

Applicant: The University of Sydney

Project Address: Sydney University, Darlington Campus, Abercrombie Street, Darlington NSW 2008

Municipality: Minister for Planning and Environment

Project Approval No.: MP07_0158 Issued 16 November 2012
 MP07_0158 MOD 1 Issued 21 June 2013
 MP07_0158 MOD 2 Issued 14 February 2014
 MP07_0158 MOD 3 Issued 31 March 2014



The table below is a summary of the Project Approval conditions that must be satisfied during the various stages of the certification process.

| Condition Reference | Project Approval Condition | Compliance Evidence / Comments | Responsibility |
|---|---|--------------------------------|----------------|
| Part A - Administrative Conditions | | | |
| A1 | Except as mentioned by the conditions of this approval, development approval is granted only to be carrying out the development as described in Schedule 1. | Noted. | |
| A2 | The proponent shall carry out the project generally in accordance with the: (a) Environmental Assessment titled Abercrombie Precinct Redevelopment Project Environmental Assessment, prepared by PJEP Environmental Planning Pty Ltd, dated March 2011. (b) Project report titled Preferred Project Report and Response to Submissions, The University of Sydney, Abercrombie Precinct Redevelopment, prepared by JBA Planning, dated April 2012 (amended July 2012). (c) Refer to item A2(c) of the Project Approval. (d) Refer to item A2(d) of the Project Approval. (e) Refer to item A2(e) of the Project Approval. (f) Refer to item A2(f) of the Project Approval. (g) Refer to item A2(g) of the Project Approval. | Noted. | |
| A3 | If there is any inconsistency between the plans and documentation referred to above and the Statement of Commitments in Schedule 3, the most recent document shall prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations will prevail. | Noted. | |
| A4 | It is the responsibility of the Proponent to meet all expenses incurred in undertaking the project, including expenses incurred in complying with conditions imposed under this approval. | Noted. | |
| A5 | This approval will lapse five years from the date of approval unless the building works associated with the project have physically commenced. | Noted. | |
| A6 | A separate development application for the fit out and use of the café must be submitted to and approved by council prior to that fit out or use commencing. | Noted. | |

Note:

Stage 3 Works -being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|--|---|--|--------------------------|
| A7 | The Proponent shall prepare a Pedestrian and Bicycle Access Strategy for the areas of the Sydney University Campus within Darlington. The Strategy is to be submitted to the Director-General by 30 September 2013 for approval. The Strategy must: (a) Be prepared in consultation with SMDA, Council and the local and University communities; (b) Cover the Darlington component of the Sydney University Campus (including University owned outlier buildings) and connections to the broader University Campus and relevant public transport nodes (such as Redfern Station) and cycleways; (c) Identify key pedestrian and cycle access routes; (d) Quantify current and likely future pedestrian volumes on these routes and identify key hazards, road crossings and pinch points; (e) Set out a detailed pedestrian and cycling access improvement strategy, including details plans for improving safety and amenity, demonstrating that the issues identified in (d) above would be addressed; (f) Provide detailed costings, timeframes and mechanisms for the implementation of the access improvements identified and; (g) Identify those works to be completed prior to the occupation of the Business School, provide in lieu of developer contributions (see condition F1). | Pedestrian and Bicycle Access Strategy for the university campus to be prepared for and approved by Director General. | The University of Sydney |
| A8 | The Proponent shall comply with all relevant prescribed conditions of development under Part 6, Division 8A of the Regulation (EP&A). | Noted. | |
| A9 | For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 131441. | Satisfied. John Holland has evidence of receipts verifying quarterly payments made. | John Holland |
| A10 | A separate application is to be made by the University of Sydney for the closures of Rose Street and Boundary Lane (both west of Codrington Street), pursuant to section 34 of the Roads Act 1993, and the subsequent acquisition/ownership of the land by the University of Sydney in fee simple. The road closure is to be completed prior to the commencement of any work within the closed roads. The Titles of the affected lands are to be issued in the name of the university prior to the issue of an occupation certificate. N/A to ASA | Satisfied. The Minister for Planning has confirmed that the title is being transferred and that works may commence while the title is being transferred. Evidence of the title transfer to the University of Sydney is required prior to the issue of a Completion Certificate. | The University of Sydney |
| A11 | The owner must dedicate for road purposes, free of cost to council, a 2.5m by 2.5m splay at the intersection of Codrington Street and Darlington Lane, to be detailed in a plan of subdivision/consolidation of the land. This plan must be registered at the Land and Property Information Office within 12 months of occupation or commencement of use. | To be satisfied within twelve (12) months of issuance of the Completion Certificate. | The University of Sydney |
| A12 | Any advice or notice to the approval authority shall be served on the Director-General. | Noted. | |
| A13 | The Proponent shall: (a) make the following information publicly available on its website: - a copy of the Construction Environmental Management Plan, Noise Management Plan, Waste Management Plan and Compliance Report required under conditions of this approval; - a comprehensive summary of the monitoring results of the project, which have been reported in accordance with the various plans approved under the conditions of this approval; - a summary of the operational plan as described in the University of Sydney letter dated 12 December 2013 to the NSW Department of Planning and Infrastructure. The plan shall be made available before the issue of the final occupation certificate. It shall include, but not be limited to the following - house rules, noise policy, and facility management contact details; and (b) keep this information up to date, to the satisfaction of the Director-General. | Satisfied. The John Holland website has been updated with the following, current, documentation: - Construction Environmental Management Plan (CEMP); - Waste Environmental Control Plan ; - Soil & Water Environmental Control Plan; - Contamination Environmental Control Plan; - Air Quality & Visual Amenity Environmental Control Plan; - Construction Noise & Vibration Management Plan - Condition D27. Compliance Reports - Third Party Noise Monitoring Reports The website is being kept up to date as required. | John Holland |
| Part B - Prior to Certification of Crown Building Works | | | |
| B1 | Remediation approved as part of this development consent shall be carried out in accordance with the Remedial Action Plan, Abercrombie Precinct Redevelopment, Darlington NSW (24.9.12) | Satisfied. | John Holland |

