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## Development Approval Conditions Summary (Business School Component Only)

Applicant: **The University of Sydney**

Project Address: **Sydney University, Darlington Campus, Corner Abercrombie Street and Codrington Street, Darlington**

Municipality: **Minister for Planning and Infrastructure**

D.A. Number: **MP07\_0158** Date of Issue: **16 November 2012**  
**MP07\_0158 MOD 1** **21 June 2013**  
**MP07\_0158 MOD 2** **14 February 2014**  
**MP07\_0158 MOD 3** **31 March 2014**

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

DA No.	Condition	Comments	Action By
<b>Prior to Certification of Crown Building Works for Remediation Works, Bulk Excavation &amp; Shoring for Business School</b>			
<b>Administrative Items</b>			
1.	Please complete and return the attached application form for Crown Certification for the full business school scope,	<b>SATISFIED</b> Application form received.	University of Sydney
2.	Please provide a cheque made payable to the 'Long Service Payments Corporation' for 0.35% of the cost of works, if the value of the works is more than \$25,000.  Either the Long Service Levy is required to be paid in full for the whole project prior to the issuance of the first Crown Certificate, or, alternatively an application can be made to the Long Service Payments Corporation to pay the levy in instalments.	<b>SATISFIED</b> Approved instalment plan has been received along with receipt for instalment 1.	University of Sydney
3.	Please provide an electronic copy of all relevant design documentation and specifications for shoring and bulk excavation only. Please also provide an architectural site plan indicating location of building on the site.	<b>SATISFIED</b> Shoring plan and details received from TTW.	Structural Engineer
4.	Please provide a statement of compliance for the design of the following: - <ul style="list-style-type: none"> <li>▪ Structural elements (including any temporary elements)</li> </ul> Please note that the above elements should incorporate the relevant parts of any geotechnical investigation for these works.	<b>SATISFIED</b> Statement received from TTW.	Structural Engineer/ Geotechnical Engineer

A9	<p><b><u>Long Service Levy</u></b></p> <p>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 13 1441.</p>	<p>SATISFIED</p> <p>Approved instalment plan has been received along with receipt for instalment 1.</p>	<p>John Holland Group</p>
B1	<p><b><u>Remediation</u></b></p> <p>Remediation approved as part of this development consent shall be carried out in accordance with Remedial Action Plan, Abercrombie Precinct Redevelopment, Darlington NSW, dated 24 September 2012 and prepared by WSP Environment &amp; Energy and any additional requirements of an EPA accredited Site Auditor. The Remedial Action Plan must be reviewed, assessed and endorsed by an EPA accredited Site Auditor and evidence of this is to be provided to the PCA prior to the commencement of remediation works</p>	<p>SATISFIED</p> <p>Confirmation received that the items required to be addressed in the letter from Environmental Strategies have been incorporated/will be incorporated.</p>	<p>University of Sydney</p>
B3	<p><b><u>Demolition of the Shepherd Centre</u></b></p> <p>The Shepherd Centre Building (391-401 Abercrombie St-Lot 1 DP 1015070) shall not be demolished while the Child Care Centre (403-415 Abercrombie St- Lot 101 DP 813594) remains in use. The Proponent must demonstrate to the PCA that the Child Care Centre has been relocated prior to the demolition of the Shepherd Centre Building.</p>	<p>NOT APPLICABLE</p> <p>John Holland Group has confirmed that the demolition of the Shepherd Centre will not occur within the scope of this Crown Certificate.</p>	<p>University of Sydney</p>
B4	<p><b><u>Design Modifications – Car Par Access</u></b></p> <p>There is to be no vehicle access to the site from Abercrombie St. The Proponent must prepare and implement an alternative Car Park Design and Access plan to the satisfaction of the Director-General. The Car Park Design and Access Plan must:</p> <ol style="list-style-type: none"> <li>be prepared in consultation with Council and approved by the Director-General prior to the commencement of construction on the site; and</li> <li>demonstrate safe and functional car park access and satisfactory queuing and stopping distances from all intersections, including during peak periods.</li> </ol>	<p>SATISFIED</p> <p>Evidence of the Director General’s satisfaction of the revised Car Park Design and Access Plan received.</p>	<p>Kann Finch / Traffic Engineer</p>
B13	<p><b><u>Pre-Construction Dilapidation Reports</u></b></p> <p>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 buildings, 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.</p>	<p>SATISFIED</p> <p>Copy of the dilapidation report received.</p> <p>Evidence of submission of the dilapidation reports to the Department of Planning &amp; Council received</p>	<p>University of Sydney</p>
B23	<p><b><u>Erosion and Sedimentation Control</u></b></p> <p>Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater-Soils &amp; Construction Volume 1 (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works.</p>	<p>SATISFIED</p> <p>Erosion and sedimentation control plan received.</p>	<p>John Holland Group</p>
Commitment: Site Contamination	<p>A Remediation Action Plan will be prepared in accordance with the recommendations of the Phase II Environmental Assessment prepared by WSP Environment &amp; Energy (Remedial Action Plan Abercrombie Precinct development, Darlington, updated 18 June 2013).</p>	<p>SATISFIED</p> <p>Remedial Action Plan received –Phase II Environmental Assessment prepared by CH2MHILL and dated June 2011 is referenced</p>	

		and discussed in the RAP.	
Commitment: Works at Darlington Public School	The University will continue to work with Darlington Public School on the detailed design and location of works to be undertaken on and adjoining the school site	SATISFIED John Holland Group has confirmed the required consultation is being undertaken.	
Commitment: Consultation with Mandelbaum House	The University will continue to work with Mandelbaum House to address security concerns at ground level and treatments to address concerns surrounding residents privacy	SATISFIED John Holland Group has confirmed the required consultation is being undertaken.	
Commitment: Non-Indigenous Archaeology	The recommendations put forward in the Non-Indigenous Archaeology Assessment prepared by Casey & Lowe Pty Ltd and dated November 2007 ((Supported by Casey & Lowe Statement Dated 30 July 2013 confirming report is still valid) will be undertaken	SATISFIED JHG have confirmed that the recommendations in this report will be implemented.	
Commitment: Landscaping	The sandstone kerbing will be retained and reused on the site as part of the landscaping design	SATISFIED Email confirmation received from the University of Sydney	
Commitment: Environmental and Construction Management	The following Management Plans will be issued prior to the commencement of construction: 1. Waste Environmental Control Plan 2. Soil & Water Environmental Control Plan 3. Contamination Environmental Control Plan 4. Air Quality & Visual Amenity Environmental Control Plan 5. Construction Traffic Management Plan 6. Construction Management Plan	SATISFIED Required management plans received.	
Commitment: Flood Study	The University will undertake a flood study and implement its recommendations prior to the commencement of any works. The University will continue to work with Darlington Public School to develop an appropriate Stormwater Management Plan to protect the school building assets from stormwater discharge and flooding. The Flood Study to be provided prior to the certification of drainage and stormwater designs.	SATISFIED Copy of Flood Study received. Study does not include any recommendations prior to the commencement of works.	
<b>Prior to Commencement of Works for Remediation Works, Bulk Excavation &amp; Shoring for Business School</b>			
A10	<b><u>Road Closure – Section 34 Application</u></b> 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	SATISFIED Minister for Education has confirms that the title is being transferred and that works may commence while the title is being transferred.	University of Sydney
B1	<b><u>Remediation</u></b> Remediation approved as part of this development consent shall be carried out in accordance with Remedial Action Plan, Abercrombie Precinct Redevelopment, Darlington NSW, dated 24 September 2012 and prepared by WSP Environment & Energy and any additional requirements of an EPA accredited Site Auditor. The Remedial Action Plan must be reviewed, assessed and	SATISFIED Confirmation received that the items required to be addressed in the letter from Environmental Strategies have been incorporated/will be incorporated.	University of Sydney

