

Project Approval

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

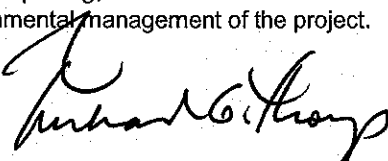
The Planning Assessment Commission of New South Wales (the Commission) approves the project referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

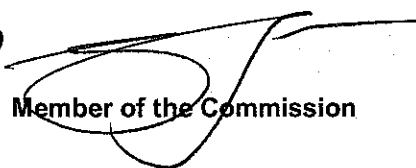
- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Member of the Commission



Member of the Commission



Member of the Commission

Sydney, ~~23rd~~ 22nd February 2009

SCHEDULE 1

Application Number:	08_0137
Proponent:	Goodman International Limited
Approval Authority:	The Planning Assessment Commission of New South Wales
Land:	17 O'Riordan St, Alexandria Lot 4 DP 794095
Project:	Red Cross Medical Research and Development Project

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DEFINITIONS

BCA	Building Code of Australia
Building Works	Any physical activity involved in the erection of a building
Council	Sydney City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of Department of Planning, or delegate
DWE	Department of Water and Energy
EA	Environmental Assessment titled <i>Australian Red Cross Blood Service NSW/ACT Principle Site, Project Application MP 08_0137, 17 O'Riordan St Alexandria</i> , including the response to submissions.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Evening	The period from 6pm to 10pm
Minister	Minister for Planning, or delegate
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Project	The development as described in the EA
Proponent	Goodman International Limited, or its successors
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
Response to Submissions	The Proponent's response to issues raised in submissions including the letter titled "Re: Australian Red Cross Medical Research and Development Project Application Number 08_0137 – Response to public exhibition" dated 4 December 2008
RTA	Roads and Traffic Authority
Site	The land referred to in Schedule 1
Statement of Commitments	The Proponent's commitments in Appendix B.

SCHEDULE 2: ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, or rehabilitation of the project.

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
 - (a) EA;
 - (b) response to submissions;
 - (c) statement of commitments; and
 - (d) conditions of this approval.
3. If there is any inconsistency between the above, the conditions of this approval shall prevail to the extent of the inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) any reports, plans, programs, strategies or correspondence that are submitted in accordance with this approval; and
 - (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.
5. This approval shall lapse if the Proponent does not commence construction of the project within 5 years of the date of this approval.

Structural Adequacy

6. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

Demolition

7. The Proponent shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

Protection of Public Infrastructure

8. The Proponent shall:
 - (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council, RTA and RailCorp to the satisfaction of the Director-General, prior to the commencement of demolition;
 - (b) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (c) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Operation of Plant and Equipment

9. The Proponent shall ensure that all plant and equipment used on site is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

Management Plans/Monitoring Programs

10. With the approval of the Director-General, the Proponent may submit any management plan or monitoring program required by this approval on a progressive basis.

Pre-Operation Compliance Audit

11. Prior to the commencement of operations, the Proponent shall submit work as executed plans to the Department for all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

Contributions

12. Prior to the commencement of construction, as outlined in the Proponent's letter dated 9 February 2009, the Proponent must demonstrate the savings made as a result of the Section 94 contribution exemption allowed by Council have been passed on to the Australian Red Cross Blood Service, to the satisfaction of the Director-General.
13. Prior to the commencement of construction, the Proponent must pay the Department of Planning \$321,535 (which represents 50% of the affordable housing contribution calculated from the *South Sydney Local Environmental Plan 1998* and the *Affordable Housing Development Control Plan*) towards the provision of affordable housing in accordance with Clause 27P of *South Sydney Local Environmental Plan 1998* (as amended). The Proponent must demonstrate the savings made as a result of the reduced affordable housing contributions have been passed on to the Australian Red Cross Blood Service, to the satisfaction of the Director-General.

Note: This contribution is subject to indexation on the basis of the established house price index as published by the Australian Bureau of Statistics.

SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE

Construction and Demolition Hours

14. The Proponent shall comply with the construction and demolition hours in Table 1.

Table 1: Construction and Demolition Hours

Activity	Day	Time
Construction and Demolition	Monday – Friday	7am to 6pm
	Saturday	8am to 1pm
	Sunday and Public Holidays	Nil

Notes:

- Construction and demolition activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site; and
- Emergency work to avoid the loss of life, property and/or prevent environmental harm may be undertaken outside the hours in Table 1.

Noise Limits

15. The Proponent shall ensure that noise from construction and demolition of the project does not exceed the noise goals presented in Table 2.

Table 2: Construction and Demolition Noise Goals

Location	L _{A10} dB(A)
All residential receivers	60

16. The Proponent shall ensure that noise generated by the project's operations does not exceed the noise limits presented in Table 3.