Note:

Stage 3 Works -being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

PROJECT APPROVAL COMPLIANCE REPORT

| | | | |
|----|---|--|--------------|
| B2 | <p>Upon completion of the remediation works on the subject site, the proponent shall submit a site audit report and site audit statement prepared by an EPA accredited site auditor. The site audit report and site audit statement must verify that the land is suitable for the proposed uses and be provided to the PCA prior to the occupation of the building.</p> <p>Note:</p> <ul style="list-style-type: none"> - The applicant must comply with clauses 17 and 18 of SEPP No. 55 - Remediation of Land - Words and expressions in these conditions have the same meaning as in the Contaminated Lands Management Act 1997 - The current guidelines under section 145C of the EP&A Act are the guidelines Managing Land Contamination, Planning Guidelines, SEPP 55 Remediation of Land. | To be satisfied following completion of remediation works. | John Holland |
| B3 | The Shepherd Centre Building (391-401 Abercrombie Street - Lot 1 DP 1015070) shall not be demolished while the Child Care Centre (403-415 Abercrombie Street - Lot 101 DP 813594) remains in use. The Proponent must demonstrate to the PCA that the Child Care Centre has been relocated prior to demolition of the Shepherd Centre Building. | <p>Satisfied.</p> <p>Boundary Lane Childcare Centre was vacated by the 13th April 2014. John Holland commenced work on the 14th April 2014.</p> | John Holland |
| B4 | This condition is not applicable to the Abercrombie Student Accommodation Project. | n/a | n/a |
| B5 | This condition is not applicable to the Abercrombie Student Accommodation Project. | n/a | n/a |
| B6 | <p>(a) Prior to the certification of Crown Building works, an accurate 1:500 scale model of the approved development must be submitted to Council for the City Model in Town Hall House; and</p> <p>(b) Prior to occupation or commencement of use, an accurate 1:500 scale model of the development as constructed must also be submitted to council for placement in the City Model at the City Exhibition Space. Refer to additional note in Project Approval.</p> | <p>Satisfied.</p> <p>1:1500 physical scale model has been completed and submitted to CoS Council, 13 May 2014. A final scale model is to be submitted to the City of Sydney Council following completion of works.</p> | John Holland |
| B7 | <p>(a) Prior to the certification of Crown Building works, an accurate 1:1 electronic model of the detailed construction stage drawings must be submitted to council for the electronic City Model.</p> <p>(b) The data required to be submitted within the surveyed location must include and identify:</p> <ul style="list-style-type: none"> (i) building design above and below ground in accordance with the development consent; (ii) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts; (iii) property boundaries and the kerb lines adjacent to the site. <p>The data is to be submitted as a DGN or DWG file on physical media (CD). All plans are to be referenced to the submitted Integrated Survey Grid of NSW (ISG), Australian Map Grid (AMG) or Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.</p> <p>(c) Within the DGN or DWG file each identified structure, feature, utility or service must be distinguished by a combination of layering and/or symbology schema. The submitted plans must be accompanied by a comma delimited text file, detailing the layering and/or symbology schema.</p> <p>(d) The electronic model must be constructed with the City's electronic data protocol. The protocol provides specific details of information required to be shown and is available online (refer to Project Approval for link). Council's Design/Technical Support staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the Project Approval.</p> <p>(e) Prior to occupation or commencement of use, a second and updated "as built" 1:1 electronic model, in accordance with the above requirements, of the completed development must be submitted to council for the electronic City Model.</p> <p>NOTE: The submitted model/data must be amended to reflect any modifications to the</p> | <p>Satisfied.</p> <p>1:1 electronic model has been completed and submitted to CoS Council, 17 March 2014. A final scale model is to be submitted to the City of Sydney Council following completion of works.</p> | John Holland |
| B8 | This condition is not applicable to the Abercrombie Student Accommodation Project. | n/a | n/a |
| B9 | To ensure that the ecologically sustainable development initiatives are implemented in the project, a 5-star sustainability rating under the Green Star - Education v1 rating tool shall be targeted. Details are to be identified in relevant construction plans and management plans to the satisfaction of the PCA. | Satisfied. | John Holland |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|-----|--|--|--------------|
| B10 | All outdoor lighting shall comply with, where relevant, AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of 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 certification of Crown Building works for the above ground works. | Satisfied. | John Holland |
| B11 | All outdoor lighting shall be designed to comply with, where relevant, AS/NZ 1158.3.1: 2005 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of Obtrusive Effects of Outdoor Lighting. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| B12 | The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on relevant plans prior to the certification of Crown Building works. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| B13 | The proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining building, infrastructure and roads. The report shall be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works. A copy of the report is to be forwarded to the department and council. | Satisfied. | John Holland |
| B14 | The number of car spaces and bicycle parking spaces to be provided for the development shall comply with the figure below. Details confirming the parking numbers shall be submitted to the satisfaction of the PCA prior to the certification of Crown Building Works. Student Accommodation Building Bicycle Parking Spaces - 50 | Satisfied. | John Holland |
