

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

**DETERMINATION OF MAJOR PROJECT NO. 05\_0088**

**(FILE NO. 9040904-2)**

**DEMOLITION OF A BUILDING, TEMPORARY BUILDINGS AND MINI-GOLF  
COURSE AND CONSTRUCTION OF EDUCATIONAL INSTITUTION  
DEVELOPMENT ON LOT 52 DP 1041134, ENTERTAINMENT QUARTER, FOX  
STUDIOS, MOORE PARK**

I, the Minister for Planning, having considered the following, pursuant to Part 3A of the *Environmental Planning & Assessment Act, 1979*, Section 75J Clause (2) determine the major project proposal referred to in the attached Director-General's Environmental Assessment Report, by **granting consent** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in the attached Schedule 2.

This consent applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment identified in Appendix C and the Proponent's Statement of Commitments in Schedule 3, subject to the conditions of approval in the attached Schedule 2.

Frank Sartor MP  
**Minister for Planning**

Sydney,

2006

## SCHEDULE 1

### PART A—TABLE

<b>Application made by:</b>	CFS Managed Property Ltd
<b>Application made to:</b>	Minister for Planning
<b>Major Project Application:</b>	MP 05_0088
<b>On land comprising:</b>	Fox Studios, Moore Park, Lot 52 DP 1041134
<b>Local Government Area</b>	Sydney
<b>For the carrying out of:</b>	Demolition of the former Dairy Hall (Building 140), temporary administration building (Building 132), former Gondola and chairlift building, temporary mini-golf course and the associated kiosk, and the exiting rotunda and stairs in Heritage Park. Approval is sought for the construction of a 3 level building including offices, studios, workshops, teaching spaces, library, café, theatres, foyer, service cores, stores and loading dock and undertake minor landscaping works.
<b>Estimated Cost of Works</b>	\$35,000,000
<b>Type of development:</b>	Major Project
<b>S.119 Public inquiry held:</b>	No
<b>Determination made on:</b>	
<b>Date consent is liable to lapse:</b>	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act.

### PART B—NOTES RELATING TO THE DETERMINATION OF MP NO. 05\_0084

#### Responsibility for other approvals / agreements

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

#### Appeals

The Proponent 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).

#### Appeals—Third Party

A third party right to appeal to this development consent in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000* (as amended).

#### Legal notices

Any advice or notice to the consent authority shall be served on the Director-General.

### PART C—DEFINITIONS

In this consent,

**Act** means the *Environmental Planning and Assessment Act, 1979* (as amended).

**Advisory Notes** means advisory information relating to the approved development but do not form a part of this consent.

**Council** means City of Sydney Council.

**Department** means the Department of Planning or its successors.

**DEC** means the Department of Environment and Conservation.

**Director-General** means the Director-General of the Department.

**Environmental Assessment** means the Environmental Assessment prepared by Stockland Development Pty Limited and dated April 2006.

**Minister** means the Minister for Planning.

**MP No. 05\_0088** means the Major Project described in the Proponent's Environmental Assessment.

**DA No. 1/96** means the Master Plan development application and supporting documentation approved by the Minister on 3 May 1996, and all subsequent amendments.

**PCA** means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

**Proponent** means CFS Managed Property Ltd or any party acting upon this consent.

**Proposal** has the same meaning as the land identified in Part A of this schedule.

**Regulation** means the *Environmental Planning and Assessment Regulation, 2000* (as amended).

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## SCHEDULE 2

### RECOMMENDED CONDITIONS OF APPROVAL

#### MAJOR PROJECT NO. 05\_0088

#### PART A—ADMINISTRATIVE CONDITIONS

##### **A1      *Development Description***

- (1) Development consent is granted only to carrying out the development described in detail below:
  - Demolition of the former Dairy Pavilion (Building 140), temporary Administration Building (Building 132) and Gondola Building, temporary mini-golf course (including the associated kiosk in heritage Park) and the existing rotunda and stairs in Heritage Park;
  - construction of a three level building of approximately 12,126sqm to include studios, workshops, a library, café and retail functions;
  - undertake minor landscaping works around the proposed new building.
- (2) Development must be carried out consistently with the Statement of Commitments (attached Schedule 3) except as amended by the conditions of approval.
- (3) These conditions of approval do not relieve the Proponent of its obligations under any other Act.

