon, skin penetration premises etc.) not part of this application is required to submit a separate development application to Council for approval.

27. All regulated systems such as cooling towers, warm water system shall be designed and constructed in accordance with NSW statutory requirements details of which shall be provided to the certifying authority for approval. The systems shall be registered with Council and be operated and maintained in accordance with the NSW Public Health Act 2010 including amendments that are current and regulation and guidelines at all times.

Development Engineering Comments

A. GENERAL

SECURITY DEPOSIT CONDITION

The following conditions are applied to provide adequate security against damage to Council's infrastructure:

The following damage / civil works security deposit requirement must be complied with, as security for making good any damage caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 80A(6) of the Environmental Planning and Assessment Act 1979:

- *\$5000.00 - Damage / Civil Works Security Deposit*

1. *The damage/civil works security deposit may be provided by way of a cash, cheque or credit card payment and is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.*

The owner/builder is also requested 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.

To obtain a refund of relevant deposits, a Security Deposit Refund Form is to be forwarded to Council's Director of City Services upon issuing of an occupation certificate or completion of the civil works.

Electricity Substation

2. *The applicant must liaise with Ausgrid prior to commencement of any site works, to determine whether or not an electricity substation is required for the development. Any electricity substation required for the site as a consequence of this development shall be located within the site and be screened from view. The proposed location and elevation shall be shown on relevant construction plans.*
3. *All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.*

The approved plans must be submitted to a Sydney Water Quick Check agent, to determine whether the development will affect Sydney Water's waste water and water mains, stormwater drains and/or easements, and if any further requirements need to be met.

If suitable, the plans will be appropriately stamped. For details please refer to the Sydney Water web site at www.sydneywater.com.au for:

- *Quick Check agents details - see Building and Developing then Quick Check and*
- *Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and Development then Building and Renovating, or telephone 13 20 92.*

The Crown Certifier must ensure that a Sydney Water Quick Check Agent has appropriately stamped the plans.

C. PRIOR TO ANY WORK COMMENCING ON THE SITE

4. ***Stormwater drainage plans have not been approved as part of this development consent*** *Stormwater runoff from the proposed development site is to be managed in general accordance with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28/11/2005 and the 2025 Stormwater Strategy Management Plan (July 2017). Engineering calculations and plans with levels reduced to Australian Height Datum in relation to site drainage shall be submitted to and approved by the relevant certifying body prior to commencement of site construction works. The engineering calculations and plans must demonstrate compliance with the above referenced stormwater strategy. A copy of the engineering calculations and plans are to be forwarded to Council, prior to commencement of site works. The drawings and details shall include the*

following information:

- a) A detailed drainage design supported by a catchment area plan, at a scale of 1:100 or as considered acceptable to the Council or an accredited certifier, and drainage calculations prepared in accordance with the Institution of Engineers publication, Australian Rainfall and Run-off, 1987 edition.*
 - b) A layout of the proposed drainage system including pipe sizes, type, grade, length, invert levels, etc., dimensions and types of all drainage pipes and the connection into Council's stormwater system.*
 - c) The separate catchment areas within the site, draining to each collection point or surface pit are to be classified into the following categories:*
 - i. Roof areas*
 - ii. Paved areas*
 - iii. Grassed areas*
 - iv. Garden areas*
 - e) Where buildings abut higher buildings and their roofs are "flushed in" to the higher wall, the area contributing must be taken as: the projected roof area of the lower building, plus one half of the area of the vertical wall abutting, for the purpose of determining the discharge from the lower roof.*
 - f) Proposed finished surface levels and grades of car parks, internal driveways and access aisles which are to be related to Council's design alignment levels.*
 - g) The details of any special features that will affect the drainage design e.g. the nature of the soil in the site and/or the presence of rock etc.*
- 5. The site stormwater drainage system is to be provided in accordance with the following requirements;*
- a) Generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The site must be graded to direct any surplus run-off (i.e. above the 1 in 20 year storm) to the proposed drainage (detention/infiltration) system.*
 - b) Any required infiltration system, must be designed by a suitably qualified and experienced consultant using infiltration rates determined by the applicant's geotechnical engineer or other appropriately qualified consultant. The location and design of the infiltration system, (detention/infiltration system), must not adversely impact on adjacent footings/foundations/structural elements. The applicant's geotechnical engineer shall certify that the base of any infiltration system is located sufficiently above the ground water table such that the operation of the infiltration system will not be compromised by any potential future fluctuations in the water table. The referenced certification must be provided to the relevant certifying body prior to the commencement of site construction works.*
 - c) Determination of the required cumulative storage (in the on-site detention and/or infiltration system) must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition.*