| B15 | The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 - 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that: (a) all bicycle parking for occupants of the student accommodation building must be Class 2 bicycle facilities; (b) all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities; and (c) all bicycle parking for visitors of any land uses must be Class 3 bicycle rails. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| B16 | This condition is not applicable to the Abercrombie Student Accommodation Project. | n/a | n/a |
| B17 | This condition is not applicable to the Abercrombie Student Accommodation Project. | n/a | n/a |
| B18 | This condition is not applicable to the Abercrombie Student Accommodation Project. | n/a | n/a |
| B19 | A separate submission must be made to the Sydney Traffic Operations Unit seeking council's approval for any changes to kerb side arrangements. There is no guarantee kerb side parking will be changed or that any change will remain in place for the duration of the development use. The submission must include two plans. One showing the existing kerb side parking restriction signs and stems, the second showing the proposed kerb side parking restrictions signs and stems. Both plans must include changes to all signs and stems from the kerb line of the nearest intersection. All costs associate with the changes to the signposting will be at no cost to council. | To be satisfied prior to the final submission of the Public Domain Plan. | John Holland |
| B20 | All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be born by the developer. | Noted. | |
| B21 | All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the BCA and shall comply with AS 1668.2 and AS 3666 Microbial Control of Air Handling and Water Systems of Buildings, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environmental protection. Details shall be submitted to the satisfaction of the Certifying Authority prior to certification of Crown Building works for above ground works. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|-----|--|--|--------------|
| B22 | Final design of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of the council shall be submitted to the certifier prior to the certification of the Crown Building works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff. | Satisfied. | John Holland |
| B23 | Soil & erosion control measures shall be designed in accordance with the document Blue Book. Details are to be submitted to the satisfaction of the Certifying Authority prior to certification of Crown Building works. | Satisfied. | John Holland |
| B24 | An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the certification of Crown Building works. | Satisfied. Section 73 Certificate received from Sydney Water. | John Holland |
| B25 | Landscape Plans: (a) Detailed landscape plans for both ABS and ASA components of APR, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Director General prior to: (i) the next verification of Crown Building Works (CC5 - Remainder of Structure) for ABS; and (ii) the certification of Crown Building Works for above ground works for ASA. (b) The plans must include: (i) location of existing and proposed structures on the site including existing trees (if applicable); (ii) details of earthworks including mounding and retaining walls and planter boxes (if applicable); (iii) location, number and types of plant species; (iv) details of planting procedure and maintenance; and (v) details of drainage and watering systems. (c) ABS landscape plan must also provide details for the installation of photo-voltaic cells on the roof of the ABS as per the drawing prepared by John Holland, 'Indicative location of potential Photovoltaic Cells' dated 23.01.14. (d) Prior to occupation, a landscaping maintenance plan is to be submitted to and approved by the PCA. The maintenance plan is to be complied with during occupation of the property. In this regard, satisfactory access for maintenance of all landscaping is to be maintained at all times. (e) All landscaping in the approved plans is to be completed prior to occupation or commencement of use of the corresponding building. | Satisfied. Part (d) - To be completed prior to occupation or commencement of use of the building. Part (e) - This item is not applicable to the Student Accommodation Project. | John Holland |
| B26 | The Design of the public domain must be further resolved in consultation with Council officers and all other relevant stakeholders to satisfactorily address the following: (a) Footway finishes and the delineation and design of the public plazas adjoining it; (b) The footway adjoining the private landscape in Darlington Lane at the western end of the site must be designed with respect to accessibility issues. Changes in height along the edge of the public footpath are to be designed and certified as being compliant with relevant Australian Standards with certification submitted to council prior to the certification of Crown Building Works for the public domain; (c) The stormwater gardens proposed in Codrington Street must be designed in consultation with council's engineers and approved prior to construction. Three copies of a Public Domain Plan must be prepared by suitably qualified architect, urban designer or landscape architect and must be lodged with Council's Public Domain Section and approved by council prior to the certification of Crown Building Works for the public domain. The Public Domain Plan must be prepared in accordance with Council's Public Domain Manual. The works to the public domain are to be completed in accordance with the approved plan and Public Domain Manual before occupation or commencement of use of the business school building, whichever is earlier. Note: A public Domain Works Guarantee deposit will be required in accordance with Council's adopted fees and charges and the Public Domain Manual. The Public Domain Works Guarantee must be submitted as an unconditional bank guarantee in favour of council as security for completion of the obligations under this consent. Council's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with council prior to a road opening permit for works on the public way being issued. The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certification, warranties and works-as-executed | To be satisfied prior to the commencement of Stage 4 works. | John Holland |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.