##### **A2      *Development in Accordance with Documents***

The development will be undertaken in accordance with the following documents:

- (1) *Environmental Assessment Report* prepared by BBC Consulting Planners on behalf of CFS Gandel retail Trust & the Direct Property Investment Fund Ltd, dated July 2006 (appendix C);
- (2) *Australian Film, Television and Radio School The Entertainment Quarter, Moore Park Part 3A Major Project Preferred Project Report* prepared by BBC Consulting Planners on behalf of CFS Gandel Retail Trust & the Direct Property Investment Fund Ltd, dated October, 2006(appendix D);
- (3) Survey Plan prepared by Frank M Mason & Co Pty Ltd, dated 31 October, 2005 (appendix 2 to *Environmental Assessment*);
- (4) Site Coverage Calculation plan prepared by Cox Richardson, Architects, dated 12 July, 2006 (appendix 4 to *Environmental Assessment*);
- (5) Floor Area Calculation plan prepared by Cox Richardson, Architects, dated 12 July, 2006 (appendix 5 to *Environmental Assessment*);
- (6) *Interpretive Geotechnical report* prepared by Arup, dated December 2005 (appendix 6 to *Environmental Assessment*);
- (7) *Hydrogeological report* prepared by Arup, dated 26 June, 2006 (appendix 7 to *Environmental Assessment*);
- (8) *Tree Assessment* prepared by Warwick Varley, Allied Tree Consultancy, dated June 5, 2006 (appendix 8 to *Environmental Assessment*);

- (9) *Service Drawings* prepared by Norman Disney & Young dated 16 June, 2006 (appendix 9a to *Environmental Assessment*);
- (10) *Telecommunications report* prepared by Norman Disney & Young, dated 16 June, 2006 (appendix 9b to *Environmental Assessment*);
- (11) *Design Report* prepared by Cox Richardson, Architects, dated July 2006 (appendix 10 to *Environmental Assessment*);
- (12) *Noise Impact Assessment* prepared by Norman Disney & Young, dated 13 July, 2006 (appendix 11 to *Environmental Assessment*);
- (13) *Heritage Impact Statement* prepared by Godden McKay Logan, dated July, 2006 (appendix 12 to *Environmental Assessment*);
- (14) *Heritage Impact Statement – Addendum Report*, August 2006;
- (15) *Traffic Impact Assessment* prepared by Masson Wilson & Twiney, dated 20 July, 2006 (appendix 13 to *Environmental Assessment*);
- (16) *Waste Management Plan* prepared by AFTRS, dated May 2006 (appendix 14 to *Environmental Assessment*);
- (17) *Preliminary BCA 2006 Assessment* prepared by DixGardner Pty Ltd, dated 6 July, 2006 (appendix 15 to *Environmental Assessment*).

### **A3 Development in Accordance with Plans**

The development will be undertaken in accordance with the Environmental Assessment dated July 2006 prepared by BBC Consulting Planners including all Appendices and the following drawings:

<b>Architectural (or Design) Drawings prepared by Cox Richardson at Appendix 3 of the Environmental Assessment</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA-1000	04	Location Plan	02/06/06
DA-1001	04	Site Plan	02/06/06
DA-1010	07	Demolition Plan	02/06/06
DA-1501	04	Ground Level Floor Plan	02/06/06
DA-1502	04	Mezzanine Level Floor Plan	02/06/06
DA-1503	04	Level 1 Floor Plan	02/06/06
DA-1504	04	Level 2 Floor Plan	02/06/06
DA-1505	04	Roof Plan	02/06/06
DA-3101	04	Elevations Sheet 1	02/06/06
DA-3102	04	Elevations Sheet 2	02/06/06
DA-4101	04	Sections Sheet 1	02/06/06
DA-8001	01	Photo Montage – Cook Rd	12/07/06
DA-8002	01	Photo Montage – Cook Rd	12/07/06
DA-8003	01	Photo Montage – Cook Rd	12/07/06
DA-8004	01	Photo Montage – Heritage Park view	12/07/06
DA-8005	01	Photo Montage – Bent Street view	12/07/06
DA-8006	00	Photo Montage – Cook Rd	12/07/06

DA-8007	01	Photo Montage – Cook Rd	12/07/06
DA-8101	01	Shadow Diagrams	12/07/06

except for:

- (1) Any modifications which are exempt and complying development in any underlying environmental instruments or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in that code.
- (2) otherwise provided by the conditions of this consent.

#### **A4 Modification of Consent**

In order for the development of land to proceed in a coordinated and orderly manner and to avoid potential conflicts with this consent, the following development consents are modified as follows:

<b>Development Application No. 1/96</b>	
<b>Certificate of Title</b>	Lot 1 in DP 861843
<b>Development Description</b>	Use part of Showground site for various film and television studio land uses and related activities.
<b>Date</b>	03 May 1996
<b>Extent of Modifications</b>	<p>Amend Figure 13 to reflect building footprint and location subject to this consent.</p> <p>Insert a note at end of Condition 4, as follows:</p> <p><i>Note:</i></p> <p><i>The current total floor space allocated to precincts within part of the Moore Park Showground as at October 2006 is as follows:</i></p> <p><i>a) 58,838 square metres within the Working Studio Precinct</i></p> <p><i>b) 52,805sqm square metres within the Family Entertainment Precinct.</i></p>

#### **A5 Inconsistency between documents**

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above including the Statement of Commitments in Schedule 3, the conditions of this consent prevail.

#### **A6 Prescribed Conditions**

The Proponent shall comply with the prescribed conditions of development consent under clause 98 of the Regulation.