Table 3: Operation Noise Limits (dB(A))

Location	Day L _{Aeq} (day)	Evening L _{Aeq} (evening)	Night	
			L _{Aeq} (night)	L _{A1} (1 minute)
Reserve St, Beaconsfield	60	50	45	55
19 O'Riordan St, Alexandria (commercial noise receivers)	65	65	65	

Notes:

- Noise from the premises is to be measured at the most affected point on or within the residential boundary, or at the most affected point within 30m of the dwelling (rural situations) where the dwelling is more than 30m from boundary, to determine compliance with the L_{Aeq(15 minute)} noise limits in condition 16.
- Where it can be demonstrated that direct measurement of noise from the premises is impractical, the DECC may accept alternative means of determining compliance. See Chapter 11 of the NSW Industrial Noise Policy.
- The modification factors presented in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise level where applicable.
- The noise emission limits identified in Table 2 apply under meteorological conditions of:
 - wind speeds up to 3 m/s at 10 metres above ground level; or
 - temperature inversion conditions of up to 3°C/100m and wind speeds up to 2 m/s at 10 metres above ground level.

SOIL, SURFACE AND GROUND WATER

Contamination

17. The Proponent shall prepare and implement a Contaminated Soil and Groundwater Verification Plan, prior to the commencement of building works. The Program shall:
- be approved by the Director-General prior to the commencement of construction;
 - include the procedures for soil sampling and analysis;
 - include procedures for groundwater sampling and analysis and characterisation of the groundwater regime; and
 - include procedures for reporting the results of the program.

Upon completion of the program, a report detailing the results of the soil and groundwater analyses must be submitted to the Department. This report must discuss the need for a detailed site investigation and/or remediation based on the results of the program and justify the level of remediation given the proposed end use of the site. Mitigation measures to remediate the contamination must be implemented prior to the commencement of building works.

Bunding

18. All chemicals, fuels and oils shall be stored in appropriately banded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:
- requirements of all relevant Australian Standards; and
 - DECC's *Environmental Protection Manual Technical Bulletin Bunding and Spill Management*.

All underground storage vessels and underground transfer piping shall be designed, installed, operated and monitored in accordance with the applicable technical requirements detailed in the DECC publication "Guidelines for Implementing the POEO (Underground Petroleum Storage System) Regulation 2008", Sections 2.1, 2.4, 5.1 and 5.2.

Erosion and Sediment Controls

19. The Proponent shall implement Erosion and Sediment Controls for the project to the satisfaction of the Director-General. The controls must:
- be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual;
 - manage activities that could cause soil erosion and generate sediment;
 - minimise soil erosion and the potential for the transport of sediment to downstream waters; and
 - maintain the erosion and sediment control structures over time.

Stormwater Management Plan

20. The Proponent shall prepare and implement a Stormwater Management Plan for the project to the satisfaction of the Director-General. The plan/s must:
- be prepared in consultation with Council, the RTA and Sydney Water and be approved by the Director-General prior to the commencement of construction;
 - be prepared in accordance with DECC's *Managing Urban Stormwater: Council Handbook*; and
 - include details of:
 - pre and post development flows, ensuring post development flows do not exceed predevelopment flows;
 - water quality;
 - stormwater detention, treatment and control infrastructure; and
 - measures to maintain this infrastructure and the proposed monitoring of stormwater quantity and quality during operation of the project.

GEOTECHNICAL

21. The Proponent shall prepare and implement a Geotechnical Plan, in consultation with RailCorp and the RTA, and to the satisfaction of the Director-General prior to the commencement of excavation or construction, whichever is first. The report must:
- include an excavation management plan;
 - demonstrate the proposal is structurally sound and will not jeopardise the structural integrity of the existing rail tunnel; and
 - provide for monitoring of ground movements along O'Riordan St.

AIR QUALITY

22. The Proponent shall carry out all reasonable and feasible measures to minimise dust generated by the project.
23. During construction, the Proponent shall ensure that:
 - a) all trucks entering or leaving the site with loads have their loads covered;
 - b) trucks associated with the project do not track dirt onto the public road network; and
 - c) public roads used by these trucks are kept clean.

WASTE MANAGEMENT

24. During the demolition, construction and operation of the development the Applicant shall implement all reasonable and feasible measures to minimise the waste generated by the development.
25. The Proponent shall ensure that all waste generated on the site during construction and operation is classified in accordance with the DECC's *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste.

TRAFFIC AND TRANSPORT

26. The Proponent shall prepare and implement a Demolition and Construction Traffic Management Plan in consultation with Council and the RTA, and to the satisfaction of the Director-General. The Plan must:
 - a) be approved by the Director-General prior to the commencement of demolition or construction, whichever is first;
 - b) detail the construction and demolition vehicle routes and volumes; and
 - c) detail the access arrangements and traffic controls that would be implemented.
27. The Proponent shall ensure that:
 - a) the internal roads and parking on site complies with Australian Standards *AS 2890.1:2004* and *AS 2890.2:2002*;
 - b) the footpath at the site frontage meets NSW bicycle guidelines for shared paths;
 - c) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on the public road system at any stage;
 - d) the project does not result in any vehicles queuing on the public road network; and
 - e) suitable parking for bicycles and associated facilities including change rooms are provided at the facility,to the satisfaction of the Director-General.

VISUAL IMPACT

Landscape Management

28. Landscaping of the site shall be undertaken in accordance with the Landscape Plan drawing number 208009 LD SK 02 revision 02 and maintained to the satisfaction of the Director-General.
29. Any street tree removed by the project must be replaced with a suitably advanced tree to the satisfaction of Council.