| | | | |
|--|---|---|--------------|
| B27 | (a) Prior to commencement of public domain works, a set of hold points for approved public domain and civil construction work are to be determined with and approved by Council's Public Domain section in accordance with council's Public Domain Manual. (b) Completion and handover of the constructed public domain works is to be undertaken in accordance with council's Public Domain Manual, including requirements for as-built documentation, certification and defects liability period. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| B28 | (a) Prior to the commencement of works, footpath alignment levels for the building must be submitted to council for approval. The submission must be prepared by a registered surveyor and must be in accordance with Council's Public Domain Manual. (b) The alignment levels approved by council are to be incorporated into the plans submitted to the PCA. (c) If a Public Domain Plan condition applies to the Development, the Alignment Levels application must be made concurrently with the submission of a Public Domain Plan. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| B29 | ASA Building Floor to Ceiling Heights: Design of the building must ensure that all habitable areas on all floors achieve a minimum 2.7m floor to ceiling height except at the kitchen area where a minimum height of 2.5m applies. Details are to be submitted to the satisfaction of the PCA prior to the certification of crown building works. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| B30 | ASA Building Ecological Sustainable Development: ASA shall identify all reasonable and feasible design, construction and operational measures required to target a 5 star green star rating. Details are to be clearly identified in relevant construction plans and construction management plans. | To be satisfied prior to the commencement of Stage 3 works. | John Holland |
| B31 | ASA Building Lift Opening: The opening of the lift to the garbage and bike storage must not face Mandelbaum House. An amended ground floor plan must be submitted to the satisfaction of the PCA prior to the certification of crown building works. A copy of the amended plan must be provided to the Director General for record purposes. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| Part C - Prior to Commencement of Works | | | |
| C1 | To minimise adverse noise impacts generated by demolition and construction works, 2m high acoustic barriers are to be installed along the western boundary adjacent to Darlington Public School and around Boundary Land Childcare Centre and Mandelbaum House prior to the commencement of demolition works. The barriers must remain in place until such time as noise generated by construction works is no longer assessed as being adverse or intrusive. The acoustic barrier must be constructed of a material with a minimum surface density of 12 kg/m ² (e.g. 25mm thickness thick timber or two layers of 0.6, thick typical steel fencing material). | Satisfied. | John Holland |
| C2 | The demolition work shall comply with the provisions of AS 2601:2001 The Demolition of Structures. The work plans required by AS 2601:2001 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 PCA prior to the commencement of works. | Satisfied. | John Holland |
| C3 | All demolition works involving the removal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence" and removal must be carried out in accordance with National Occupational Health and Safety Commission (NOHSC): "Code of Practice for the Safe Removal of Asbestos" and the City of Sydney Asbestos Policy. | Satisfied. | John Holland |
| C4 | Standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring no less than 400mm x 300mm are to be erected in prominent visible positions on the site. | Satisfied. | John Holland |
| C5 | Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the POEO Act 1997 and the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (April 2008). | Satisfied. | John Holland |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

PROJECT APPROVAL COMPLIANCE REPORT

| | | | |
|-----|--|---|--------------|
| C6 | Asbestos to be disposed of must only be transported to waste facilities licensed to accept asbestos. The names and location of these facilities are listed in Part 6 of the City of Sydney's Asbestos Policy. | Satisfied. | John Holland |
| C7 | All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone and facsimile numbers and email address. | Satisfied. | John Holland |
| C8 | No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill, etc.). | Satisfied. | John Holland |
| C9 | The PCA and council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the subject site. | Satisfied. | John Holland |
| C10 | Prior to the commencement of construction, the proponent shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with: (a) the relevant clauses of the BCA; (b) the development approval. | To be satisfied prior to the commencement of Stage 3 works. | John Holland |
| C11 | Prior to the commencement of any works on the subject site, a Construction Environmental Management Plan (CEMP) shall be submitted to the department. (a) The CEMP shall address, but not be limited to, the following matters where relevant: (i) site specific management of demolition and construction works adjacent to Darlington Public School, Boundary Lane Childcare Centre and Mandelbaum House. (ii) hours of work (iii) 24 hour contact details of Site Manager (iv) traffic management (v) construction noise and vibration management, including details relating to the respite periods from activities likely to create high levels of noise and vibration (vi) management of dust to protect the amenity of the neighbourhood (vii) erosion and sediment control (viii) measures to ensure sediment and other materials are not tracked onto the roadway by vehicles leaving the subject site (ix) external lighting in compliance with AS4282:1997 Control of Obtrusive Effects of Outdoor Lighting. (b) The CEMP must not include works that have not been explicitly approved in the development approval. In the event of any inconsistency between the approval and the CEMP, the approval shall prevail. (c) The proponent shall submit a copy of the CEMP to the PCA and council, prior to commencement of works. | Satisfied. | John Holland |

Note:

Stage 3 Works -being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|-----|--|------------|--------------|
| C12 | <p>Prior to the commencement of any works on the subject site, a site specific noise management plan shall be submitted to the department for approval and comment prior to any works commencing on site and complied with during any demolition and construction works.</p> <p>The plan must be prepared by a suitable qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institute of Engineers Australia or the Australian Association of Acoustic Consultants. The plan must include but not be limited to the following:</p> <p>(a) Confirmation of the level of community consultation that has, is and will be undertaken the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.</p> <p>(b) Confirmation of noise, vibration and dust monitoring methodology that is to be undertaken during demolition and construction works at neighbouring noise sensitive properties in order to keep complaints to a minimum of (12?) and to ensure that noise from site works complies with the noise criteria contained within the Abercrombie Precinct Redevelopment Project Noise Impact Assessment, dated 2 April 2012 and prepared by Marshall Day Acoustics.</p> <p>(c) Course of action to be undertaken following receipt of a complaint concerning site noise, dust and vibration.</p> <p>(d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring property to a minimum.</p> <p>(e) What plant and equipment is to be used onsite, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.</p> | Satisfied. | John Holland |
| C13 | <p>Prior to the commencement of any works on the subject site, a Construction Waste Management Plan prepared by a suitably qualified person in consultation with council shall be submitted to the PCA. The plan shall address, but not be limited to, the following matters:</p> <p>(a) minimising waste in construction</p> <p>(b) reuse and recycling of demolition materials including concrete</p> <p>(c) storage, control and removal of construction waste</p> <p>(d) removal of hazardous materials and disposal to an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p> | Satisfied. | John Holland |
| C14 | <p>Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to air, are to be submitted to the satisfaction of the PCA prior to the removal of any hazardous materials.</p> | Satisfied. | John Holland |
| C15 | <p>Prior to the commencement of any works on the subject site, a Traffic and Pedestrian Management Plan, prepared by a suitably qualified person, shall be submitted to the PCA. The plan must be prepared in consultation with council. The plan shall address but not be limited to, the following matters:</p> <p>(a) ingress and egress of vehicles to the subject site</p> <p>(b) loading and unloading, including construction zones;</p> <p>(c) pedestrian traffic volumes, types of vehicles, routes, and the times vehicles are likely to be accessing the site;</p> <p>(d) pedestrian and traffic management methods, including access arrangements;</p> <p>(e) changes to on-street parking restrictions on roads; and</p> <p>(f) management of car parking demand during construction including preparation and distribution of a Travel and Access Guide.</p> | Satisfied. | John Holland |
| C16 | <p>The proponent shall submit a copy of the final plan to the department, prior to the commencement of work.</p> | Satisfied. | John Holland |
| C17 | <p>Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with RTA Technical Directives and must be referred to and agreed by the Sydney Traffic Committee prior to any work commencing on site.</p> | Noted. | |
| C18 | <p>Prior to the commencement of work the proponent is to negotiate with the utility authorities (e.g. Ausgrid) in connection with the relocating and/or adjustment of the services affected by the construction of the underground structure.</p> | Noted. | |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|-------------------------------------|--|---|--------------|
| C19 | The Proponent shall ensure that a 24 hour contact telephone number is continually attended to by a person with authority over the works for the duration of the development. The contact number shall be forwarded to council and the department prior to commencement of works. | Satisfied. | John Holland |
| C20 | The routes for import of any fill materials or export of any spoil being submitted to and agreed by the relevant road authorities prior to the commencement of haulage, if required. Unacceptable deterioration or failures within public roads attributable to these operations is to be restored to the requirements of, and at no cost to the road authorities. | Noted. | |
| C21 | On-site detention, treatment and re-use is encouraged: (a) Prior to construction, details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to and approved by council. All approved details for the disposal of stormwater and drainage are to be implemented in the development. (b) Any proposed connection to the council's underground drainage system will require the owner to enter into a Deed of Agreement with the council and obtain registration on Title of a Positive Covenant prior to construction and prior to the commencement of any work within the public way. (c) The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted prior to construction. (d) An "Application for Approval of Stormwater Drainage Connections" must be submitted to the council with the appropriate fee at the time of lodgement of the <u>proposal for connection of stormwater to the council's drainage system.</u> | To be satisfied prior to the commencement of Stage 3 works. | John Holland |
| C22 | All works in council's streets must ensure preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with council's Project Manager Survey / Design Services to arrange for the recovery of the mark. Prior to construction, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5m on each side of the frontages must be submitted to council. At least forty-eight hours prior to the commencement of any works in the public way within 1m of a permanent survey mark contact must be made with council's Senior Surveyor to arrange for the recovery of the marker. A fee must be paid to council for the replacement of any permanent survey mark removed or damaged in accordance with council's Schedule of Fees and Charges (Reinstatement of Survey Box). | Noted. There are no existing permanent survey marks on the Abercrombie Student Accommodation project site. | |
| Part D - During Construction | | | |
| D1 | The Proponent shall implement all reasonable and feasible construction measures to target a minimum 5-Star Green Star rating. | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| D2 | All erosion and sediment control measures, are to be effectively implemented and maintained at or above the designed capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment. | Satisfied. | John Holland |
| D3 | Any seepage or rainwater collected onsite during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by council. | Satisfied. | John Holland |
| D4 | A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the subject site at all times and shall be readily available for perusal by any officer of the department, council or PCA. | Satisfied. | John Holland |
| D5 | A site notice(s) shall be prominently displayed at the boundaries of the subject site for the purposes of informing the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer. | Satisfied. | John Holland |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|-----|--|---|---|
| D6 | <p>The site notice(s) is to satisfy all but not be limited to, the following requirements:</p> <p>(a) 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</p> <p>(b) the notice is to be durable and weather proof and is to be displayed throughout the works period</p> <p>(c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24hr contact phone number for any inquires, including construction/noise complaints are to be displayed on the site notice</p> <p>(d) 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.</p> | Satisfied. | John Holland |
| D7 | <p>A separate application is to be made to, and approved by, council for the construction of any proposed vehicle footway crossing or for the removal of any existing crossing and replacement of the footpath formation where any such crossings are no longer required.</p> <p>All disused or redundant vehicle crossings and laybacks must be removed and footway and kerb reinstated in accordance with council's standards, to suit the adjacent finished footway and edge treatment materials, levels and details, or as otherwise directed by council officers. All construction and replacement works are to be completed in accordance with the approved plans prior to occupation or commencement of use.</p> <p>Note: In all cases the construction materials should reinforce the priority of pedestrian movement over that of the crossing vehicle.</p> | To be satisfied prior to the commencement of Stage 4 works. | John Holland |
| D8 | All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, shall be replaced, to the satisfaction of the council. | Satisfied. | John Holland |
| D9 | <p>(a) All trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.</p> <p>(b) Before the commencement of works, a/the Tree Protection Zone/s (TPZ) must be established around all tree/s to be retained not less than the distance indicated in the TPZ schedule below. Tree protection must be installed and maintained in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.</p> <p>- 1x Eucalyptus saligna (Sydney Blue Gum): Eastern end of the block bounded by Rose Street, Codrington Street and Boundary Lane. TPZ is a radius of 12m from trunk.</p> <p>- 5 x Flindersia australis (Crow's Ash): Adjacent to the western elevation of Mandelbaum House. TPZ is a radius of 4m from trunk.</p> | Satisfied. | John Holland |
| D10 | The development should retain existing fabric in situ. Where this is not possible, and with the approval of the consent authority, material should be stored for future reuse and the new crossing must be constructed in stone of width to match the width of the stone kerb and gutter. The type of stone is to match that of the adjacent kerb stones. | Noted. | |
| D11 | <p>The hours of construction, including the delivery of materials to and from the subject site shall be restricted as follows:</p> <p>(a) between 7:00am and 6:00pm, Mondays to Fridays inclusive'</p> <p>(b) between 8:00am and 3:00pm, Saturdays;</p> <p>(c) no work on Sundays or public holidays;</p> <p>(d) works may be undertaken outside these hours where:</p> <p>(i) the delivery of materials is required outside these hours by the Police or other authorities.</p> <p>(ii) it is required in an emergency to avoid a loss of life, damage to property and/or to prevent environmental harm.</p> <p>(iii) variation is approved in advance in writing by the Director General or his nominee.</p> | Noted. | Approved hours of construction are specified in the Construction Noise & Vibration Management Plan and will be maintained for the duration of construction. |