	endorsed by an EPA accredited Site Auditor and evidence of this is to be provided to the PCA prior to the commencement of remediation works		
C1	<p><b><u>Acoustic Fence</u></b></p> <p>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 Lane Childcare Centre and Mandelbaum House prior to the commencement of demolition works. The acoustic barrier is to remain erected until such time as noise generated by construction works is no longer assessed as being adverse or intrusive.</p> <p>The acoustic barrier must be constructed of a material with a minimum surface density of 12 kg/m<sup>2</sup> (e.g. 25 mm thick timber or two layers of 0.6 mm thick typical steel fencing material).</p>	<p>SATISFIED</p> <p>Site Establishment Plan provided showing the location of the proposed acoustic fence.</p>	John Holland Group
C5	<p><b><u>Classification of Waste</u></b></p> <p>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 Protection of the Environment Operations Act 1997 and the NSW DECC Waste Classification Guidelines, Part1: Classifying Waste (April 2008). The classification of the material is essential to determine where the waste may be legally taken. The Protection of the Environment Operations Act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid waste advice should be sought from the EPA.</p>	<p>SATISFIED</p> <p>John Holland Group has confirmed that the test reports from site do not indicate asbestos, and that in the event asbestos is found, it will be dealt with in accordance with the Development Consent.</p>	John Holland Group
C8	<p><b><u>Prohibition of Asbestos Re-Use</u></b></p> <p>No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).</p>	<p>SATISFIED</p> <p>John Holland Group has confirmed that the test reports from site do not indicate asbestos, and that in the event asbestos is found, it will be dealt with in accordance with the Development Consent.</p>	John Holland Group
C10	<p><b><u>Structural Details</u></b></p> <p>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:</p> <ol style="list-style-type: none"> <li>the relevant clauses of the BCA</li> <li>the development approval</li> </ol>	<p>SATISFIED</p> <p>Signed structural details received along with design statement.</p>	John Holland Group
C11	<p><b><u>Construction Environmental Management Plan</u></b></p> <p>Prior to the commencement of any works on the Subject Site, a Construction Environmental Management Plan (CEMP) shall be submitted to the department.</p> <ol style="list-style-type: none"> <li>The CEMP shall address, but not be limited to, the following matters where relevant: <ol style="list-style-type: none"> <li>site specific management of demolition and construction works adjacent to Darlington Public School, Boundary Lane Childcare Centre and Mandelbaum House</li> </ol> </li> </ol>	<p>SATISFIED</p> <p>CEMP received along with evidence of submission to the Department of Planning.</p>	John Holland Group

	<ul style="list-style-type: none"> <li>ii. hours of work</li> <li>iii. 24 hour contact details of site manager</li> <li>iv. traffic management</li> <li>v. construction noise and vibration management, including details relating to the respite periods from activities likely to create high levels of noise and vibration</li> <li>vi. management of dust to protect the amenity of the neighbourhood</li> <li>vii. erosion and sediment control</li> <li>viii. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site</li> <li>ix. external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.</li> </ul> <p>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.</p> <p>c. The proponent shall submit a copy of the CEMP to the PCA and council, prior to commencement of work.</p>		
C12	<p><b><u>Noise Management Plan – Demolition, Excavation and Construction</u></b></p> <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. The plan must be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants. The plan must include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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 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.</li> <li>c. Course of action to be undertaken following receipt of a complaint concerning site noise, dust and vibration.</li> <li>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.</li> <li>e. What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken</li> </ul>	SATISFIED Noise Management Plan received along with evidence of submission to the Department of Planning.	John Holland Group

	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.		
C13	<p><b><u>Waste Management Plan During Construction</u></b></p> <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> <ol style="list-style-type: none"> <li>minimising waste in construction</li> <li>reuse and recycling of demolition materials including concrete</li> <li>storage, control and removal of construction waste</li> <li>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.</li> </ol>	<p>Construction Waste Management Plan received.</p> <p>Emails received indicating several attempts at consultation with Council with no response.</p>	John Holland Group
C14	<p><b><u>Waste Management Plan During Construction</u></b></p> <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 the air, are to be submitted to the satisfaction of the PCA prior to the removal of any hazardous materials.</p>	<p>SATISFIED</p> <p>Waste Management Plan received</p>	John Holland Group
C15	<p><b><u>Traffic &amp; Pedestrian Management Plan</u></b></p> <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> <ol style="list-style-type: none"> <li>ingress and egress of vehicles to the Subject Site</li> <li>loading and unloading, including construction zones</li> <li>predicted traffic volumes, types of vehicles, routes, and the times vehicles are likely to be accessing the site</li> <li>pedestrian and traffic management methods, including access arrangements</li> <li>changes to on-street parking restrictions on roads</li> <li>management of car parking demand during construction including preparation and distribution of a Travel Access Guide.</li> </ol>	<p>SATISFIED</p> <p>Traffic and Pedestrian Management Plan received, along with confirmation from Council that John Holland has been in consultation with them to prepare the plan.</p>	John Holland Group
C16	<p><b><u>Traffic &amp; Pedestrian Management Plan</u></b></p> <p>The proponent shall submit a copy of the final Plan to the department, prior to the commencement of work.</p>	<p>DEFERRED</p> <p>Extension of time granted by Department of Planning – refer condition A7 of MOD1</p>	John Holland Group
C17	<p><b><u>Traffic Works</u></b></p> <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>	<p>NOTE</p>	John Holland Group
C19	<p><b><u>Contact Telephone Number</u></b></p> <p>The proponent shall ensure that a 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the</p>	<p>NOTE</p>	John Holland Group

	development. The contact number shall be forwarded to council and the department prior to commencement of works.		
C20	<p><b><u>Haulage Routes</u></b></p> <p>The routes for import of any fill materials or export of any spoil being submitted to and agreed to 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.</p>	<p><b>SATISFIED</b></p> <p>Haulage routes included in Construction Traffic Management Plan which has been submitted to the authorities.</p>	<p>John Holland Group</p>
C21	<p><b><u>Stormwater Drainage- Major Development</u></b></p> <p>On-site detention, treatment and re-use is encouraged.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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 proposal for connection of stormwater to the council's drainage system.</p>		
C22	<p><b><u>Preservation of Survey Marks</u></b></p> <p>All works in council's streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box).</p> <p>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.</p> <p>Prior to construction, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 m on each side of the frontages must be submitted to council.</p> <p>At least forty-eight hours prior to the commencement of any works in the public way within 1 m of a permanent survey mark contact must be made with council's Senior</p>		

Surveyor to arrange for the recovery of the mark.

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).

**Prior to Certification of Crown Building Works for Business School - lift pits, in-ground services and footings only (excluding services connections to Sydney Water infrastructure)**

**Administrative Items**

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| 1. | Please provide a cheque made payable to the 'Long Service Payments Corporation' for 0.35% of the cost of works, if the value of the works is more than \$25,000.   | NOT APPLICABLE – PAID PRIOR TO FIRST CROWN CERTIFICATE | University of Sydney  |
| 2. | Please provide an electronic copy of all relevant design documentation and specifications for Pad Footings, Pile Footings, Lift Pits & Inground Services for Business School only,   | SATISFIED  | Kann Finch/ Structural Engineer/ Services Engineers                 |
| 3. | Please provide a statement of compliance for the design of the following. Please ensure these statements reference Part J and any alternate solutions where applicable. <ul style="list-style-type: none"> <li>▪ Structural elements (including any temporary elements). Please note that the above elements should incorporate the relevant parts of any geotechnical investigation for these works.</li> <li>▪ Civil elements</li> </ul> | SATISFIED  | Structural Engineer/ Civil Engineer/ Services Engineers/ Kann Finch |
| 4. | Please provide a statement confirming the design documentation is consistent with the approved project approval.   | SATISFIED  | Kann Finch/ John Holland  |

B3	<p><b><u>Demolition of the Shepherd Centre</u></b></p> <p>The Shepherd Centre Building (391-401 Abercrombie St-Lot 1 DP 1015070) shall not be demolished while the Child Care Centre (403-415 Abercrombie St- Lot 101 DP 813594) remains in use. The Proponent must demonstrate to the PCA that the Child Care Centre has been relocated prior to the demolition of the Shepherd Centre Building.</p>	NOT APPLICABLE Demolition of the Shepherd Centre does not form part of the business school scope. This is part of the student housing scope.	University of Sydney
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**Prior to Commencement of Works for Business School - lift pits, in-ground services and footings only (excluding services connections to Sydney Water infrastructure)**

C10	<p><b><u>Structural Details</u></b></p> <p>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:</p> <ol style="list-style-type: none"> <li>a. the relevant clauses of the BCA</li> <li>b. the development approval</li> </ol>	SATISFIED	John Holland Group
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**Prior to Certification of Crown Building Works for Slab on ground & Level 1 (Zones 1 & 2 only)**

**Administrative Items**

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| 5. | Please provide a cheque made payable to the 'Long Service Payments Corporation' for 0.35% of the cost of works, if the value of the works is more than \$25,000. | NOT APPLICABLE – PAID PRIOR TO FIRST CROWN CERTIFICATE | University of Sydney |
|----|--|--|----------------------|