Lighting

30. The Proponent shall ensure that lighting associated with the project:
 - a) complies with the latest version of Australian Standard *AS 4282(INT)-Control of Obtrusive Effects of Outdoor Lighting*; and
 - b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, conservation areas or the public road network.

Signage and Fencing

31. The Proponent shall not install any signage or fencing on site without the written approval of the Director-General. In seeking this approval the Proponent shall:
 - a) submit detailed plans of the proposed signage or fencing, which have been prepared in consultation with Council; and
 - b) demonstrate that the proposed signage or fencing is consistent with the relevant requirements in any relevant Council Development Control Plan.
32. Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists.

WATER AND ENERGY EFFICIENCY

33. The Proponent shall ensure the project is energy and water efficient, in accordance with industry best practice, to the satisfaction of the Director-General.
34. The Proponent shall prepare and implement a Water and Energy Efficiency Program for the project, to the satisfaction of the Director-General. The program must:
- a) be approved by the Director-General prior to the commencement of construction;
 - b) compare the proposed energy and water usage ratio of the project to other existing medical laboratories, and set benchmarks for industry best practice;
 - c) investigate energy and water efficiency measures available;
 - d) describe the measures that would be implemented onsite, quantify the savings made and demonstrate the project would:
 - a. reduce the energy consumption of the project by at least 15 percent, or purchase green power for any shortfall of this target; and
 - b. use of best available technology; and
 - e) include a program to monitor and report on the efficiencies of the measures implemented and ensure the project would continue to operate efficiently.
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SCHEDULE 4: ENVIRONMENTAL MANAGEMENT, MONITORING, AUDITING AND REPORTING