- d) *Infiltration systems/Absorption Trenches must be designed and constructed generally in accordance with "Section 8.5 ABSORPTION TRENCHES" of Randwick City Council's Private Stormwater Code.*
- e) *Should a pump system be required to drain any portion of the site the system must be designed with two pumps connected in parallel (with each pump being capable of discharging at the required discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well is required to be sized for the 1 in 100 year, 2 hour storm assuming both pumps are not working. All pump-out water must pass through a stilling pit prior to being discharged by gravity to the kerb and gutter.*

Pump-out systems must be designed by a suitably qualified and experienced hydraulic consultant/engineer and the pump-out system designed and constructed generally in accordance with Council's Stormwater Code.

- f) *A sediment/silt arrester pit must be provided prior to stormwater discharging into any required absorption/infiltration system.*

The sediment/silt arrester pit shall be constructed in accordance with the following requirements:

- *The base of the pit located a minimum 300mm under the invert level of the outlet pipe.*
- *The pit constructed from cast in-situ concrete, precast concrete or double brick.*
- *A minimum of 4 x 90 mm diameter weep holes located in the walls of the pit at the floor level with a suitable geotextile material with a high filtration rating located over the weep holes.*
- *A galvanised heavy-duty screen located over the outlet pipe/s (Mascot GMS multipurpose filter screen or equivalent).*
- *The grate being a galvanised heavy-duty grate that has a provision for a child proof fastening system.*
- *A child proof and corrosion resistant fastening system provided for the access grate (e.g. spring loaded j-bolts or similar).*
- *A sign adjacent to the pit stating:*

"This sediment/silt arrester pit shall be regularly inspected and cleaned."

Note: Sketch details of a standard sediment/silt arrester pit may be obtained from Council's Drainage Engineer.

Seepage/Groundwater

- 6. *Prior to the issuing of a crown construction certificate a report must be obtained from a qualified, experienced Hydro-geological Engineer, which provides an assessment of the site and the potential impact of groundwater and the water table upon the development, prior to commencement of site works to the satisfaction of the Crown Certifier.*

The report must confirm whether or not the site is or may be affected by groundwater or fluctuating water table and the report must include details of the measures to be implemented to effectively manage any groundwater

7. *Where the site is affected by groundwater or fluctuating water table (including during the course of construction), the following requirements must be satisfied:*
- a) *Groundwater and subsoil drainage must not be connected or discharged to the stormwater system or to Council's street gutter or drainage system, unless specific written approval has been obtained from Council beforehand, and*
 - b) *Groundwater and sub-soil drainage must be restricted from entering the basement level/s and the stormwater drainage system, by tanking and waterproofing the basement areas of the building, and*
 - c) *Adequate provisions must be made for the groundwater to drain around the basement level/s and ensure that the basement will not impede the movement of the ground water through the development site, and*
 - d) *Details of the proposed methods of managing groundwater, tanking and waterproofing must be prepared by a suitably qualified and experienced Hydro-geological Engineer and be submitted to and approved by the relevant crown certifying authority, prior to issuing the crown construction certificate.*

Flooding

8. *The 1% AEP (1 in 100year) flood level must be determined for the subject development site. Any openings into the basement area or ground floor level of the building shall be provided at a minimum of 0.5m above the determined 1% AEP flood or suitably protected up to this level.*

Construction Traffic Management

9. *A detailed Construction Site Traffic Management Plan must be submitted to and approved by Council, prior to commencement of any site work.*

The Construction Site Traffic Management Plan must be prepared by a suitably qualified person and must include the following details, to the satisfaction of Council:

- *A description of the demolition, excavation and construction works*
- *A site plan/s showing the site, roads, footpaths, site access points and vehicular movements*
- *Any proposed road and/or footpath closures*
- *Proposed site access locations for personnel, deliveries and materials*
- *Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site)*
- *Provision for loading and unloading of goods and materials*
- *Impacts of the work and vehicular movements on the road network, traffic and pedestrians*
- *Proposed hours of construction related activities and vehicular movements to and from the site*
- *Current/proposed approvals from other Agencies and Authorities (including NSW Roads & Traffic Authority, Police and State Transit Authority)*
- *Any activities proposed to be located or impact upon Council's road, footways or any public place*
- *Measures to maintain public safety and convenience*

Public Utilities

10. *A public utility impact assessment must be carried out on all public utility services located on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the building works. The assessment*

should include relevant information from public utility authorities and exploratory trenching or pot-holing, if necessary, to determine the position and level of services.