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## **PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

### **Design Details and Changes**

#### **B1 Outdoor Lighting**

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

#### **B2 Reflectivity**

The light reflectivity from building materials used on the facades of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

#### **B3 Acoustic standards**

As a minimum standard, the structure is to accord with *Australian Standard 2107: Acoustics – recommended design sound levels and reverberation times for building interiors*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

### **Earthworks and Remediation**

#### **B4 Erosion and Sedimentation Control**

Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater—Soils & Construction Volume 1 (2004) by Landcom*. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

### **Construction Management**

#### **B5 Construction Management Plan**

Prior to the issue of a Construction Certificate, a Construction Environmental Management Plan must be developed in accordance with the Proponent's Statement of Commitments (attached Schedule 3) in consultation with Council. Comments raised by Council are to be incorporated in the final document to be submitted to and approved by the Certifying Authority. The submission to the Certifying Authority is to include written evidence of such review by Council.

The Plan shall address, but not be limited to, the following matters where relevant:

- (1) hours of work;
- (2) contact details of site manager;
- (3) construction traffic and pedestrian management in accordance with Proponent's Statement of Commitments (attached Schedule 3) and Condition B6;
- (4) dust management in accordance with the Proponent's Statement of Commitments (attached Schedule 3) and condition B7;

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- (5) noise and vibration management in accordance with the Proponent's Statement of Commitments (attached Schedule 3) and Condition B8;
  - (6) waste and recycling management in accordance with the Proponent's Statement of Commitments (attached Schedule 3) and Condition B11;
  - (7) erosion and sediment control in accordance with the Proponent's Statement of Commitments (attached Schedule 3) and Condition B4;
  - (8) heritage item protection;
  - (9) tree protection;
  - (10) the development of a program to inform key stakeholders including community groups and complaints handling procedures.

The Proponent shall submit a copy of the approved plan to the Director and Council.

#### ***B6 Construction Traffic and Pedestrian Management Plan***

Prior to the issue of a Construction Certificate, a Construction Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:

- (1) vehicular site ingress and egress;
- (2) loading and unloading, including construction zones;
- (3) predicted traffic volumes, types and routes; and,
- (4) pedestrian and traffic management methods.

The Proponent shall submit a copy of the approved plan to Council.

#### ***B7 Dust Control Measures***

In accordance with the Proponent's Statement of Commitments (attached Schedule 3) and prior to issue of a Construction Certificate, a Dust Management Plan shall be prepared and submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate. The Dust Management Plan is to detail adequate measures to be taken to prevent dust affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (1) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- (2) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) all materials shall be stored or stockpiled at suitable locations,
- (4) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- (6) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) regular cleaning of footpaths and roadways.



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**B8      *Noise and Vibration Management Plan***

In accordance with the Proponents Statement of Commitments and prior to the issue of a Construction Certificate, a Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:

- (1) identification of the specific activities that will be carried out and associated noise sources;
- (2) identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment;
- (3) the construction noise objective specified in the conditions of this consent;
- (4) the construction vibration criteria specified in the conditions of this consent;
- (5) determination of appropriate noise and vibration objectives for each identified sensitive receiver;
- (6) weekly noise and vibration monitoring during peak construction activity, or other such interval as agreed to by Council, to the satisfaction of Council, and reporting and response procedure;
- (7) assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions;
- (8) description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction;
- (9) justification of any proposed activities outside the construction hours specified in the conditions of this consent;
- (10) construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency;
- (11) procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration; and,
- (12) contingency plans to be implemented in the event of non-compliances and/or noise complaints.

The Proponent shall submit a copy of the approved plan to Council.

**B9      *Stormwater Management***

Prior to the issue of a Construction Certificate and in accordance with the Proponent's Statement of Commitment, final design plans of the Stormwater Management Plan (SWMP), prepared by a qualified practicing Civil Engineer shall be submitted to and approved by Council. The proposed activities will comply with section 120 of the protection of the Environment Operations Act 1997 at all times. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

**Traffic****B10      *Traffic Control Devices***

In order to ensure that vehicles exit the site in a safe manner, suitable traffic control device eg, signage, speed hump, line marking, traffic signals, etc shall be installed and shall be clearly visible at the upper threshold of the driveway. Details of the type, location and operation of the device are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

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## **Construction Waste Management**

### ***B11 Storage and Handling of Waste***

The design and management of facilities for the storage and handling of waste must be in accordance with the Proponent's Statement of Commitments (Schedule 3). Details of type and quantity of hazardous, industrial and/or group A (HIGA) was stored at any one time and generated annually. Waste materials are to be segregated into different types of HIGA waste and removed from the premises in a proper and efficient manner. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

### ***B12 Disabled Access***

Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy. Prior to the issue of a Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

## **Health**

### ***B13 Mechanical Ventilation***

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 issue of a Construction Certificate.

### ***B14 Air Quality***

Prior to the issue of a Construction Certificate and in accordance with the Proponent's Statement of Commitment, a report will be submitted to the satisfaction of the Certifying Authority, providing further details identifying and assessing all potential air pollutants to be emitted at the site and the impact to air quality during the operational phase. The proponent will provide details of the appropriate air quality controls to be used to mitigate pollutants.