	6. Please provide an electronic copy of all relevant design documentation and specifications for Pad Footings, Pile Footings, Lift Pits & Inground Services for Business School only,	SATISFIED	Kann Finch/ Structural Engineer/ Services Engineers
	7. Please provide a statement of compliance for the design of the following. Please ensure these statements reference Part J and any alternate solutions where applicable. <ul style="list-style-type: none"> <li>▪ Structural elements (including any temporary elements). Please note that the above elements should incorporate the relevant parts of any geotechnical investigation for these works.</li> <li>▪ Civil elements</li> </ul>	SATISFIED	Structural Engineer/ Civil Engineer/ Services Engineers/ Kann Finch
	8. Please provide a statement confirming the design documentation is consistent with the approved project approval.	CONSISTENCY WITH CONDITION A2 EXCLUDED FROM CROWN CERTIFICATE	Kann Finch/ John Holland
B3	<b><u>Demolition of the Shepherd Centre</u></b> The Shepherd Centre Building (391-401 Abercrombie St-Lot 1 DP 1015070) shall not be demolished while the Child Care Centre (403-415 Abercrombie St- Lot 101 DP 813594) remains in use. The Proponent must demonstrate to the PCA that the Child Care Centre has been relocated prior to the demolition of the Shepherd Centre Building.	NOT APPLICABLE Demolition of the Shepherd Centre does not form part of the business school scope. This is part of the student housing scope.	University of Sydney
B8	<b><u>Heritage Interpretation Strategy</u></b> a. An interpretation strategy for the site and archaeological features must be submitted to and approved by council prior to the certification of Crown Building works. b. The interpretation strategy must detail how information on the history and significance of the site and archaeological features will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used. The strategy must detail: <ol style="list-style-type: none"> <li>i. The site prior to non-indigenous occupation.</li> <li>ii. Interpretation of the Victorian street pattern, including the street names being incorporated into the new development.</li> <li>iii. The interpretation of any significant archaeological features should be included in the proposal. Of particular potential for interpretation, is the south eastern corner of the site (Archaeological Area 8) which has potential for the remains of a shop at the corner of Abercrombie and Codrington Streets and for deposits along the line of Black wattle Creek that may require further detailed archaeological excavation. Evidence of the shop and Blackwattle Swamp Creek should be included in the landscape design of open space on the corner of Abercrombie and Codrington Streets.</li> <li>iv. Interpretation of other archaeological findings other than the remains of the former shop including the remains of any other terrace</li> </ol>	SATISFIED Evidence of Council's approval of the Heritage Interpretation Strategy received, along with a copy of the final strategy.	Heritage Consultant

	houses. As these may be in the area proposed for open space, interpretation such as retention of footings is feasible.		
	<ul style="list-style-type: none"> <li>v. Elements such as any evidences of the historic street alignments and subdivision pattern such as stone kerbs, foundation walls, fences, etc. contribute to the significance of the area.</li> <li>vi. The Joinery Shop building and early use of the area by the university.</li> </ul>		
	c. Prior to occupation certificate being issued the approved interpretation strategy must be implemented to the satisfaction of council.		
<b>Prior to Commencement of Works for Slab on ground &amp; Level 1 (Zones 1 &amp; 2 only)</b>			
C10	<p><b>Structural Details</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a) the relevant clauses of the BCA</li> <li>b) the development approval</li> </ul>	SATISFIED	John Holland Group
<b>Prior to Certification of Crown Building Works for Level 1, Zone 3 Structure and Levels 2 – 4 Structure for Business School</b>			
	<b>Administrative Items</b>		
	1. Please provide an electronic copy of all relevant design documentation and specifications for Level 1, Zone 3 Structure and Levels 2 – 4 Structure for the business school only.	SATISFIED Architectural drawings received. Zoning plan received.	Kann Finch/ Structural Engineer/ Services Engineers
	2. Please provide a statement of compliance for the design of the following. Please ensure these statements reference Part J and any alternate solutions where applicable. <ul style="list-style-type: none"> <li>▪ Structural elements (including any temporary elements). Please note that the above elements should incorporate the relevant parts of any geotechnical investigation for these works.</li> <li>▪ Civil elements</li> </ul>	SATISFIED Structural design statement received and confirms compliance with the BCA Parts B & C and the Fire Engineering Report.	Structural Engineer/ Civil Engineer/ Services Engineers/ Kann Finch
	3. Please provide a copy of the Section 75W along with the stamped drawings approved by the Department of Planning as part of modification of the Development Consent.	SATISFIED Documentation approved as part of MOD3 for the business school is the same as MOD2.	John Holland
	4. Please provide a statement confirming the design documentation is consistent with the approved project approval and subsequent Section 75W/s.	SATISFIED Design statement received from Kann Finch	Kann Finch
B3	<p><b>Demolition of the Shepherd Centre</b></p> <p>The Shepherd Centre Building (391-401 Abercrombie St-Lot 1 DP 1015070) shall not be demolished while the Child Care Centre (403-415 Abercrombie St- Lot 101 DP 813594) remains in use. The Proponent must demonstrate to the PCA that the Child Care Centre has been relocated prior to the demolition of the Shepherd Centre Building.</p>	NOT APPLICABLE Shepherd Centre is not proposed to be demolished as part of this Crown Certificate scope.	University of Sydney

B14 MOD 3	<p><b><u>Number of Car and Bicycle Parking Spaces</u></b></p> <p>The number of car and bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the PCA prior to the certification of Crown Building Works.</p> <table border="1" data-bbox="335 392 933 560"> <thead> <tr> <th>Car/Bicycle Parking Allocation</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Car Parking Spaces</td> <td>82</td> </tr> <tr> <td>Business School Building Bicycle Parking Spaces</td> <td>383</td> </tr> <tr> <td>Student Accommodation Building Bicycle Parking Spaces</td> <td>50</td> </tr> </tbody> </table>	Car/Bicycle Parking Allocation	Number	Car Parking Spaces	82	Business School Building Bicycle Parking Spaces	383	Student Accommodation Building Bicycle Parking Spaces	50	<p><b>SATISFIED</b></p> <p>Sufficient carparking spaces provided on drawings and number of bicycle spaces confirmed.</p>	Kann Finch / Traffic Engineer
Car/Bicycle Parking Allocation	Number										
Car Parking Spaces	82										
Business School Building Bicycle Parking Spaces	383										
Student Accommodation Building Bicycle Parking Spaces	50										
B16	<p><b><u>Traffic and Parking Details</u></b></p> <p>Plans are to identify the following traffic and parking details:</p> <ol style="list-style-type: none"> <li>all vehicles must enter and leave the Subject Site in a forward direction;</li> <li>all vehicles accessing the site, including the loading dock, are to be limited to Medium Rigid Vehicles or smaller only;</li> <li>car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicle usage;</li> <li>pedestrian advisory signs are to be provided at the egress from the basement car park and loading dock in accordance with the recommendations provided within the PPR (as amended July 2012);</li> <li>all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and</li> <li>the swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS</li> <li>all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</li> </ol>	<p><b>SATISFIED</b></p> <p>Statement received confirming the design does not affect compliance with the requirements of this condition.</p>	Traffic Engineer								
B18	<p><b><u>Location of Accessible Car Parking Spaces</u></b></p> <p>Where a car park is serviced by lifts, accessible spaces for people with mobility impairment are to be located close to lifts.</p>	<p><b>SATISFIED</b></p> <p>Statement received confirming the design does not affect compliance with the requirements of this condition.</p>	Traffic Engineer								
B19	<p><b><u>Changes to Kerb Side Parking Restrictions</u></b></p> <p>A separate submission must be made to the Sydney Traffic Operations Unit seeking council's approval for any changes to kerb side parking 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.</p>	<p><b>NOT APPLICABLE</b></p> <p>Changes to kerbside parking not included as part of this Crown Certificate scope.</p>	University of Sydney / Kann Finch								
<b>Prior to Commencement of Works for for Level 1, Zone 3 Structure and Levels 2 – 4 Structure for Business School</b>											
C10	<p><b><u>Structural Details</u></b></p> <p>Prior to the commencement of construction, the proponent shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably</p>	<p><b>SATISFIED</b></p> <p>Structural design statement received and confirms compliance</p>	John Holland Group								

qualified practising Structural Engineer that comply with:

- a) the relevant clauses of the BCA
- b) the development approval

with the BCA Parts B & C and the Fire Engineering Report. Signed structural drawings also received.