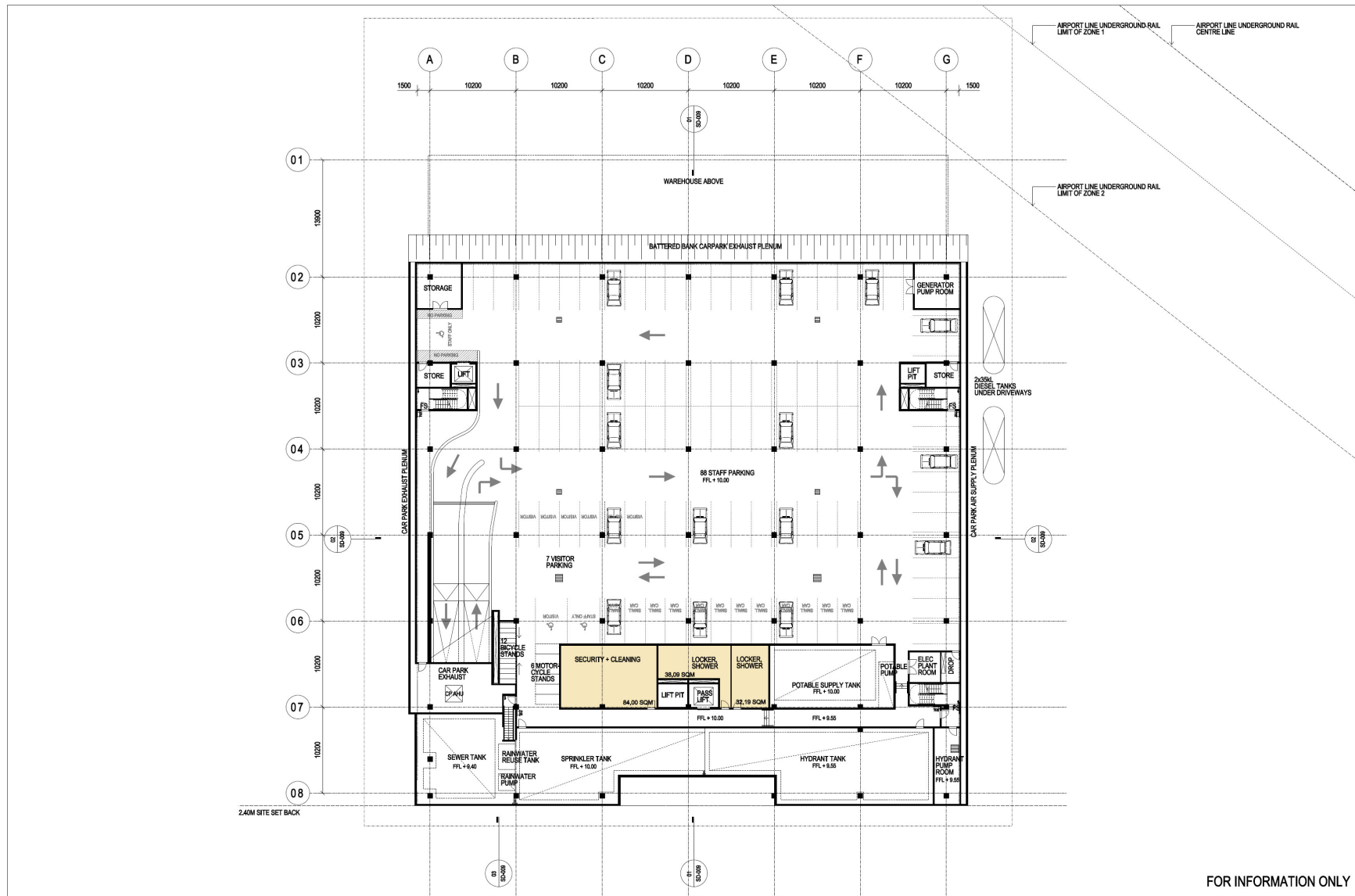
Environmental Management Strategy

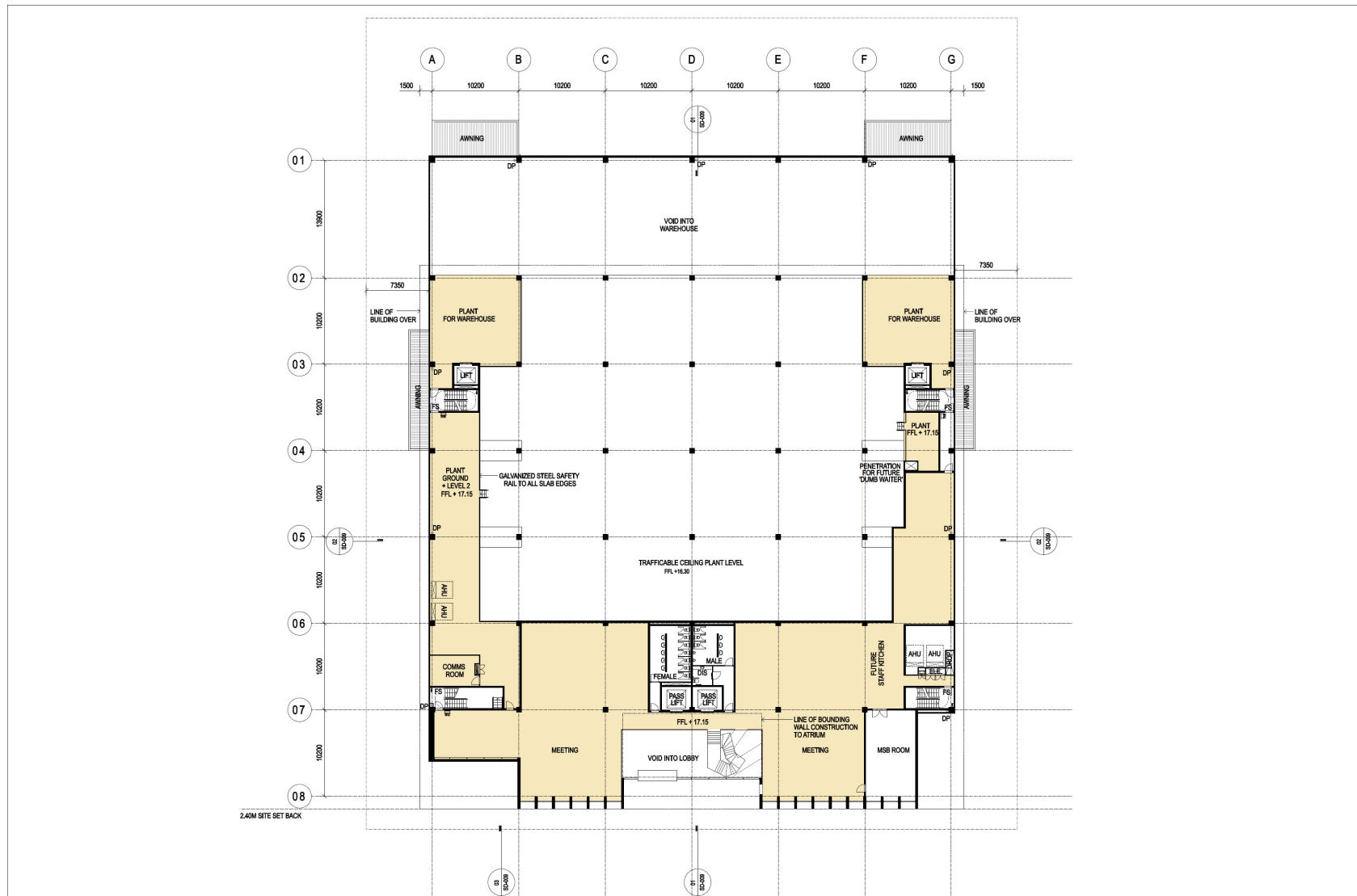
35. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must:
- (a) be approved by the Director-General prior to the commencement of demolition and construction;
 - (b) be updated and approved by the Director-General prior to the commencement of operations;
 - (c) provide the strategic context for environmental management of the project;
 - (d) identify the statutory requirements that apply to the project;
 - (e) describe in general how the environmental performance of the project would be monitored and manage;
 - (f) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance;
 - manage cumulative impacts; and
 - respond to emergencies; and
 - (g) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project.