Note:

Stage 3 Works -being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|-----|--|---|--------------|
| D12 | <p>(a) The construction noise objectives for the project is to manage noise from construction activities so it does not exceed the requirements of the EPA Interim construction noise guidelines.</p> <p>(b) Background noise levels are those identified in the Environmental Assessment or otherwise identified. The proponent shall implement all feasible noise mitigation and management measures with the aim of achieving the construction noise objective.</p> <p>(c) Any activities that have the potential for noise emissions that exceed the objective must be identified and managed in accordance with a Construction Noise & Vibration Management Plan, approved by the Director General.</p> <p>(d) If the noise from a construction noise activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise objective.</p> <p>(e) The proponent shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours, unless otherwise approved in the Construction Noise & Vibration Management Plan.</p> <p>(i) On school days, from 7:30am to 10:00am, and from 2:30pm to 6:00pm;</p> <p>(ii) Monday to Friday during the Darlington Public School holidays, from 7:30am to 12:00pm and from 2:00pm to 6:00pm;</p> <p>(iii) 9:00am to 1:00pm Saturdays.</p> <p>(f) Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bore piles. If driven piles are required they must only be installed where outlined in the Construction Noise & Vibration Management Plan approved by the Director General.</p> | <p>Noted.</p> <p>Construction noise controls and mitigation measures are specified in the Construction Noise & Vibration Management Plan and will be maintained for the duration of construction.</p> | |
| D13 | Any noise generated during the construction of the development must not be offensive noise in the meaning of the Protection of the Environment Operations Act 1997 or exceed the limits for the subject site. | Noted. | |
| D14 | <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration - Effects of vibration on structures;</p> <p>(b) for human exposure to vibration, the evaluation criteria presented in the EPA Interim Construction Noise Guidelines;</p> <p>(c) vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and</p> <p>(d) limits in D12 and D13 apply unless otherwise outlined in a Construction Noise & Vibration Management Plan.</p> | <p>Noted.</p> <p>Construction vibration controls and mitigation measures are specified in the Construction Noise & Vibration Management Plan and will be maintained for the duration of construction.</p> | |
| D15 | All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standard, Codes of Practice and the Building Code of Australia. | Noted. | |
| D16 | To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unwanted personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements. | Noted. | |
| D17 | <p>The following hoarding requirements shall be complied with:</p> <p>(a) no third party advertising is permitted to be displayed on the subject hoarding/fencing.</p> <p>(b) the construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p> | Satisfied. | John Holland |
| D18 | The public way (outside of any construction works zone) must not be obstructed by any material, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant authority to stop all work onsite. | Noted. | |
| D19 | Dust control measures are to be in place or are to be undertaken for the duration of the works to prevent dust from affecting the amenity of the immediate area during construction. The proponent is to carry out works generally in accordance with the Construction Management Plan, and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good. | <p>Noted.</p> <p>Dust controls and mitigation measures are specified in the Air Quality & Visual Amenity Environmental Control Plan and will be maintained for the duration of construction.</p> | |
| D20 | Pedestrian access along Abercrombie Street and Codrington Street is to be maintained as far as feasible throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided. | Noted. | |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.