#### Prior to Certification of Crown Building Works for Remainder of Works to Business School

##### Administrative Items

9.	Please provide a cheque made payable to the 'Long Service Payments Corporation' for 0.35% of the cost of works, if the value of the works is more than \$25,000.	If the Long Service Levy is being paid in instalments, please ensure that all instalments required by the date of issuance of this Crown Certificate have been paid. Next instalment due 1 August 2014.	John Holland
10.	Please provide an electronic copy of all relevant design documentation and specifications for the business school only.		Kann Finch/ Structural Engineer/ Services Engineers
11.	<p>Please provide a statement of compliance for the design of the following. Please ensure these statements reference Part J and any alternate solutions where applicable.</p> <ul style="list-style-type: none"><li>▪ Structural elements (including any temporary elements). Please note that the above elements should incorporate the relevant parts of any geotechnical investigation for these works.</li><li>▪ Civil elements</li><li>▪ Hydraulic elements</li><li>▪ Mechanical elements</li><li>▪ Electrical elements</li><li>▪ Fire Services elements</li></ul>		Structural Engineer/ Civil Engineer/ Services Engineers/ Kann Finch
12.	Please provide a statement from the Kann Finch or report from an ESD consultant confirming that the project complies with Part J of the BCA.	If JV3 is to verification method used to determine compliance, a report will need to be provided demonstrating the annual energy consumption of the reference building and the proposed building.	Kann Finch
13.	Please provide a copy of the Final Fire Engineering Report addressing all alternate solutions for the project. Note that if there are new alternate solutions or significant changes to existing alternate solutions then further brigade consultation/referral may be required.	Final report to be provided	WSP
14.	As the final report contains alternate solutions relating to Category 2 fire safety measures, the report will need to be referred to the NSW Fire Brigade for information.	The FEB consultation process has been undertaken with Fire & Rescue NSW on the current design and FEB. If there are changes that affect the Category 2 fire safety measures, the consultation process will need to be revisited.	

	15. Please provide a copy of the final fire engineering report addressing all alternate solutions relating to fire safety.	Fire Engineer
	16. Please provide a statement confirming the design documentation is consistent with the approved project approval and subsequent Section 75W/s.	Kann Finch
B3	<p><b><u>Demolition of the Shepherd Centre</u></b></p> <p>The Shepherd Centre Building (391-401 Abercrombie St- Lot 1 DP 1015070) shall not be demolished while the Child Care Centre (403-415 Abercrombie St- Lot 101 DP 813594) remains in use. The Proponent must demonstrate to the PCA that the Child Care Centre has been relocated prior to the demolition of the Shepherd Centre Building.</p>	<p>Please provide evidence that the child care centre has been relocated prior to the issuance of the Crown Certificate</p> <p>University of Sydney</p>
B5	<p><b><u>Design Modifications</u></b></p> <p>In order to minimise amenity impacts on Mandelbaum House, the internal window dressing and screening measures outlined in the Mandelbaum House letter of 20 January 2014 are to be provided to minimise overlooking and privacy impacts on the adjacent residential college. The agreed measures are to be installed prior to occupation of the University of Sydney Business School building.</p>	<p>Please provide a copy of the updated design documentation along with evidence of the Director General's approval of the updated design documents with the application for Crown Certificate.</p> <p>Kann Finch</p>
B6	<p><b><u>Physical Models</u></b></p> <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 mode of the development as constructed must also be submitted to council for placement in the City Model at the City Exhibition Space.</p> <p>Note:</p> <p>i. The models must be constructed in accordance with the Model Specifications available online at <a href="http://www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDAasp">www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDAasp</a>. Council's model maker must be consulted prior to construction of the model for Town Hall House. The Manager of Customs House must be consulted prior to the construction of the model for City Exhibition Space.</p> <p>ii. The models are to comply with all of the conditions of the project approval.</p> <p>iii. The models must be amended to reflect any further modifications to the approval that affect the external appearance of the building.</p>	<p>Please provided evidence of submission of the 1:500 scale model to council</p> <p>Kann Finch / University of Sydney</p>
B7	<p><b><u>Submission of Electronic Models</u></b></p> <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> <p>i. building design above and below ground in accordance with the development consent;</p> <p>ii. all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;</p> <p>iii. property boundaries and the kerb lines adjacent to</p>	<p>Please provide evidence of the Submission of the 1:1 electronic model to council with the application for Completion Certificate</p> <p>Kann Finch</p>

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the site.

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.

- 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.
- d. The electronic model must be constructed in accordance with the City's electronic data protocol. The protocol provides specific details of the information required to be shown and is available online at [www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDA.asp](http://www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDA.asp). 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.
- 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.

Note: The submitted model/data must be amended to reflect any modifications to the approval that affect the location of any of the underground services or structures and/or external configuration of building above ground.

B9	<b><u>Educational Facility Green Star Rating</u></b>  To ensure that ecologically sustainable development initiatives are implemented in the project. a 5 star sustainability rating under the Green Star - Education v1 rating tool shall <i>be</i> targeted. Details are to be identified in relevant construction plans and management plans to the satisfaction of the PCA.	Please provide documentation outlining all measures required to achieve 5 star green star rating with the application for Crown Certificate	Design Team
B10	<b><u>Ecologically Sustainable Development</u></b>  All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works for above ground works.	Please provide design details along with a design statement confirming the outdoor lighting complies with AS/NZS 1158.1-1999 (category P) and AS4282-1997	Floth
B11	<b><u>Outdoor Lighting</u></b>  All outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158.3.1: 2005 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.	Please provide a design statement confirming the outdoor lighting complies with AS/NZS 1158.3.1 (category P)	
B12	<b><u>Access for People with Disabilities</u></b>  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.	Please provide certification from a suitably qualified Access consultant confirming the design complies with Part D3 of the BCA with plans referenced on the certification	Access Consultant

B14 MOD 3	<p><b><u>Number of Car and Bicycle Parking Spaces</u></b></p> <p>The number of car and bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the PCA prior to the certification of Crown Building Works.</p>	Please provide plans detailing the number of carparking spaces provided as required by this condition.	Kann Finch / Traffic Engineer								
<table border="1"> <thead> <tr> <th>Car/Bicycle Parking Allocation</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Car Parking Spaces</td> <td>82</td> </tr> <tr> <td>Business School Building Bicycle Parking Spaces</td> <td>383</td> </tr> <tr> <td>Student Accommodation Building Bicycle Parking Spaces</td> <td>50</td> </tr> </tbody> </table>				Car/Bicycle Parking Allocation	Number	Car Parking Spaces	82	Business School Building Bicycle Parking Spaces	383	Student Accommodation Building Bicycle Parking Spaces	50
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B15 MOD 3	<p><b><u>Number of Car and Bicycle Parking Spaces</u></b></p> <p>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:</p> <ol style="list-style-type: none"> <li>all bicycle parking for occupants of the student accommodation building must be Class 2 Bicycle facilities</li> <li>all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities, and</li> <li>all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.</li> </ol>	Please provide a design statement confirming the design of bicycle facilities complies with AS 2890.3 – 1993, except where modified by this condition. Certification is also to nominate compliance with this condition.	Traffic Engineering								
B16	<p><b><u>Traffic and Parking Details</u></b></p> <p>Plans are to identify the following traffic and parking details:</p> <ol style="list-style-type: none"> <li>all vehicles must enter and leave the Subject Site in a forward direction;</li> <li>all vehicles accessing the site, including the loading dock, are to be limited to Medium Rigid Vehicles or smaller only;</li> <li>car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicle usage;</li> <li>pedestrian advisory signs are to be provided at the egress from the basement car park and loading dock in accordance with the recommendations provided within the PPR (as amended July 2012);</li> <li>all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and</li> <li>the swept path of the longest vehicle (including garbage trucks) entering and exiting the Subject Site, as well as manoeuvrability through the Subject Site, shall be in accordance with AUSTROADS</li> <li>all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</li> </ol>	Please provide a design statement confirming compliance with the requirements of this condition, AS 2890.1 – 2004, AS2890.1 – 2002 and Aust roads.	Traffic Engineer								
B17	<p><b><u>Traffic and Parking Details</u></b></p> <p>Details demonstrating compliance with these requirements shall be submitted to and approved by the Director General or his nominee prior to the certification of Crown Building works.</p>	Please provide evidence of the Director General's approval of the traffic and parking details.	Kann Finch / Traffic Engineer								
B18	<p><b><u>Location of Accessible Car Parking Spaces</u></b></p>	Design Documents to	Kann Finch								