### ***B15 Design of Food Premises***

The fitout of the food premises shall be carried out in accordance with *The National Code for the Construction and Fitout of Food Premises*. Details of compliance with the relevant provisions of the Code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

## **Sydney Water**

### ***B16 Sydney Water Certificate***

An application shall be made to Sydney Water for Certificates under Part 6, Division 9, Section 73 of the *Sydney Water Act, 1994* (Compliance Certificate). Evidence that a Compliance Certificate has been applied for (i.e. Notice of Requirements) shall be produced to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

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](http://www.sydneywater.com.au) then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

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Following application a “Notice of Requirements” will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

### ***B17 Pre-Construction Dilapidation Reports***

The Proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing and adjoining buildings, infrastructure and roads. The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the report is to be forwarded to the Director and Council.

## **PART C—PRIOR TO COMMENCEMENT OF WORKS**

### **Demolition Works**

#### ***C1 Statement of Compliance with Australian Standards***

Prior to the commencement of works, the work plans required by *The Demolition of Structures* AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of works.

#### ***C2 Removal of Asbestos Laden Materials***

The removal of all asbestos materials is to be carried out by a WorkCover licensed treatment contractor with a Class 1 Friable Asbestos Licence, to the satisfaction of the Certifying Authority prior to the commencement of works.

### **Structural Works**

#### ***C3 Structural Details***

Prior to the commencement of any structural works, the Proponent shall submit to the satisfaction of the Certifying Authority structural drawings detailing all structural works prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- (1) the relevant clauses of the BCA,
- (2) the relevant development consent,
- (3) drawings and specifications comprising the Construction Certificate, and
- (4) the relevant Australian Standards listed in the BCA (Specification A1.3).

Prior to works commencing, a Structural Certificate for Design in accordance with Clause A2.2(a)(iii) of the Building Code of Australia must be submitted to the satisfaction of the .

A copy of the certificate must be submitted to Council if Council is not the PCA.

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## **Heritage**

### ***C4      Archival Record***

Prior to commence of works an archival record of existing buildings on the site has been prepared and submitted to the Mitchell Library in accordance with the Moore Park Showground Conservation Strategy. This shall include measured drawings and an archival photographic record before any work commences. This archival record shall be prepared in accordance with the NSW Heritage Council guidelines.

A copy of the archival record must be forwarded to Council

### ***C5      Certification of Geotechnical Inspection***

Prior to works commencing, a Geotechnical Inspection Certificate in accordance with Clause A2.2(a)(iii) of the BCA, prepared by an appropriately qualified person, must be submitted to the satisfaction of the Certifying Authority and a hard copy submitted to Council.

### ***C6      Protection of Landscape Items***

Prior to the commencement of works, a suitably qualified person shall prepare a Landscape Management Plan (LMP) detailing measures to be undertaken during demolition and construction to protect all landscape items that may be affected by demolition and construction works. The Tree Assessment report prepared by Allied Tree Consultancy, dated 5 June, 2006 must be included in the LMP.

The LMP shall also address repair and reconstruction works that may be required to be undertaken following demolition and construction works, additional landscaping of the Heritage Park, and measures to maintain the health and vigour of the existing trees on the site during and post-construction, as well as any new trees to be planted.

Other matters to be considered within the LMP include fencing, erosion and sedimentation, and water runoff. The report shall be submitted to the Certifying Authority for approval.

### ***C7      Geotechnical Report and Certification***

Prior to commencement of any foundation or bulk excavation, a Geotechnical Report must be submitted to the satisfaction of the Certifying Authority and a copy submitted to Council if Council is not the PCA.

### ***C8      Barricade Permit***

Where construction/building works require the use of a public place including a road or footpath, approval under Section 68 of the Local Government Act 1993 for a Barricade Permit is to be obtained from Council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.

### ***C9      Vehicle Cleansing***

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

**C10 Building Plan Approval**

- (1) The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met, prior to work commencing. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au), see Building Developing and Plumbing then Quick Check, or telephone 13 20 92.
- (2) The Certifying Authority must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before the commencement of works.

**C11 Connection to Sewers**

Waste water arising from the use must be directed to the sewers of Sydney Water Corporation under a Trade Waste Licence Agreement. The pre-treatment of wastewater may be a requirement of the Corporation prior to discharge to the sewer. Details of the Corporation's requirements should be obtained prior to the commencement of construction work.

**Services****C12 Utility Services**

- (1) To ensure that utility authorities are advised of the development:
  - a) A survey is to be carried out of all utility services within and adjacent to the site, including relevant information from utility authorities and excavation if necessary, to determine the position and level of services.
  - b) Prior to the commencement of work the Proponent is to negotiate with the utility authorities (eg. Energy Australia, Sydney Water and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.
- (2) All service lines, including electricity cables, must be provided underground in shared trenches.

**C13 Contact Telephone Number**

Prior to the commencement of the works, the Proponent shall forward to the Department and Council a 24 hour telephone number to be operated for the duration of the construction works.