Documentary evidence from the relevant public utility authorities confirming that their requirements have been or are able to be satisfied, must be submitted to the crown certifier prior to the commencement of any demolition, excavation or building works.

11. *The owner/builder must make the necessary arrangements and meet the full cost for telecommunication companies, gas providers, Ausgrid, Sydney Water and other service authorities to adjust, repair or relocate their services as required.*

D. DURING CONSTRUCTION WORKS

Stormwater Drainage

12. *Any required dewatering must be monitored by the consulting Engineer/s to the satisfaction of the principal certifying authority and documentary evidence of compliance with the relevant conditions of consent and dewatering requirements must be provided to the principal certifying authority and the Council.*

The site conditions and fluctuations in the water table are to be reviewed by the consulting Engineer prior to and during the excavation/construction process, to ensure the suitability of the excavation and dewatering process and compliance with Council's conditions.

Stormwater Drainage

13. *Any required dewatering must be monitored by the consulting Engineer/s to the satisfaction of the crown certifier and documentary evidence of compliance with the relevant conditions of consent and dewatering requirements must be provided to the crown certifier and the Council.*

The site conditions and fluctuations in the water table are to be reviewed by the consulting Engineer prior to and during the excavation/construction process, to ensure the suitability of the excavation and dewatering process and compliance with Council's conditions.

Waste Management

14. *Waste Management provisions shall be implemented in general accordance with the Waste Management Plan submitted with the application.*

E. PRIOR TO OCCUPATION OF THE BUILDING / PREMISES

15. *The owner/developer must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc. which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway.*

16. All external civil work to be carried out on Council property (including the installation and repair of roads, footpaths, vehicular crossings, kerb and guttering and drainage works), must be carried out in accordance with Council's Policy for "Vehicular Access and Road and Drainage Works" and the following requirements:
- a) All work on Council land must be carried out by Council, unless specific written approval has been obtained from Council to use non-Council contractors.
 - b) Details of the proposed civil works to be carried out on Council land must be submitted to Council in a Pre-paid Works Application Form, prior to an occupation certificate being issued for the development, together with payment of the relevant fees.
 - c) If it is proposed to use non-Council contractors to carry out the civil works on Council land, the work must not commence until the written approval has been obtained from Council and the work must be carried out in accordance with the conditions of consent, Council's design details and payment of a Council design and supervision fee.
 - d) The civil works must be completed in accordance with Council's conditions of consent and approved design and construction documentation, prior to occupation of the development, or as otherwise approved by Council in writing.

Sydney Water Requirements

17. A Section 73 Compliance Certificate, under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. An Application for a Section 73 Certificate must be made through an authorised Water Servicing Coordinator. For details, please refer to the Sydney Water web site www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

Please make early contact with the Water Servicing Co-ordinator, as building of water/sewer extensions may take some time and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the relevant certifying body prior to occupation of the development.

Stormwater Drainage

18. Prior to the issuing of a Crown Completion Certificate a works-as-executed drainage plan prepared by a registered surveyor and approved by a suitably qualified and experienced hydraulic consultant/engineer must be forwarded to the Crown certifier and the Council. The works-as-executed plan must include the following details (as applicable):
- Finished site contours at 0.2 metre intervals;
 - Any stormwater infiltration / percolation system;
 - The location, diameter, gradient and material (i.e. PVC, RC etc.) of all stormwater pipes;
 - Details of any pumping systems installed (including wet well volumes).
19. Prior to the issuing of a Crown Completion Certificate the applicant shall submit to the Crown certifier (PCA) and Council, certification from a suitably qualified and experienced Hydraulic Engineer, which confirms that the design and construction of the stormwater drainage system complies with the Building Code of Australia, Australian Standard AS3500.3:2003 (Plumbing & Drainage- Stormwater Drainage) and conditions of this development consent.

The certification must be provided following inspection/s of the site stormwater drainage system by the Hydraulic Engineers to the satisfaction of the PCA.