	Where a car park is serviced by lifts, accessible spaces for people with mobility impairment are to be located close to lifts.	indicate accessible carparking spaces close to lifts	
B19	<p><b><u>Changes to Kerb Side Parking Restrictions</u></b></p> <p>A separate submission must be made to the Sydney Traffic Operations Unit seeking council's approval for any changes to kerb side parking 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.</p>	Please provide evidence of submission being made to Sydney Traffic Operations Unit for Council's approval for changes to kerbside parking arrangements	University of Sydney / Kann Finch
B21	<p><b><u>Mechanical Ventilation</u></b></p> <p>All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the Certifying Authority prior to the certification of Crown Building works for above ground works.</p>	<p>Please provide a design statement confirming compliance with BCA part F4.5, AS1668.2 and AS3666 with the application for Crown Certificate.</p> <p>Please also provide a copy of design details</p>	NDY
B22	<p><b><u>Stormwater &amp; Drainage</u></b></p> <p>Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of council shall be submitted to the certifier prior to the certification of Crown Building works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.</p>	Please provide a copy of the final plans for the stormwater drainage alongside with the design statement confirming compliance with AS3500.3 and the requirements of council along with confirmation that all calculations are based on current edition of Australian Rainfall and runoff.	Warren Smith & Partner
B24	<p><b><u>Sydney Water – Notice of Requirements</u></b></p> <p>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.</p> <p>The Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> then follow the "e-Developer" icon or telephone 13 20 92 for assistance.</p> <p>Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.</p>	<p>Please provide a copy of the Notice of Requirements with the application for Crown Certificate.</p> <p>If the Sydney Water works are not part of this Crown Certificate, the condition can be deferred.</p>	Warren Smith & Partners
B25 MOD 3	<p><b><u>Landscape Plans</u></b></p> <p>(a) Detailed landscape plans for both the Business School Building and Student Accommodation Building components of the Abercrombie Precinct Redevelopment, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Director General prior to:</p> <p>(i) the next certification of Crown Building Works (CC5 - Remainder of Structure) for the Business School Building; and</p> <p>(ii) the certification of Crown Building Works for above ground works for the Student Accommodation Building.</p> <p>(b) The plans must include:</p>	Please provide detailed landscape plans along with evidence of approval from Director General.	Landscape Architect



- 
- (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, numbers and type of plant species;
  - (iv) details of planting procedure and maintenance; and
  - (v) details of drainage and watering systems.

(c) The Business School Building landscape plan must also provide details for the installation of photo-voltaic cells on the roof the Business School as per the drawing prepared by John Holland, 'Indicative location of potential Photo voltaic 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.

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B26

**Public Domain Plan**

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 footway are to be design and certified as being compliant with the relevant Australian Standard 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 detailed 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.

	<p>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.</p> <p>The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by council in writing. On satisfying the above requirements, 90% of the total securities will be released. The remaining 10% will be retained for the duration of the specified effects Liability Period.</p>		
B27	<p><b>Public Domain Works- Hold Points and Handover</b></p> <p>(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.</p> <p>(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.</p>		
B28	<p><b><u>Alignment Levels</u></b></p> <p>(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.</p> <p>(b) The alignment levels approved by council are to be incorporated into the plans submitted to the PCA.</p> <p>(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.</p>		Registered Surveyor
B29 MOD 03	<p><b><u>Student Accommodation Building Floor to Ceiling Heights</u></b></p> <p>To design of the building must ensure that all habitable areas on all floors achieve a minimum 2.7 m 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.</p>	Please provide a statement confirming that all ceiling to floor heights are in accordance with this condition	Kann Finch
B30 MOD 03	<p><b><u>Student Accommodation Building Ecologically Sustainable Development</u></b></p> <p>The Student Accommodation Building 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.</p>	Please provide details in relevant construction plans and construction management plans	Kann Finch
B31 MOD 03	<p><b><u>Student Accommodation Building Lift Opening</u></b></p> <p>The opening of the lift to 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.</p>	Please provide a copy of the amended floor plan along with evidence of submission to Director General.	Kann Finch
Commitment	The University will continue to work with Darlington Public	Prior to issue of a	

: Works at Darlington Public School	School on the detailed design and location of works to be undertaken on and adjoining the school site.	Construction Certificate (or equivalent certification)
Commitment : Consultation with Mandelbaum House	The University will continue to work with Mandelbaum House to address security concerns at ground level and treatments to address concerns surrounding residents privacy	Prior to issue of a Construction Certificate (or equivalent certification)
Commitment : Vehicular Access and Pedestrian Safety	The University will adopt the pedestrian safety measures outlined in Arup's statement titled "Response to Comments from Planning NSW" and dated July 2012	Prior to issue of a Construction Certificate (or equivalent certification)
Commitment : ESD	The proposed development will include self-evaluation of the project using Green Star Education v1 tool, implementing all reasonable and feasible measurements to targets a 5 star Green Star rating with the Green Star Education v1 design calculator.	Prior to issue of a Construction Certificate (or equivalent certification)

#### Prior to Commencement of Works for Remainder of Works to Business School

C10	<p><b><u>Structural Details</u></b></p> <p>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:</p> <p>a) the relevant clauses of the BCA</p> <p>b) the development approval</p>	Please provide a copy of the Structural engineering drawings signed by a suitable qualified structural engineer (NPER) along with a design statement confirming compliance with BCA B9, C of BCA 2012 relevant to Australian Standards (with Standard numbers nominated) and the Fire Engineering Report	John Holland Group
C18	<p><b><u>Utility Services</u></b></p> <p>Prior to the commencement of work the proponent is to negotiate with the utility authorities (e.g. Ausgrid ) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.</p>	Service relocation negotiations to be completed and agreed prior to the commencement of works	Services Engineers

#### During Construction

C4	<p><b><u>Asbestos Removal Signage</u></b></p> <p>Standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm are to be erected in prominent visible positions on the site.</p>	Note	John Holland Group
C5	<p><b><u>Classification of Waste</u></b></p> <p>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 Protection of the Environment Operations Act 1997 and the NSW DECC Waste Classification Guidelines, Part1: Classifying Waste (April 2008)'. The classification of the material is essential to determine where the waste may be legally taken. The Protection of the Environment Operations Act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and</p>	Please ensure all waste is classified prior to learning site and disposed of legally.	John Holland Group

	disposal of industrial, hazardous or Group A liquid waste advice should be sought from the EPA.		
C6	<b><u>Disposal of Asbestos</u></b> 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.	Note	John Holland Group
D1	<b><u>Ecologically Sustainable Development</u></b> The project shall implement all reasonable and feasible construction measures to target a minimum 5 star green star rating	To be complied with during construction	John Holland Group
D2	<b><u>Erosion and Sediment Control</u></b> All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.	To be complied with during construction	John Holland Group
D3	<b><u>Disposal of Seepage and Stormwater</u></b> Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by council.	To be complied with during construction	John Holland Group
D4	<b><u>Approved Plans to be On-Site</u></b> A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the subject site at all times and shall be readily available for perusal by any officer of the department, council or the PCA.	To be complied with during construction	John Holland Group
D5	<b><u>Site Notice</u></b> 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.	To be complied with during construction	John Holland Group
D6	The site notice(s) is to satisfy all but not be limited to, the following requirements: 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 b. the notice is to be durable and weatherproof and is to be displayed throughout the works period c. the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice 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 Subject Site is not permitted.	To be complied with during construction	John Holland Group
D7	<b><u>Vehicle Footway Crossing</u></b> 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. All disused or redundant vehicle crossings and laybacks	Note	John Holland Group

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.

Note: In all cases the construction materials should reinforce the priority of pedestrian movement over that of the crossing vehicle.

D8	<p><b><u>Protection of Trees</u></b></p> <p>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.</p>	To be complied with during construction	John Holland Group
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D9	<p><b><u>Protection of Trees</u></b></p> <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>	To be complied with during construction	John Holland Group
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TPZ Schedule

<b><u>Tree No.</u></b>	<b><u>Species Name</u></b>	<b><u>Location</u></b>	<b><u>Radius (m) from Trunk</u></b>
1x	<i>Eucalyptus saligna</i> (Sydney Blue Gum)	Eastern end of the block bounded by Rose Street, Codrington Street and Boundary Lane	12 m
5x	<i>Flindersia australis</i> (Grow's Ash)	Adjacent to the western elevation of Mandelbaum House	4 m