Incident Reporting

36. Within 7 days of detecting an exceedance of the limits/performance criteria in this approval or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any other relevant agency. This report must:
- (a) describe the date, time, and nature of the exceedance/incident;
 - (b) identify the cause (or likely cause) of the exceedance/incident;
 - (c) describe what action has been taken to date; and
 - (d) describe the proposed measures to address the exceedance/incident.

APPENDIX 1: PROJECT LAYOUT PLAN





BVN
BlighVollerHeldArchitecture

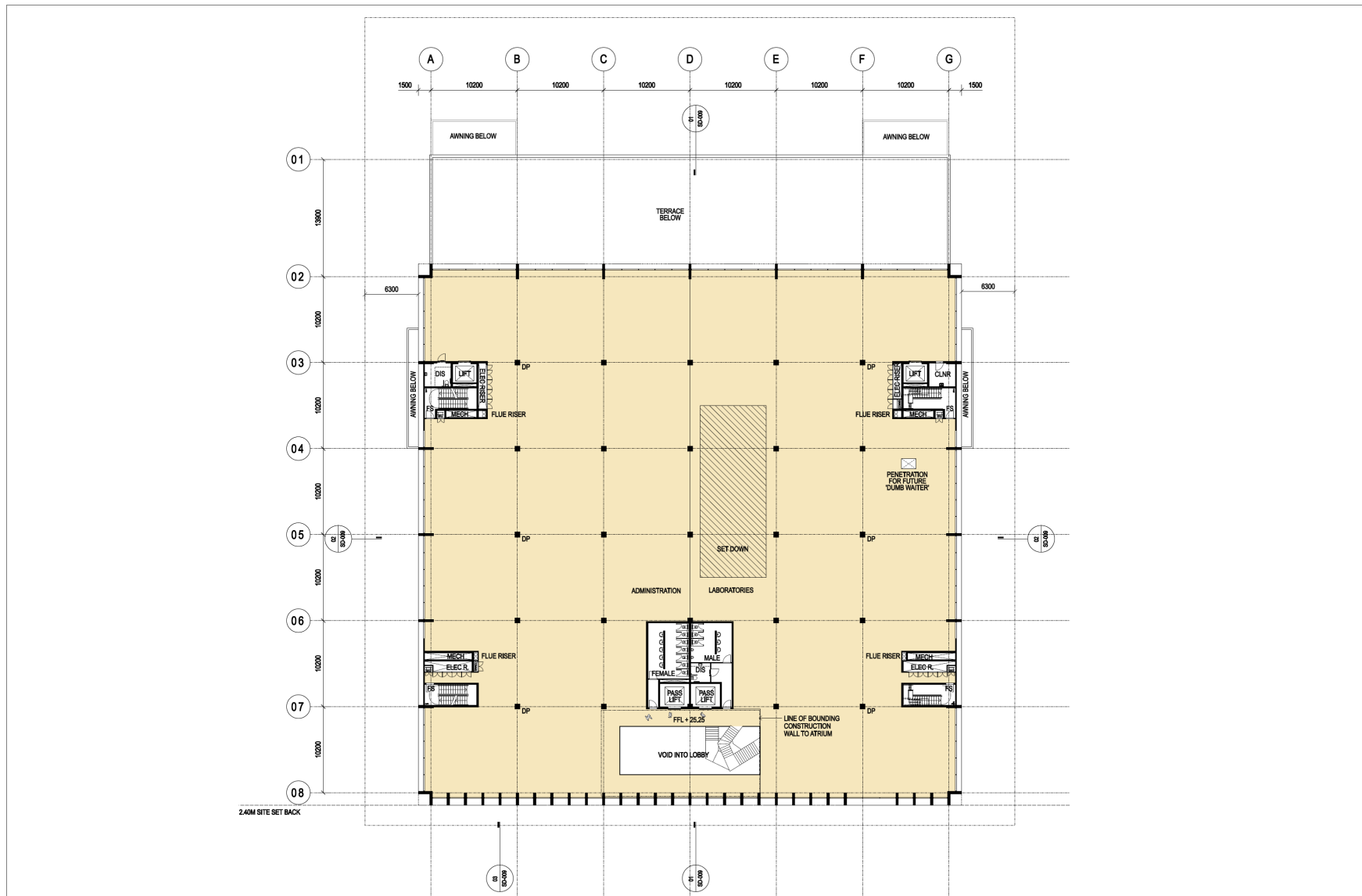
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GOODMAN