**PART D—DURING CONSTRUCTION****Site Maintenance****D1 Erosion and Sediment Control**

All erosion and sediment control measures, in accordance with the Proponent's Statement of Commitments (attached Schedule 3), 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

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ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

During the construction period:

- a. erosion and sediment controls must be regularly inspected, repaired and maintained in working order sufficient for a 10 year Average Recurrence Interval (ARI) rainfall event;
- b. erosion and sediment control signage available from Council must be completed and attached to the most prominent structure visible at all times when entering the site for the duration of construction; and
- c. building operations and stockpiles must not be located on the public footway or any other locations which could lead to the discharge of materials into the stormwater system.

## ***D2 Disposal of Seepage and Stormwater***

In accordance with Proponent's Statement of Commitments (attached Schedule 3) any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

## **Construction Management**

### ***D3 Approved Plans to be On-site***

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

### ***D4 Notification of Excavation Works***

The Certifying Authority and Council must be given a minimum of 48 hours notice that excavation, shoring or underpinning works are about to commence.

## **Heritage and Archaeology**

### ***D5 Aboriginal Objects***

Should any Aboriginal objects be uncovered, all work is to cease immediately and the Department of Environment and Conservation is to be informed in accordance with Section 91 of the *National Parks and Wildlife Act, 1974*. The Proponent must ensure that any excavation which has revealed Aboriginal objects should be referred to the Aboriginal Liaison Officer at the NSW Heritage Office as well as the Department of Environment and Conservation.

### ***D6 Archaeological Relics***

If any archaeological relics are discovered during the construction, work must cease and the Heritage Office is to be notified in accordance with section 146 of the *Heritage Act*. The Heritage Office may require the remains to be recorded by a suitably qualified archaeologist prior to the recommence of works.

### ***D7 Site Notice***

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

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PCA and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (3) 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
- (4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

#### ***D8 Contact Telephone Number***

The Proponent shall ensure that the 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.

#### ***D9 Dust Control Measures***

All dust control measures are to be effectively implemented and maintained for the duration of the construction and excavation works.

#### ***D10 Hours of Work***

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) between 7:00 am and 5:00 pm, Mondays to Fridays inclusive;
- (2) between 8:00 am and 2:00 pm, Saturdays with safety inspections permitted from 7:30am;
- (3) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- (4) the delivery of materials is required outside these hours by the Police or other authorities;
- (5) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- (6) the work is approved through the Construction Noise and Vibration Management Plan; and
- (7) residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

#### ***D11 Covering of Loads***

All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

#### ***D12 Loading and Unloading during Construction***

The following requirements apply:

- (1) all loading and unloading associated with construction must be accommodated on site;

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- (2) the structural design of the building must permit the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development;
  - (3) if, during excavation, it is not feasible for loading and unloading to take place on site, a construction zone on the street may be considered by Council;
  - (4) in addition to any approved construction zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level;
  - (5) if a construction zone is warranted an application must be made to Council prior to commencement of work on the site. An approval for a construction zone may be given for a specific period and certain hours of the days to meet the particular need of the site for such a facility at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

## **Ecologically Sustainable Development**

### ***D13    Recycling of Concrete***

Any existing concrete of suitable volume, which is not used as fill, shall be taken to a concrete recycling works and evidence that this has occurred shall be provided to the Certifying Authority.

## **Public Access**

### ***D14    Public Way to be Unobstructed***

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

### ***D15    General***

All works are to be carried out in accordance with the approved Construction Management Plan including but not limited to identification of hours of work, construction noise and vibration management, soil erosion and sediment control plan, air quality and dust control procedures, waste management plan, storage and handling of material, protection of trees and emergency procedures.

## **Occupational Health and Safety**

### ***D16    Compliance***

All site works must comply with the occupational health and safety requirements of the NSW Work Cover Authority.



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## **PART E—PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE**

no subdivision work is to be undertaken

## **PART F—PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

### **Occupation Certificate**

#### ***F1      Occupation Certificate to be Submitted***

An Occupation Certificate must be obtained from the PCA and a copy submitted to Council prior to the commencement of occupation or use of the buildings.

### **Infrastructure and Open Space Works**

#### ***F2      Completion of Works***

Prior to the issue of an Occupation Certificate, all works relating to the provision of infrastructure, road works, kerb and guttering, and open space works shall be completed to the satisfaction of the PCA.

### **Engineering**

#### ***F3      Structural Inspection Certificate***

A Structural Inspection Certificate or a Compliance Certificate for any structural work is to be submitted to the satisfaction of the PCA prior to use of the premises.

#### ***F4      Road Damage***

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent prior to the occupation of the works.

#### ***F5      Fire Safety Certificate***

A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to occupation of the development. A copy of the Fire Safety certificate must be submitted to the consent authority and Council.

#### ***F6      Annual Fire Safety Statement***

For any essential fire safety equipment, an Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the consent authority initial Fire Safety Certificate is received.

#### ***F7      Loading Dock Management***

In accordance with the Proponent's Statement of Commitment and prior to the issue of an Occupation Certificate, a Loading Dock Management Plan is to be submitted to the satisfaction of the PCA.