D10	<p><b><u>Re-Use of Traditional Kerb Materials</u></b></p> <p>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 re-use 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.</p>	To be complied with during construction	John Holland Group
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D11	<p><b><u>Hours of Work</u></b></p> <p>The hours of construction, including the delivery of materials to and from the subject site, shall be restricted as follows:</p> <ol style="list-style-type: none"> <li>between 7:00am and 6:00 pm, Mondays to Fridays inclusive</li> <li>between 8:00am and 3:00pm, Saturdays</li> <li>no work on Sundays and public holidays</li> <li>works may be undertaken outside these hours</li> </ol>	To be complied with during construction	John Holland Group
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	<p>where:</p> <ol style="list-style-type: none"> <li>i. the delivery of materials is required outside these hours by the Police or other authorities</li> <li>ii. it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm</li> <li>iii. variation is approved in advance in writing by the Director General or his nominee</li> </ol>		
D12	<p><b><u>Construction Noise Management</u></b></p> <ol style="list-style-type: none"> <li>a. The construction noise objective for the Project is to manage noise from construction activities so it does not exceed the requirements of the EPA Interim construction noise guidelines.</li> <li>b. Background noise levels are those identified in 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.</li> <li>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 and Vibration Management Plan, approved by the Director-General.</li> <li>d. If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise objective.</li> <li>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 and Vibration Management Plan. <ol style="list-style-type: none"> <li>i. On school days, from 7.30 am to 10.00 am, and from 2.30 pm to 6.00 pm;</li> <li>ii. Monday to Friday during the Darlington Public School holidays, from 7.30 am to 12.00 pm and from 2.00 pm to 6.00 pm</li> <li>iii. 9.00 am to 1.00 pm, Saturday.</li> </ol> </li> <li>f. Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan approved by the Director-General.</li> </ol>	To be complied with during construction	John Holland Group
D13	<p><b><u>Construction Noise Management</u></b></p> <p>Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the subject site.</p>	To be complied with during construction	John Holland Group
D14	<p><b><u>Vibration Criteria</u></b></p> <p>Vibration caused by construction at any residence or structure outside the subject site must be limited to:</p> <ol style="list-style-type: none"> <li>a. for structural damage vibration, German Standard DIN 4150 Part 3 Structural vibration - Effects of vibration on structures</li> <li>b. for human exposure to vibration, the evaluation criteria presented in the EPA Interim Construction</li> </ol>	To be complied with during construction	John Holland Group

	<p>Noise Guideline</p> <p>c. vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above</p> <p>d. limits in D12 and D1 3 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan.</p>		
D15	<p><b><u>Standards and Codes</u></b></p> <p>All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.</p>	To be complied with during construction	John Holland Group
D16	<p><b><u>Work Cover Requirements</u></b></p> <p>To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.</p>	To be complied with during construction	John Holland Group
D17	<p><b><u>Hoarding Requirements</u></b></p> <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>	To be complied with during construction	John Holland Group
D18	<p><b><u>No Obstruction of Public Way</u></b></p> <p>The public way (outside of any construction works zone) must not be obstructed by any materials, 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 on site.</p>	To be complied with during construction	John Holland Group
D19	<p><b><u>Dust Control Measures</u></b></p> <p>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>	To be complied with during construction	John Holland Group
D20	<p><b><u>Pedestrian Access During Construction</u></b></p> <p>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.</p>	To be complied with during construction	John Holland Group
D21	<p><b><u>Setting Out of Structures</u></b></p> <p>The new buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels.</p> <p>a. wheelchair accessible paths of travel</p> <p>b. safe road crossing areas including signalised and</p>	To be complied with during construction	John Holland Group

	<p>other designated crossings;</p> <p>c. key landmarks</p> <p>d. access to transport nodes including public transport</p> <p>e. the vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorised signs and pavement markings.</p>		
D23	<p><b><u>Traffic Movement</u></b></p> <p>The following traffic movement requirements shall be complied with:</p> <p>a. all loading and unloading associated with works must occur on site or within a designated construction zone</p> <p>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 certified traffic controllers to ensure public safety when vehicles are reversing.</p> <p>c. the cost of all traffic management works shall be borne by the proponent</p> <p>d. no trucks associated with the approved works are permitted to park or stand on public roadways</p> <p>e. gates shall be closed between vehicle movements</p> <p>f. movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods</p> <p>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 to the Roads and Maritime Services' General Specifications (RTA Spec. Part G1 0 "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 Australian Standard 1742.3- 2009.</p>	To be complied with during construction	John Holland Group
D24	<p><b><u>Excavated Material</u></b></p> <p>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.</p>	To be complied with during construction	John Holland Group
D25	<p><b><u>Excavated Material</u></b></p> <p>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.</p>	To be complied with during construction	John Holland Group
D26	<p><b><u>Imported Fill</u></b></p> <p>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 is it obtained.</p>	To be complied with during construction	John Holland Group
D27	<p><b><u>Compliance Report</u></b></p> <p>The Applicant, or any party acting upon this consent, shall, for the duration of construction period, submit to the</p>	To be complied with during construction	John Holland Group



	Department a three monthly report addressing compliance with all relevant conditions of this consent.		
Commitment: Construction Noise	<p>Construction Noise will be managed in accordance with the recommendations of :</p> <ul style="list-style-type: none"> <li>Noise Impact Statement <ul style="list-style-type: none"> <li>- prepared by Marshall Day and</li> <li>- dated February 2012 preliminary</li> </ul> </li> <li>Construction Management Plan <ul style="list-style-type: none"> <li>- prepared by the University of Sydney</li> <li>- dated February 2012</li> <li>- The Marshall Day Acoustic statement is supported by an acoustic logic statement dated 24 July 2013, confirming that the original statement is still valid.</li> </ul> </li> <li>Construction Noise &amp; Vibration Management Plan <ul style="list-style-type: none"> <li>- prepared by Marshall Day Acoustics for John Holland</li> <li>- Dated 11 July 2013</li> <li>- Approved by the director-General 18 July 2013 to satisfy Condition C12 of the Project Approval</li> </ul> </li> </ul>	Throughout the duration of the construction works	
Commitment: Tree Protection	<p>Trees to be retained will be protected in accordance with AS4970-2009 and recommendations of</p> <ul style="list-style-type: none"> <li>Aboriculture Impact Report <ul style="list-style-type: none"> <li>- prepare by Landscape Matrix Pty Ltd</li> <li>- dated 5 April 2012</li> </ul> </li> <li>Addendum to Tree Retention &amp; Protection Plan <ul style="list-style-type: none"> <li>- prepare by Landscape Matrix Pty Ltd</li> <li>- dated 30 July 2013</li> </ul> </li> </ul>	Throughout the duration of the construction works	
<b>Prior to Issue of Subdivision Certificate</b>			
E1	<p><b><u>Water Authority Compliance Certificate</u></b></p> <p>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.</p>	To be complied with prior to Subdivision Certificate	John Holland Group
E2	<p><b><u>Consolidation of Lots</u></b></p> <p>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.</p>	To be complied with prior to Subdivision Certificate	University of Sydney
<b>Prior to Completion Certificate</b>			
A10	<p><b><u>Road Closure – Section 34 Application</u></b></p> <p>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</p>	Please provide evidence that the title of the closed roads has been transferred to the University of Sydney	University of Sydney
B2	<p><b><u>Remediation</u></b></p> <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</p>	Please provide site audit report and site audit statement prepared by an EPA accredited site auditor with the application for	University of Sydney

	<p>must verify that the land is suitable for the proposed uses and be provided to the PCA prior to occupation of the building.</p> <p>Note:</p> <p>The Applicant must comply with clauses 17 and 18 of State Environmental Planning Policy No. 55- Remediation of Land.</p> <p>Words and expressions used in these conditions have the same meaning as in the Contaminated Land Management Act 1997.</p> <p>The current guidelines under section 145C of the EP&amp;A Act are the guidelines Managing Land Contamination, Planning Guidelines, SEPP 55 Remediation of Land.</p>	Completion Certificate	
B6	<p><b>Physical Models</b></p> <p>c. 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>d. Prior to occupation or commencement of use, an accurate 1:500 scale mode of the development as constructed must also be submitted to council for placement in the City Model at the City Exhibition Space.</p> <p>Note:</p> <p>iv. The models must be constructed in accordance with the Model Specifications available online at <a href="http://www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDAasp">www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDAasp</a>. Council's model maker must be consulted prior to construction of the model for Town Hall House. The Manager of Customs House must be consulted prior to the construction of the model for City Exhibition Space.</p> <p>v. The models are to comply with all of the conditions of the project approval.</p> <p>vi. The models must be amended to reflect any further modifications to the approval that affect the external appearance of the building.</p>	Please provide evidence of submission of the 1:500 are built as scale model to council	Kann Finch / University of Sydney
B7	<p><b>Submission of Electronic Models</b></p> <p>d. 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>e. The data required to be submitted within the surveyed location must include and identify:</p> <p>iv. building design above and below ground in accordance with the development consent;</p> <p>v. all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;</p> <p>vi. property boundaries and the kerb lines adjacent to the site.</p> <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>f. Within the DGN or DWG file each identified structure,</p>	Please provide evidence of submission of the 'as built' 1:1 electronic model to Council with the application for Completion Certificate	Kann Finch

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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.