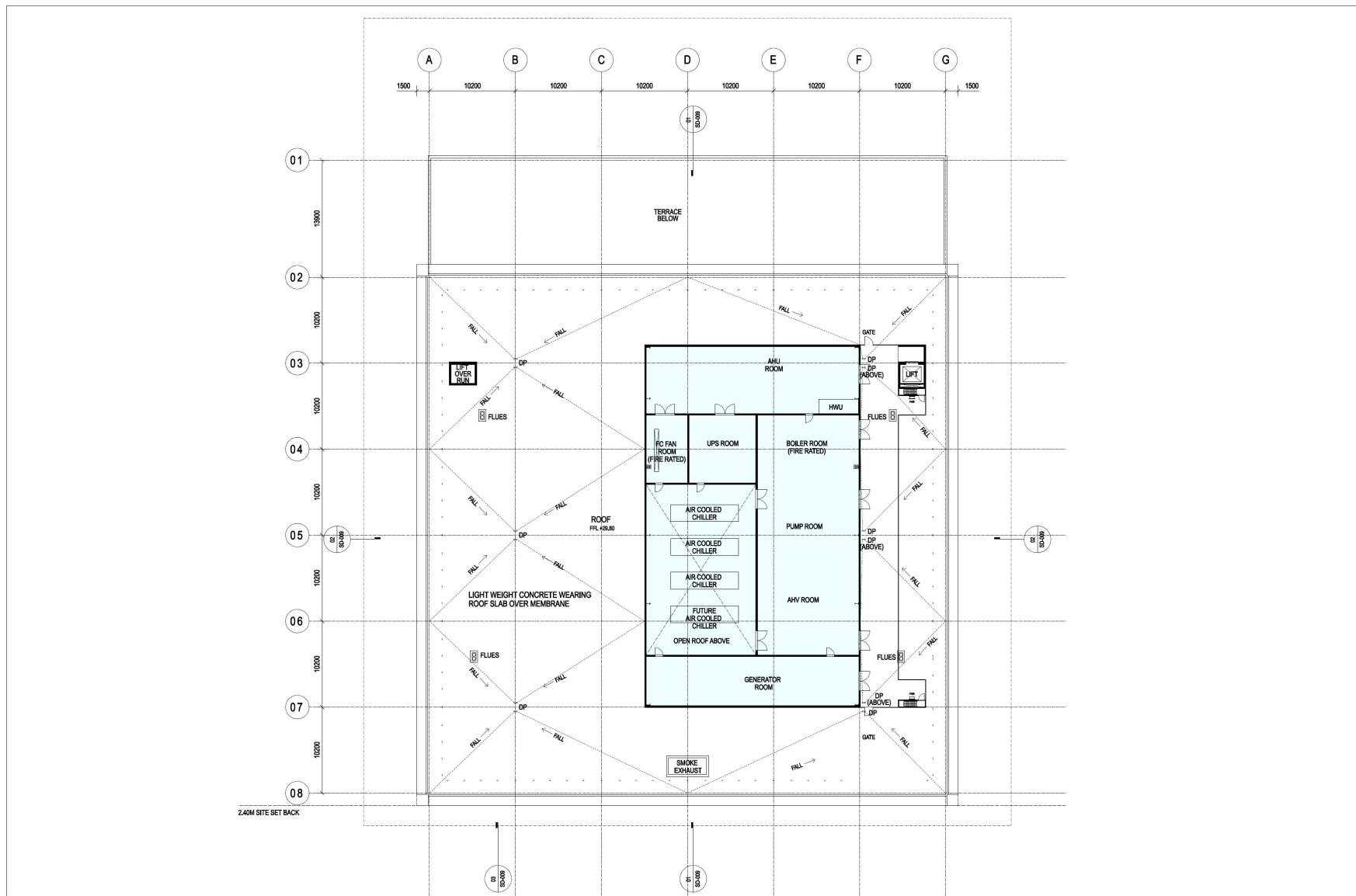
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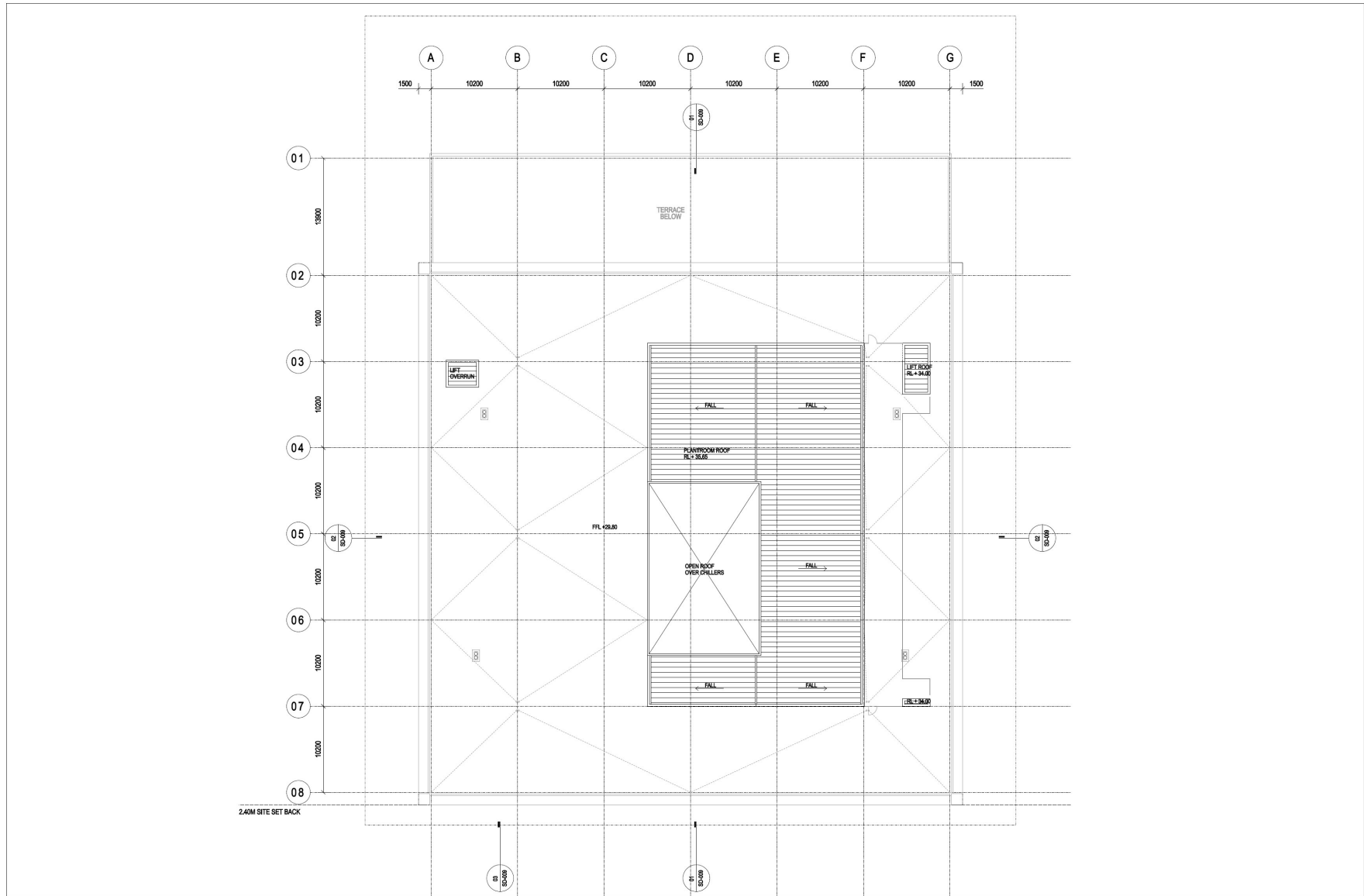