| | | | |
|--|---|--|--------------------------|
| D21 | The new buildings shall be set out by a registered surveyor to verify that the correct position of each structure in relation to property boundaries and the approved alignment levels. | Noted. | |
| D22 | Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area. Particular attention is to be paid to: (a) wheelchair accessible paths of travel (b) safe road crossings including signalised and other designated crossings (c) key landmarks (d) access to transport nodes including public transport (e) the vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorized signs and pavement markings. | Noted. | |
| D23 | The following traffic movements requirements shall be complied with: (a) all loading and unloading associated with works must occur on site or within a designated construction zone (b) all vehicles must enter and leave the site in a forward direction, where feasible. In the event that site constraints do not permit heavy rigid vehicles to enter and leave the site in a forward direction, then all reversing movements should be undertaken under the control of a certified traffic controller to ensure public safety when vehicles are reversing. (c) the cost of all traffic management works shall be borne by the proponent (d) no trucks associated with the approved works are permitted to park or stand on public roadways (e) gates shall be closed between vehicle movements (f) movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods (g) the Contractor shall make provision for safe, continuous movement of traffic and pedestrians in public roads and private roads accessible to the public and erecting traffic warning signs conforming with RMS General Specification (RTA Spec. Part G10 'Control of Traffic' and RTA Spec 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with AS 1742.3-2009 | Noted. Traffic management controls and mitigation measures are specified in the Construction Traffic Management Plan and will be maintained for the duration of construction. | |
| D24 | The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the Protection of the Environment Operations Act 1997 and the Department of Environment and Conservation's Environmental Guidelines Assessment, Classification and Management of Non-Liquid Wastes. | Noted. Waste management controls and mitigation measures are specified in the Waste Environmental Control Plan and will be maintained for the duration of construction. | |
| D25 | Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to council and the Principal Certifying Authority. | Noted. | |
| D26 | Any imported fill brought onto the site must be validated to ensure its suitability for the proposed land use from a contamination perspective. Imported fill is to be certified that it is not contaminated, based upon analysis or the known past history of the site from which it is obtained. | Noted. | |
| D27 | The Applicant, or any party acting upon this consent, shall, for the duration of the construction period, submit to the Department a three monthly report addressing compliance with all relevant conditions of this consent. | Satisfied. (This report). | John Holland |
| Part E - Prior to Issue of Subdivision Certificate | | | |
| E1 | Prior to issuing a subdivision certificate, a Compliance Certificate shall be provided to the certifying authority showing that the development has met with the detailed requirements of the relevant water supply authority. | Satisfied. Section 73 Certificate received from Sydney Water. | John Holland |
| E2 | Within 12 months of occupation, the lots which form the subject site are to be consolidated. Evidence of the consolidation shall be provided to the satisfaction of the Certifying Authority prior to the issue of the subdivision certificate. | To be satisfied within twelve (12) months of issuance of occupation. | The University of Sydney |
| Part F - Prior to Occupation or Commencement of Use | | | |
| F1 | Prior to the issue of an occupation certificate for the BS, the Proponent must demonstrate, to the satisfaction of the PCA, that it has implemented suitable pedestrian and bicycle access improvements, identified in the Pedestrian and Bicycle Access Strategy (see condition A7), with a minimum capital investment value of \$2 million. | To be satisfied prior to occupation or commencement of use. | The University of Sydney |
| F2 | Prior to the operation of the facilities the subject of this approval, a Workplace Travel Plan and Transport Access Guides shall be prepared for staff, visitors and students and submitted to the satisfaction of the Certifying Authority. | To be satisfied prior to occupation or commencement of use. | The University of Sydney |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|-----------------------------------|---|--|--------------------------|
| F3 | In order to improve the appearance of the building when viewed from the street, any part of the walls and ceilings of vehicular entry points that are visible from the street shall be finished in high quality materials and no service ducts or pipes are to be visible. | To be satisfied prior to occupation or commencement of use. | The University of Sydney |
| F4 | To ensure the safety of pedestrians is maintained, the following signs must be provided and maintained within the site at the point of vehicle egress: (a) compelling drivers to stop before proceeding onto the public way (b) compelling drivers to 'give way to pedestrians' before crossing the footway. | To be satisfied prior to occupation or commencement of use. | John Holland |
| F5 | Following completion, installation and testing of all mechanical ventilation systems, the proponent shall provide evidence to the satisfaction of the PCA, prior to the occupation of the building, that the installation and performance of the mechanical systems complies with: (a) the Building Code of Australia (b) AS 1668 and other relevant codes (c) the project approval and any relevant modifications (d) and dispensation granted by the NSW Fire Brigade. | To be satisfied prior to occupation or commencement of use. | John Holland |
| F6 | Prior to the issue of the occupation certificate the Proponent must demonstrate to the PCA that it has provided Mandelbaum House (385 Abercrombie Street - Lot 103 DP 844695) with an appropriate security fence, access path, security lighting, access to a disabled car parking space and a suitable servicing and rubbish removal solution, in agreement with Mandelbaum House. In the event Mandelbaum House and the Proponent cannot agree on these access and security measures, the matter may be referred to the Director-General, whose decision shall be final. | To be satisfied prior to occupation or commencement of use. | John Holland |
| F7 | The cost of repairing any damage caused to council's 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/developer prior to occupation of the building. | Noted. | |
| F8 | In relation to the closure of Rose Street and Boundary Lane referred to in condition A10, the proponent must demonstrate to the PCA that the Titles of the affected lands have been issued in the University's name, prior to the issue of an occupation certificate. | To be satisfied prior to occupation or commencement of use. | The University of Sydney |
| F9 | Within 12 months of commencement of operation of the facilities, the subject of this approval, the proponent shall provide to the PCA evidence that all matters required to be registered on title including easements required by this approval, approvals and other approvals have been lodged for registration or registered at the NSW Land and Property Information. | To be satisfied prior to occupation or commencement of use. | The University of Sydney |
| F10 | A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the 'Your Business' section of the website then follow the 'developer' icon or telephone 13 20 92 for assistance. The Section 73 Compliance Certificate must be submitted to the PCA prior to the occupation certificate in the case of buildings or works or issue of a subdivision certificate, in the case of subdivision. | Satisfied. Section 73 Certificate received from Sydney Water. | John Holland |
| F11 | A Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this approval prior to occupation of the building. A copy of the Fire Safety certificate must be submitted to the relevant authority and council. | To be satisfied prior to occupation or commencement of use. | John Holland |
| F12 | A Structural Inspection Certificate for any structural work is to be obtained prior to the operation of the facilities the subject of this approval. | To be satisfied prior to occupation or commencement of use. | John Holland |
| F13 | The proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure or roads. The report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure or roads, the PCA must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions, (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. A copy of this report is to be forwarded to the department and council. | To be satisfied prior to occupation or commencement of use. | John Holland |
| Part G - During Operations | | | |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