- g. The electronic model must be constructed in accordance with the City's electronic data protocol. The protocol provides specific details of the information required to be shown and is available online at [www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDAasp](http://www.cityofsydney.nsw.gov.au/Development/DevelopmentApplicationGuide/PreparingandLodgingDAasp). 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.
- h. 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.

Note: The submitted model/data must be amended to reflect any modifications to the approval that affect the location of any of the underground services or structures and/or external configuration of building above ground.

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B8	<b><u>Heritage Interpretation Strategy</u></b>	Please provide evidence of Council's satisfaction with the implementation of the Heritage Interpretation strategy with the applications for Completion Certificate	Heritage Consultant
	<ul style="list-style-type: none"><li>d. An interpretation strategy for the site and archaeological features must be submitted to and approved by council prior to the certification of Crown Building works.</li><li>e. The interpretation strategy must detail how information on the history and significance of the site and archaeological features will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used. The strategy must detail:<ul style="list-style-type: none"><li>5. The site prior to non-indigenous occupation.</li><li>6. Interpretation of the Victorian street pattern, including the street names being incorporated into the new development.</li><li>7. The interpretation of any significant archaeological features should be included in the proposal. Of particular potential for interpretation, is the southeastern corner of the site (Archaeological Area 8) which has potential for the remains of a shop at the corner of Abercrombie and Codrington Streets and for deposits along the line of Black wattle Creek that may require further detailed archaeological excavation. Evidence of the shop and Blackwattle Swamp Creek should be included in the landscape design of open space on the corner of Abercrombie and Codrington Streets.</li><li>8. Interpretation of other archaeological findings other than the remains of the former shop including the remains of any other terrace houses. As these may be in the area proposed for open space, interpretation such as retention of footings is feasible.</li><li>9. Elements such as any evidences of the historic street alignments and subdivision pattern such</li></ul></li></ul>		

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	<p>as stone kerbs, foundation walls, fences, etc. contribute to the significance of the area.</p> <p>10. The Joinery Shop building and early use of the area by the university.</p> <p>f. Prior to occupation certificate being issued the approved interpretation strategy must be implemented to the satisfaction of council.</p>		
B25 MOD 03	<p><b><u>Landscape Plans</u></b></p> <p>(a) Detailed landscape plans for both the Business School Building and Student Accommodation Building components of the Abercrombie Precinct Redevelopment, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Director General prior to:</p> <p>(i) the next certification of Crown Building Works (CC5 - Remainder of Structure) for the Business School Building; and</p> <p>(ii) the certification of Crown Building Works for above ground works for the Student Accommodation Building.</p> <p>(b) The plans must include:</p> <p>(i) location of existing and proposed structures on the site including existing trees (if applicable);</p> <p>(ii) details of earthworks including mounding and retaining walls and planter boxes (if applicable);</p> <p>(iii) location, numbers and type of plant species;</p> <p>(iv) details of planting procedure and maintenance; and</p> <p>(v) details of drainage and watering systems.</p> <p>(c) The Business School Building landscape plan must also provide details for the installation of photo-voltaic cells on the roof the Business School as per the drawing prepared by John Holland, 'Indicative location of potential Photo voltaic Cells' dated 23-01-14.</p> <p>(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.</p> <p>(e) All landscaping in the approved plans is to be completed prior to occupation or commencement of use of the corresponding building.</p>	Please provide a copy of the landscaping maintenance plan along with a statement confirming access for maintenance of all landscaping is to be maintained at all times.	Landscape Architect
F1	<p><b><u>Pedestrian and Bicycle Access Improvements</u></b></p> <p>Prior to the issue of an occupation certificate for the Business School Building, 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.</p>	Please provide a statement confirming the Pedestrian and Bicycle access improvements have been completed in accordance with the Pedestrian and Bicycle Access Strategy condition A7 and that capital investment value is more than \$2 million	University of Sydney / John Holland Group
F2	<p><b><u>Workplace Travel Plan and Travel Access Guide</u></b></p> <p>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 Certifying Authority.</p>	Please provide a copy of the workplace Travel Plan and Transport Access Guide with the application for Completion Certificate	University of Sydney
F3	<p><b><u>Treatment of Vehicular Entry</u></b></p> <p>In order to improve the appearance of the building when viewed from the street, any part of the walls and ceilings</p>	Please provide a statement from the Kann Finch confirming compliance with	Kann Finch

	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.	this condition is achieved on site	
F4	<p><b><u>Signs at Egress</u></b></p> <p>To ensure that the safety of pedestrians is maintained, the following signs must be provided and maintained within the site at the point of vehicle egress:</p> <ol style="list-style-type: none"> <li>compelling drivers to stop before proceeding onto the public way</li> <li>compelling drivers to "Give Way to Pedestrians" before crossing the footway.</li> </ol>	Please provide a statement confirming the signage required by this condition has been installed on site	John Holland Group
F5	<p><b><u>Mechanical Ventilation</u></b></p> <p>Following completion, installation and testing of all the 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:</p>	Please provide a statement from the mechanical contractor confirming the installation with BCA 2012 Part E2 and F4, AS1668.1 – 1998, AS1668.2 – 1991 and the Fire Engineering Report	Mechanical Contractor
F6	<p><b><u>Mandelbaum House</u></b></p> <p>Prior to the issue of an occupation certificate the Proponent must demonstrate to the PCA that it has provided Mandelbaum House (385 Abercrombie St - 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 that 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.</p>	Please provide evidence of provision to Mandelbaum House of appropriate security fencing, access to accessible carparking space and servicing and rubbish removal, along with evidence of Mandelbaum House's agreement with the provisions	University of Sydney / John Holland Group
F7	<p><b><u>Road Damage</u></b></p> <p>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.</p>	Please provide evidence that the cost of repairing damage to Council assets have been met in full, along with council's agreement of the amount payable	John Holland Group
F8	<p><b><u>Road Closure</u></b></p> <p>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.</p>	Please provide evidence that the titles of the roads closed as a result of the project have been transferred to the University	University of Sydney
F9	<p><b><u>Registration of Easements</u></b></p> <p>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.</p>	Within 12 Months or issuance of the Completion Certificate, please provide evidence of the consolidation of lots, along with evidence of lodgement of registration with NSW Land and Property Information	University of Sydney
F10	<p><b><u>Sydney Water Compliance</u></b></p> <p>A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.</p> <p>Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> then follow the "e- Developer"</p>	Please provide a copy of the section 73 Compliance Certificate	Hydraulic Engineer

	<p>icon or telephone 13 20 92 for assistance.</p> <p>The Section 73 Certificate must be submitted to the PCA prior to issue of the occupation certificate in the case of buildings or works or issue of a subdivision certificate, in the case of subdivision.</p>		
F11	<p><b><u>Fire Safety Certificate</u></b></p> <p>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.</p>	Please provide a copy of the Final Fire Safety Contractor Certificate with the application for Completion Certificate	John Holland Group
F12	<p><b><u>Structural Inspection Certificate</u></b></p> <p>A Structural Inspection Certificate for any structural work is to be obtained prior to the operation of the facilities the subject of this approval.</p>	Please provide a copy of the structural inspection certificate prepared by a suitably qualified structural engineer (NFER) with the application for Completion Certificate	Structural Engineer
F13	<p><b><u>Post-Construction Dilapidation Report</u></b></p> <p>The proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works.</p> <ul style="list-style-type: none"> <li>• This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.</li> <li>• The report is to be submitted to the PCA In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must: <ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions,</li> <li>ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>• A copy of this report is to be forwarded to the department and council.</li> </ul>	Please provide a copy of the post-construction dilapidation report, along with written confirmation from Council that there is no adverse structural impact to the assets.	Structural Engineer / University of Sydney
Commitment: Section 94 Contributions	The payment and delivery of contributions (as relevant) will be separately negotiated with the relevant authorities, if no exemption is granted by the Minister	Prior to issue of an initial Occupation Certificate (or equivalent certification)	
<b>During Operations</b>			
A11	<p><b><u>Dedicated of Splay</u></b></p> <p>The owner must dedicate for road purposes, free of cost to council, a 2.5 m by 2.5 m 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.</p>	To be completed within 12 months of issuance of Completion Certificate	University of Sydney
G1	<p><b><u>Building Energy Rating</u></b></p> <p>(a) The Business School Building shall implement operational and design measures to target a 5 Star - Education v1 rating.</p> <p>(b) The Student Accommodation Building shall implement operational and design measures to target a 5 star green star rating.</p>	To be complied with during use	University of Sydney
G2	<b><u>Annual Fire Safety Certification</u></b>	To be complied with during	University of

	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. This 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.	use	Sydney
G3	<b><u>Loading &amp; Unloading</u></b> All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the subject site at all times.	To be complied with during use	University of Sydney
G4	<b><u>Unobstructed Driveways and Parking Areas</u></b> All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.	To be complied with during use	University of Sydney
G5	<b><u>Noise Control – Operational</u></b> 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 complied with during use	University of Sydney
G6	<b><u>Noise Control – Plant and Machinery</u></b> 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 complied with during use	University of Sydney
G7	<b><u>Storage of Hazardous or Toxic Material</u></b> Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.	To be complied with during use	University of Sydney
G8	<b><u>Public Way to be Unobstructed</u></b> The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.	To be complied with during use	University of Sydney
G9	<b><u>External Lighting</u></b> External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Proponent shall submit to the approval authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.	To be complied with during use	University of Sydney
G10	<b><u>Darlington Lane Road Network Arrangements</u></b> Within six months of the commencement of use of the business school building, a separate application must be made to council's City Infrastructure and Traffic Operations Unit for the change to the road network.		