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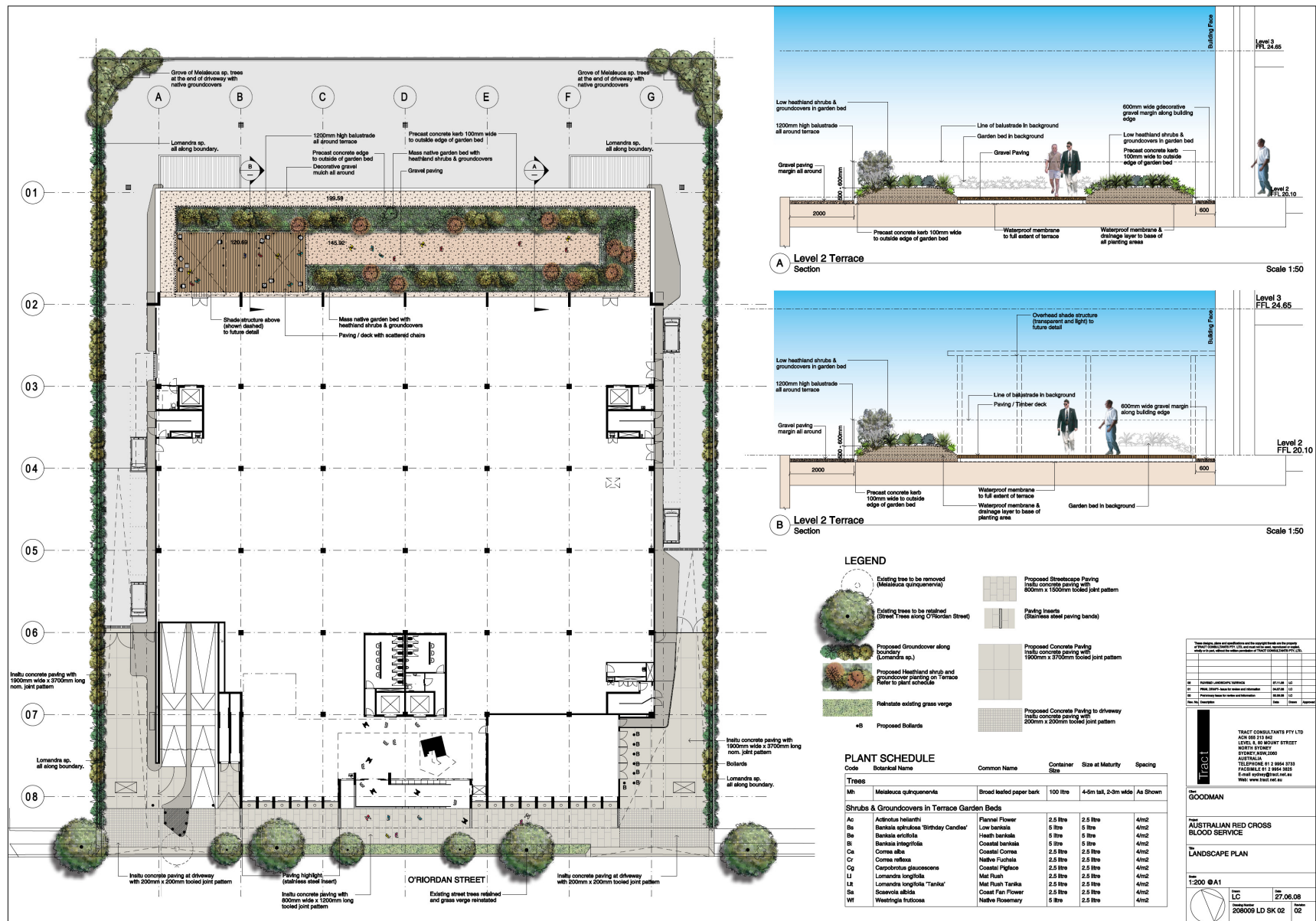
SCALE
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DRAWING
FLOOR PLAN - LEVEL 1