PROJECT APPROVAL COMPLIANCE REPORT

| | | | |
|-----------------------|---|---|--------------------------|
| G1 | Building Energy Rating: (a) The ABS shall implement operational and design measures to target a 5-Star Education v1 rating. (b) The ASA shall implement operational and design measures to target a 5-Star green star rating. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G2 | The owner of the building shall certify to the council (the responsible authority), every year that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. The purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G3 | All loading and unloading of service vehicles in connection with the use of the premises shall be carried out within the subject site at all times. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G4 | 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 solely for vehicular access and for the parking of vehicles associated with the use of the premises. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G5 | The use of the premises shall not cause a nuisance, or an offensive noise as defined in the Protection of the Environment Operations Act 1997, to adjoining properties or the public. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G6 | Noise associated with the operation of any plant, machinery or other equipment on the subject site, shall not exceed 5dB(A) above the background noise level when measured at the most affected location on the affected receiver's property. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G7 | Any hazardous or toxic materials must be stored in accordance with WorkCover Authority requirements and all tanks, drums and containers of toxic 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 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G8 | The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances. | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| G9 | External lighting shall comply with AS 4282:1997 Control of Obtrusive Effects of Outdoor Lighting. Upon installation, but before it is finally commissioned, | To be implemented by The University of Sydney during operation of the building. | The University of Sydney |
| Advisory Notes | | | |
| AN1 | 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). | Noted. | |
| AN2 | The proponent shall apply to council and/or any relevant aviation authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under section 68 (Approvals) of the Local Government Act 1993 or Section 138 of the Roads Act 1993. | Noted. | |
| AN3 | The proponent is solely responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant. | Noted. | |
| AN4 | The proponent must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site. | Noted. | |
| AN5 | (a) An approval under SEPP (Temporary Structures) 2007 must be obtained from council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the BCA. (b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to council with the application under the SEPP (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures. | Noted. | |
| AN6 | This application has been assessed in accordance with the Environmental Planning & Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - Design for Access and Mobility. AS 1428 Parts 2, 3 and 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia. | Noted. | |

Note:

Stage 3 Works - being the construction of the super structure.

Stage 4 Works - being all construction post completion of the building super structure.

| | | | |
|------|---|--------|--|
| AN7 | <p>(a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.</p> <p>(b) This application has been assessed in accordance with the New South Wales Environmental Planning and Assessment Act 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Proponent's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) to determine the need or otherwise from the Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.</p> | Noted. | |
| AN8 | <p>All excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence" and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".</p> | Noted. | |
| AN9 | <p>Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Proponent must immediately be notified and works must cease. Works must not recommence on site until the consultation is made with the department.</p> | Noted. | |
| AN10 | <p>If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEF Heritage Branch contacted. Depending on the possibly significance of the relics, an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area.</p> | Noted. | |
| AN11 | <p>If Aboriginal objects are uncovered during work, excavation or disturbance of the area, work must stop immediately. The Environmental Protection and Regulation Group of the OEH is to be contacted. Aboriginal archaeological excavation must be co-ordinated with any proposed investigation of non-indigenous material.</p> | Noted. | |



Note:
 Stage 3 Works -being the construction of the super structure.
 Stage 4 Works - being all construction post completion of the building super structure.