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## **F8      *Waste and Recycling Management***

In accordance with the Proponent's Statement of Commitment and prior to the issue of an Occupation Certificate, the PCA must ensure that waste handling works have been implemented and consider DEC' Waste Avoidance Resource Reduction Strategy (WARR) and DEC's Waste Reduction and Purchasing Policy (WRAPP).

## **F9      *Interpretation Plan***

In accordance with the Proponent's Statement of Commitments and prior to the issue of an Occupation Certificate, an Interpretation Plan will be prepared detailing the history and significance of heritage items in the vicinity of the AFTRS building, including Heritage Park, the former Royal Agricultural Hall, the former Dairy Pavilion and the former Wheat Road.

# **PART G—POST OCCUPATION AND DURING OPERATION**

## **Traffic and Parking**

### **G1      *Loading and Unloading***

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

### **G2      *Unobstructed Driveways and Parking Areas***

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

## **Noise**

### **G3      *Hours of Operation***

The hours of operation shall be restricted to between:

<b>Day</b>	<b>Commencement time</b>	<b>Cessation time</b>
Monday	7:00am	12:00am
Tuesday	7:00am	12:00am
Wednesday	7:00am	12:00am
Thursday	7:00am	12:00am
Friday	7:00am	12:00am
Saturday	8:00am	12:00am
Sunday	8:00am	12:00am
Public Holidays	Closed	

### **G4      *Noise Control – Plant and Machinery***

Noise associated with the operation of any plant, machinery or other equipment on the site, shall not exceed 5dB(A) above the background noise level when measured at the boundary of the site.

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**G5      *Noise from Air Conditioning Units***

- (1) Any air conditioning units on the site must be installed and operated at all times so as not to cause Offensive Noise as defined by the *Protection of the Environment (Operations) Act 1997*.
- (2) Air conditioning units must not be audible in nearby dwellings between 10:00 pm to 7:00 am on Monday to Saturday and 10:00 pm to 8:00 am on Sundays and Public Holidays.

**G6      *Noise Monitoring***

Noise emissions from the subject site shall not impact on the amenity of neighbouring residents. If noise complaints are made, the Department may require the Proponent to conduct acoustic monitoring.

**Air Quality****G7      *Air Quality Monitoring***

The Proponent shall engage an appropriately qualified independent person to undertake an air quality monitoring program six months after the commencement of operations on the site. The Proponent will comply with Part 6.4 of the *Protection of the Environment Operations Act, 1997*. The results of the monitoring shall be submitted to the Director. The Proponent shall undertake further monitoring programs upon request by the Department.

**Hazardous Materials****G8      *Storage of Hazardous or Toxic Material***

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 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

**G9      *On-site Car Parking***

In order that cars do not park in areas not designated for car parking, on areas of soft landscaping and areas that obstruct the public way, employees, where applicable, shall park in the designated parking located to the south of the site.

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## **ADVISORY NOTES**

### ***AN1 Requirements of Public Authorities for Connection to Services***

The Proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the commencement of works.

### ***AN2 Compliance with Building Code of Australia***

All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

Note: This clause does not apply to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4).

### ***AN3 Application for Hoardings and Scaffolding***

A separate application may be required to Council for approval under Section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place.

### ***AN4 Use of Mobile Cranes***

The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from the relevant road authority:
  - (a) at least 48 hours prior to the works for partial road closures which, in the opinion of road authority will create minimal traffic disruptions; and,
  - (b) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of the road authority, will create significant traffic disruptions.

### ***AN5 Movement of Trucks Transporting Waste Material***

The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

### ***AN6 Approval under Roads Act 1993***

The Proponent shall obtain, as necessary, approvals under Section 138 of the Roads Act 1993 for any works to be carried out on public roads.

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## **AN7 Construction Inspections**

Compliance certificate/s shall be issued by the Principal Certifying Authority and submitted to Council in accordance with the mandatory inspection requirements of the *Building Legislation Amendment—Quality of Construction Act, 2002* for each stage of construction.

## **AN8 Noise Generation**

Any noise generated during the construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the site.

## **AN9 Stormwater drainage works or effluent systems**

A construction certificate for works that involve any of the following:

- (1) water supply, sewerage and stormwater drainage work;
- (2) management of waste,

as defined by Section 68 of the Local Government Act, 1993 will not be issued until prior separate approval to do so has been granted by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

## **AN10 Temporary Structures**

An approval under Section 68 of the Local Government Act 1993 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.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the Local Government Act 1993 to certify the structural adequacy of the design of the temporary structures.