20. *Prior to the issuing of a Crown Completion Certificate the applicant shall submit to the Crown certifier (PCA) and Council certification from a suitably qualified and experienced professional Engineer, to the satisfaction of the Crown certifier confirming that the basement tanking/waterproofing and any sub-soil drainage systems (as applicable) have been provided in accordance with the conditions of consent and relevant Standards.*

Sustainable Transport Conditions

CONSTRUCTION VEHICLE REQUIREMENTS

1. *That the safest and most environmentally rated trucks are to be utilised in the demolition and construction phases of the project.*
2. *Roads and Maritime Services administers and maintains the Safety, Productivity & Environment Construction Transport Scheme (SPECTS). Contracts for demolition and construction at this site must specify that SPECTS rated trucks are to be used where possible. SPECTS trucks have higher emission standards, greater stability control and a number of other improved vehicle requirements (see below). In particular, SPECTS vehicles also have significantly better visibility/detection of vulnerable road users (important in this area of high walking and bike rider activity).*
3. *While it is acknowledged that many of the trucks servicing this site may not be of a size which invites a SPECTS specification vehicle, it is considered that SPECTS rated vehicles MUST be used when the option IS available.*
4. *SPECTS vehicle requirements are:*
 - *Vehicle approved through the national Performance Based Standards (PBS) scheme.*
 - *Electronic Stability Control (ESC) for vehicles manufactured on or after 1 January 2017.*
 - *Roll-over control system on trailer fitted to vehicles manufactured on or after 1 January 2017 in conjunction with ESC.*
 - *Vehicle enrolled and monitored in the Intelligent Access Program (IAP).*
 - *Vehicle equipped with a mass monitoring system, for SPECTS this is an On-Board Mass (OBM) system that has been approved by Transport Certification Australia (TCA) and that meets the requirements of the Interim OBM Mass Monitoring Business, Operational and Technical Requirements issued by TCA.*
 - *Vehicle (heavy motor vehicles and trailers) manufactured on or after 1 January 2017 must be fitted with a vehicle stability function which meets the performance requirements of Regulation 13**
 - *Each vehicle unit shall have full contour marking which uses conspicuity marking that complies with UN ECE Regulation 104.*
 - *Eligible heavy motor vehicles must be equipped with a system whether comprising mirrors, cameras, refracting lenses, sensors, additional windows, any combination of these or any other means that provides a field of view to the front and on the left hand side of the vehicle or, if using cameras, sensors or other means of detection, provides coverage equivalent to that field of view*

as set out in Regulation 46** for a close proximity exterior mirror (Class V) and a front mirror (Class VI).

- Eligible trailers must be fitted with reversing lamps that comply with the requirements of ADR 13/00*** as if compliance with ADR 13/00 was mandatory for trailers.
- Each nominated vehicle unit (heavy motor vehicles and trailers) must be fitted with a self-adjusting repeater reversing alarm which automatically adjusts its output to the surrounding noise level and is capable of emitting a sound that is audible to a person behind the vehicle and within 20 metres of it.
- Eligible heavy motor vehicles must be equipped with an engine that complies with or exceeds the emissions standards set out in Vehicle Standard (Australian Design Rule 80/03 – Emission Controls for Heavy Vehicles) 2006 as amended i.e. at a minimum, the Euro 5 emission standards.

5. In relation to Item 1 above, the vehicles that are eligible for SPECTS are the following vehicles with a maximum height of 4.3 metres, length of 20.0 metres and width of 2.5 metres:

| Vehicle description | Vehicle detail |
|---|---|
| <i>PBS rigid truck and tri-dog combination</i> | <i>PBS Level 1 or 2A 3 or 4 axle rigid truck towing a 3 axle dog trailer with a current PBS Vehicle Approval for operation at up to 54.0 tonnes and with a maximum overall length no greater than 20.0 metres.</i> |
| <i>PBS rigid truck and quad-dog combination</i> | <i>PBS Level 1 or 2A 3 or 4 axle rigid truck towing a 4 axle dog trailer with a current PBS Vehicle Approval for operation at up to 57.5 tonnes and with a maximum overall length no greater than 20.0 metres.</i> |
| <i>PBS prime mover and quad-axle semi-trailer combination</i> | <i>PBS Level 1 prime mover semi-trailer combination with a quad axle group with a current PBS Vehicle Approval for operation at up to 50.5 tonnes and with a maximum overall length no greater than 20.0 metres (this combination may operate if it meets the Bridge Loading standard at Tier 3).</i> |
| <i>PBS prime mover and tri-axle semi-trailer combination</i> | <i>PBS Level 1 concrete agitator prime mover semi-trailer combination with a tri-axle group with a current PBS Vehicle Approval for operation at up to 46.0 tonnes and has a maximum overall length no greater than 20.0 metres.</i> |
| <i>PBS concrete agitator</i> | <i>Rigid concrete agitator with a current PBS Vehicle Approval for operation at PBS Level 1.</i> |