DRAWING NO
DA-D-003
DATE
06.08.08
ISSUE
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APPENDIX 2: STATEMENT OF COMMITMENTS

Subject	Commitment	Timing
1. General	The development will be constructed generally in accordance with the EAR prepared by Robinson Urban Planning Pty Ltd (and accompanying consultant reports) and the Architectural, Landscape Hydraulic Services and Bulk Earthwork Excavation Plans listed at Table 1 of the EAR.	During and after Construction
2. Contamination and remediation	Environmental assessment works will be completed and an appropriate remediation strategy (if required) will be completed to ensure that the site is remediated to a level suitable for the proposed ARCBS use. Taking into account the findings and recommendations of Douglas Partners and ERM, the following phases of contamination investigations are proposed: Phase II Completion of Phase II investigation (upon vacation of the site by the existing tenant) Phase III RAP - If remediation is required preparation of an RAP Phase IIII Validation of RAP	Prior to construction
3. Public domain works (including street trees) and onsite landscaping	Public domain works will be completed within the footpath of O'Riordan Street, as illustrated on the Landscape Plan by Tract Consultants (Drawing No. 9208009 LD SK 02, dated 27 June 2008). Existing street trees to be retained will be protected during demolition and construction. One new street tree, to Council's specification, will be planted to replace the existing street tree to be removed. Planting will include endemic species wherever possible and to the satisfaction of the Director General.	During to construction Detailed design phase
4. Land dedication	The area of the 2.4m front setback to O'Riordan Street will be dedicated to the City of Sydney.	Upon completion of construction
5. Affordable Housing	A monetary contribution towards the provision of affordable housing will be paid based on the non-residential development contribution rate of \$39/m ² of TFA (at 8 July 2008). Based upon a proposed TFA of 16,489m ² , a contribution of \$643,071 will be paid by the proponent.	Prior to construction
6. Traffic and transport	A car parking strategy will be prepared considering a range of management initiatives including: – The use of car share schemes – Preparation of a Travel Access Guide (TAG) – Provision of bike storage and amenities (comprising at least 10 basement employee spaces and 10 visitor spaces near the O'Riordan Street entry) – Flexible working arrangements which enable staff to avoid congested morning and afternoon peak periods	Prior to occupation
7. ESD	The recommendations of the ESD Report, by Sustainable Built Environment, will be implemented.	During and after to construction
8. Noise and vibration	The recommendations of the Noise and Vibration Impact Report (Part A and Part B), by Acoustic Logic Consultancy, will be implemented.	Prior to and during construction
9. Hazardous goods	Prepare a Preliminary Hazard Analysis of the building and ARCBS use (if deemed necessary by the DoP).	Prior to occupation
10. Construction management	The Construction and Demolition Environmental Management Plan, by Buildcorp, will be implemented. A Traffic Management Plan for the demolition and construction phase will also be prepared.	Prior to and during to construction
11. Waste management	The recommendations of the Waste Management Plan, by J D McDonald, will be implemented.	After construction
12. Geotechnical	The recommendations of the Geotechnical Investigation, by Douglas Partners, will be implemented.	Prior to and during construction
13. Water	A detailed water balance will be prepared for the project outlining measures that would be implemented to minimise the use of water, waste water predictions and measures that would be implemented to treat, reuse and/or dispose of water.	Prior to construction
14. Flooding	The recommendations of the Flood Study, by Cardno, will be implemented.	Prior to and during construction

15. Air quality	A management plan will be prepared to ensure that appropriate air quality measures are implemented to protect air quality during and after construction.	Prior to and during construction
16. BCA and Fire Engineering	The recommendations of the Preliminary BCA Assessment, by BM+G, and Fire Engineering Strategy, by RawFire, will be implemented.	Prior to construction
17. Consultation with utilities providers	The requirements of any public authorities will be complied with (e.g. Telstra, Energy Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the proposed subdivision. 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 prior to the issue of a Construction Certificate.	Prior to construction
18. Utility works	Service authorities will be consulted prior to the physical on-site works commencing to ascertain lead times and correct termination locations. All termination works will be completed in accordance with design engineers' specifications and instructions and will be undertaken by suitably licensed contractors. Any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.	Prior to construction
19. Lighting	Up-lighting of the O'Riordan Street elevation will be designed to comply with Australian Standard AS4282 on "The Control of the Obtrusive Effects of Outdoor Lighting".	Prior to construction