## **AN11 Disability Discrimination Act**

This major project 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 Proponent is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

## **AN12 Commonwealth Environment Protection and Biodiversity Conservation Act 1999**

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This major project has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of consent as notification to you that the Commonwealth Act does not have application. The

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Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

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**SCHEDULE 3**

**MP 05\_0088**

**DEMOLITION AND CONSTRUCTION OF DEVELOPMENT**

**LOT 52 DP 1041134, ENTERTAINMENT QUARTER,  
FOX STUDIOS, MOORE PARK**

**STATEMENT OF COMMITMENTS**

**(SOURCE: ENVIRONMENTAL ASSESSMENT)**

## 5. REVISED STATEMENT OF COMMITMENTS

### 5.1 Introduction

A draft Statement of Commitments was provided in Section 8 of the Environmental Assessment Report. Following consideration of the submissions made during the exhibition period, the Proponent has amended the draft Statement of Commitments with a view to further mitigating the potential adverse environmental impacts arising out of the proposed Project. The revised Statement of Commitments is set out below, with the revisions shown in bold type.

### 5.2 General

- A. The development will be undertaken generally in accordance with the Environmental Assessment Report **other than where amended as per the Preferred Project Report, both prepared by BBC Consulting Planners, including accompanying appendices.**
- B. The development will be undertaken generally in accordance with the following drawings prepared by Cox Richardson, Architects, while allowing for reasonable design development to occur:

Drawing No.	Drawing Title	Revision No.
DA-1000	Location Plan	04
DA-1001	Site Plan	04
DA-1010	Demolition Plan	07
DA-1501	Ground Level Floor Plan	04
DA-1502	Mezzanine Level Floor Plan	04
DA-1503	Level 1 Floor Plan	04
DA-1504	Level 2 Floor Plan	04
DA-1505	Roof Plan	04
DA-3101	Elevations Sheet 1	04
DA-3102	Elevations Sheet 2	04
DA-4101	Sections Sheet 1	04



- C. The Proponent is committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act, 1979*.
- D. The Proponent will develop a program of informing key stakeholders including Sydney City Council, the Centennial Park and Moore Park Trust, Fox Studios Australia Pty Limited, and the Centennial Park and Moore Park Residents Association, of construction staging and activities during the development process.

### 5.3 Further Approvals

- A. The Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- B. The Proponent will obtain a Construction Certificate prior to the implementation of building works.

### 5.4 Demolition Management

- A. Demolition will be undertaken in accordance with the requirements of *Australian Standard AS2601 – 2001: The Demolition of Structures* which is incorporated into the *Occupational Health and Safety Act 2000*, administered by WorkCover NSW.
- B. Measures to control soil erosion during demolition will be introduced in accordance with currently accepted principles, as described in *Managing Urban Stormwater* (EPA NSW) and *Soil Erosion and Sediment Control* (The Institution of Engineers, Australia).

### 5.5 Excavation Management

- A. Prior to excavation, a detailed assessment of existing foundations including retaining walls and potential effects on excavation stability will be carried out.
- B. Where existing foundations are located in close proximity to the proposed excavation, detailed mapping of the rock face will be carried out and stabilisation methods, such as rock bolts and anchors, where necessary, will be identified.

### 5.6 Construction Management

- A. Prior to commencing construction (including demolition and excavation), a Construction Environmental Management Plan (CEMP) will be prepared and implemented by the contractor. In particular, the following plans and procedures will be in place:
  - Access and Traffic Management Plan; including arrangements for temporary pedestrian and service vehicle access;
  - Air quality/dust control procedures;

Erosion and sedimentation controls;  
Tree protection;  
Heritage item protection;  
Noise and vibration management;  
Plant and equipment use and maintenance;  
Rubbish and waste management;  
Site working area preparation and monitoring; and  
Contact and complaints handling procedures.

- B. The Proponent will ensure that all plans prepared by the contractor will have regard to the relevant statutory and Best Practice guidelines prepared by the EPA and other bodies, as specified in the CEMP.
- C. Prior to commencing construction, the Proponent will ensure that the contractor has developed and implemented an environmental monitoring program in accordance with the CEMP.
- D. Prior to commencing construction, the Proponent will ensure the contractor has addressed all other relevant aspects of the CEMP including contact and complaints handling procedures, emergency preparedness and response, environmental training and awareness, and occupational health and safety.
- E. Copies of the CEMP and any associated management plans will be forwarded to the Centennial Park and Moore Park Trust, the City of Sydney Council and the Department of Planning.
- F. The construction contract will include a requirement for the builder to undertake works using the guideline noise control methodologies recommended by AS2436, with the initial noise emission limits at the nearest residential properties being those recommended by the EPA ENCM Chapter 171.
- G.
  - (i) A Construction and Vibration Noise Management Plan will be prepared as part of the construction contract site management with the objective of minimising overall impact on adjacent existing commercial operations within the Entertainment Quarter and residential receivers. The aspects required from the plan will include assessment of materials handling and set-down areas, hours of operation, and current best-practice site noise management procedures including those described in AS2436.
  - (ii) The Construction Noise and Vibration Management Plan will include an up to date and site specific community consultation and complaints handling and management program, and a detailed noise monitoring, evaluation and mitigation program.

## 5.7 Services

- A. The Proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

## 5.8 Heritage

- A. An Interpretation Plan will be prepared and be implemented prior to building occupation to interpret the history and significance of heritage items in the vicinity of the AFTRS building, including Heritage Park, the former Royal Agricultural Hall, the former Dairy Pavilion, and the former Wheat Road.

## 5.9 Trees

- A. The Canary Island Date Palm identified as Tree No. 15 in the report of Warwick Varley, Consulting Arborist dated 5 June 2006 will be transplanted.
- B. Remedial work to Trees No. 2-14 in the report referred to in 8.9A., as detailed in Section 8 of that report, will be implemented.
- C. The Tree Protection Zones allocated for Trees No. 2 and 3 in the report referred to in 8.9A. above, will be observed in regard to the Protection Specification (in Section 10.0 of that report).
- D. The Protection Measure, Type 1 (in Section 10.1 of the report referred to in 8.9A. above) will be installed prior to the start of construction work.
- E. Suitable measures will be employed to alleviate soil compaction within the Tree Protection Zones.
- F. The proposed retaining wall and grade change within the allocated Tree Protection Zones will be redesigned to retain the existing grades within those zones.
- G. Soil testing of the root zones adjacent to the site after completion of the construction will be undertaken to allow for soil amelioration.

## 5.10 Noise During Operation

- A. The building envelope will be analysed to ensure that the contribution of internal activities to overall site noise emissions is acceptable.
- B. Noise attenuation of external building services equipment will be implemented to ensure satisfactory noise emission levels are maintained.
- C. The following noise mitigation treatments will be implemented on roof level plant:-



Water cooled heat exchangers (cooling towers) will be used in preference to inherently noisier air cooled condensers.

Air conditioning equipment will be acoustically treated on the air intake side by the incorporation of internally lined air intake plenums with, if needed for the larger units, air intake silencers.

Exhaust fans will be fitted with discharge side silencers.

Sound attenuation treatment will be incorporated into the chiller plant room ventilation system so as to control environmental noise emission from both the chiller plant and the ventilation system itself.

- D. The Proponent will consider cross referencing the development with the ongoing operational noise management plan (NMP) used for the SGG and SFS Trust area. The proponent will consider similar noise management practices to those specified in the SGG and SFS Trust NMP for similar activities that are undertaken as part of this development, such as outdoor events.

## 5.11 Submission of Further Details

- A. The Proponent will submit for the approval of the Director-General or his delegate, details of:
  - (i) the proposed design, finish and materials of the "art zone" proposed for the northern elevation of the southern 'wing' of the proposed building; and
  - (ii) proposed building identification signage.

## 5.12 Stormwater Segregation and Reuse

- A. The Proponent will give further consideration to the installation and proper operation of rainwater tanks from the roofed areas of the existing and proposed buildings and reuse rainwater for toilet flushing and/or irrigation activities undertaken at the premises.

## 5.13 Stormwater Management

- A. The Proponent will commit to develop and implement a full Stormwater Management Plan (SWMP) prior to the commencement of any demolition, excavation and construction activities.
- B. The Proponent will commit to provide a statement of commitment that the proposed activities will comply with Section 120 of the Protection of the Environment Operations Act 1987 at all times.



## 5.14 Dust Management

- A. The Proponent will commit to minimize the generation of dust at the premises at all times and to provide further details relating to the generation of dust including but not limited to identifying all operations and activities that have potential to generate dust. An environmental risk assessment will be provided for each operation or activity as well as details on the correlation and justification for the implement any air quality / dust control procedures in minimizing each environmental risk. Further, the Proponent will commit to propose an ongoing monitoring and evaluation program that ensures that dust is minimized at the premises at all times, tracks the performance of existing dust mitigation measures and proposes further development of mitigation where appropriate.

## 5.15 Waste Management

- A. The Proponent will commit to provide details of the type and quantity of hazardous, industrial and/or group A (HIGA) waste stored at any one time and generated annually. The Proponent also commits to the removal of all HIGA waste from the premises in a proper and efficient manner.
- B. The Proponent will commit to segregating all wastes including but not limited to different types of HIGA wastes and provide details of proposed measures.
- C. The Proponent will consider implementing DEC's Waste Avoidance, Resource Reduction Strategy (WARR) and DEC's Waste Reduction and Purchasing Policy (WRAPP) as part of the ongoing operational phase development.

## 5.16 Wastewater Management

- A. The Proponent will commit to provide more information in relation to wastewater generation, its risk and the proposed mode of disposal during the early works, demolition, excavation and construction phase of the development.

## 5.17 Air Quality and Controls

- A. The Proponent will commit to provide more information that identifies, assesses and evaluates all potential air pollutants to be emitted at the premises, their source and their impact during the operational phase of the proposed development. The Proponent will commit to and provide details of the appropriate air quality controls to be used at the premises.
- B. The Proponent will commit to complying with Part 6.4 of the Protection of the Environment Operations Act 1987 in relation to the air pollution at all times.



### **5.18 Loading Dock Management Plan**

- A. The Proponent commits to preparing a Loading Dock Management Plan prior to operation.**

### **5.19 Public Transport Usage**

- A. The Proponent commits to preparing a Travel Demand Management Review (TDMP) prior to operation. The TDMP will identify mechanisms to promote means of transport to and from the AFTRs other than private vehicles.**