Note: Details on the information required to be submitted

as part of this application and the process which is required to be undertaken is available from council's traffic Operations team.

Commitment: A final plan of subdivision and a section 888 instrument will be submitted prior to occupation of the building  
 Subdivision: Prior to issue of an Occupation Certificate (or equivalent certification)

**Advisory Notes**

A1 **Development Description** Note  
 Except as amended by the conditions of this approval, development approval is granted only to carrying out the development as described in Schedule 1.

A2 **Development in Accordance with Plans and Documents** Note  
 MOD 3

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) Section 75W Modification titled Section 75W Modification Project Approval (MP07\_0158) Abercrombie Precinct Redevelopment, University of Sydney, prepared by McKenzie Group Consulting Planning, dated August 2013;
- (d) Response to Submissions titled Response to Submissions Section 75W Modification Application (MP07\_0158 MOD 2), prepared by McKenzie Group Consulting Planning , dated October 2013;
- (e) Section 75W Modification titled Modification to University of Sydney Abercrombie Precinct Redevelopment (MP07\_0158), prepared by JBA Planning, dated 11 October 2013;
- (f) Response to Submissions titled University of Sydney Abercrombie Precinct Redevelopment (MP07\_0158) MOD 3, prepared by The University of Sydney, dated 12 December 2013
- (g) The following drawings, except for:
  - (i) any modifications which are Exempt' or Complying Development;
  - (ii) as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
  - (iii) otherwise provided by the conditions of this approval.

<b>Architectural (or Design) Drawings prepared by Kannfinch and Nettleton Tribe</b>			
Drawing No.	Revision	Name of Plan	Date
A1001	E	SITE ANALYSIS	18/07/13
A1003	E	EXTENT OF WORKS	18/07/13
A1004	A	EXISTING SUBDIVISION PLAN	13/04/12
A1005	B	EXISTING SITE & DEMOLITION	12/07/12
A1006	B	PROPOSED SITE OVERVIEW	12/07/12
A2200	F	PLAN - LOWER GROUND	29/07/13



A2201	F	PLAN - CAR PARK LEVEL	29/07/13
A2202	F	PLAN -GROUND FLOOR	29/07/13
A2203	F	PLAN - MEZZANINE	29/07/13
A2204	F	PLAN - LEVEL 01	29/07/13
A2205	F	PLAN - LEVEL 02	29/07/13
A2206	F	PLAN - LEVEL 03	29/07/13
A2207	F	PLAN - LEVEL 04	29/07/13
A2208	F	PLAN - LEVEL 05	29/07/13
A2209	F	PLAN - ROOF	29/07/13
A2210	F	PLAN - BASEMENT	29/07/13
A3000	F	RENDERED ELEVATIONS- ABERCROMBIE STREET	29/07/13
A3001	F	RENDERED ELEVATIONS - CODRINGTON STREET & DARLINGTON LANE	29/07/13
A3002	F	RENDERED ELEVATIONS - WEST ELEVATION FACING SCHOOL	29/07/13
A3100	F	SECTIONS A & B	29/07/13
A3101	F	SECTIONS C & D	29/07/13
A9000	D	FINISHES - MATERIALS/USBS	04/12/13
TTW-BUS-CIV-SKT-110	P1	DARLINGTON LANE KERB AND PAVEMENT WORKS	03/10/13
MCG-BUS-LDS-DWG	N/A	SUBSTATION PLAN AND DARLINGTON LANE ELEVATION	N/A
A9001	B	FINISHES- MATERIALS I STUDENT HOUSING	12/07/12
4001 DA01-F	F	BASEMENT PLAN	06/02/14
4001 DA02-F	F	GROUND FLOOR PLAN	06/02/14
4001 DA03-F	F	LEVEL 1 & 2 PLAN	06/02/14
4001 DA04-F	F	LEVEL 3 & 4 PLAN	06/02/14
4001 DA05-F	F	ROOF PLAN	04/12/13
4001 DA06-F	F	ELEVATIONS	06/02/14
4001 DA07-F	F	ELEVATIONS	06/02/14
4001 DA08-F	F	SECTIONS	06/02/14

	4001 DA10-F	F	BASEMENT PLAN	06/02/14	
	4001 DA11-F	F	FACADE DETAILING	06/02/14	
	LAN-D- 001	D	LANDSCAPE PLAN	08/10/13	
	LAN-D- 002	D	TYPICAL LANDSCAPE SECTIONS	08/10/13	
	LAN-D- 003	D	PLANTING PALETTE	08/10/13	
A3	<b><u>Inconsistency Between Documents</u></b>				Note
	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 the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail				
A4	<b><u>Development Expenses</u></b>				Note
	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.				
A5	<b><u>Limits of Approval</u></b>				Note
	This approval will lapse five years from the date of approval unless the building works associated with the project have physically commenced.				
A6	<b><u>Café Use – Separate DA Required</u></b>				Note
	A separate development application for the fitout and use of the cafe must be submitted to and approved by council prior to that fitout or use commencing.				
A7 MOD1	<b><u>University Darlington Precinct Pedestrian and Bicycle Access Strategy</u></b>				Pedestrian and Bicycle Access strategy for university campus to be prepared and approved by the Director General
	By 30 September 2013 the Proponent shall prepare a Pedestrian and Bicycle Access Strategy for the areas of the Sydney University Campus within Darlington to the satisfaction of the Director-General. The plan must:				University of Sydney
	<ul style="list-style-type: none"> <li>a. Be prepared in consultation with the SMDA, Council and the local and University communities;</li> <li>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;</li> <li>c. Identify key pedestrian and cycle access routes;</li> <li>d. Quantify current and likely future pedestrian volumes on these routes and identify key hazards, road crossings and pinch points;</li> <li>e. Set out a detailed pedestrian and cycling access improvement strategy, including detailed plans for improving safety and amenity, demonstrating that the issues identified in (d) above would be addressed;</li> <li>f. Provide detailed castings, timeframes and mechanisms for the implementation of the access improvements identified; and</li> <li>g. Identify those works to be completed prior to the occupation of the Business School, provided in lieu</li> </ul>				

	of developer contributions (see condition F1).	
A8	<p><b><u>Prescribed Conditions</u></b></p> <p>The Proponent shall comply with all relevant prescribed conditions of development approval under Part 6, Division 8A of the Regulation.</p>	Note
A12	<p><b><u>Legal Notices</u></b></p> <p>Any advice or notice to the approval authority shall be served on the Director-General.</p>	Note
A13 MOD 3	<p><b><u>Access To Information</u></b></p> <p>The proponent shall:</p> <p>(a) make the following information publicly available on its website:</p> <ul style="list-style-type: none"> <li>• a copy of the Construction Environmental Management Plan. Noise Management Plan. Waste Management Plan and Compliance Report required under conditions of this approval;</li> <li>• a comprehensive summary of monitoring result of the project. which have been reported in accordance with the various plans approved under the conditions of this approval;</li> <li>• 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.</li> </ul> <p>(b) keep this information up to date, to the satisfaction of the Director-General.</p>	Note
AN1	<p><b><u>Appeals</u></b></p> <p>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).</p>	Note
AN2	<p><b><u>Other Approvals and Permits</u></b></p> <p>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.</p>	Note
AN3	<p><b><u>Responsibility for other approvals/agreements</u></b></p> <p>The proponent is solely responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.</p>	Note
AN5	<p><b><u>Temporary Structures</u></b></p> <p>a. An approval under State Environmental Planning Policy (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 Building Code of Australia.</p>	Note

	<p>b. Structural certification from an appropriately qualified practicing structural engineer must be submitted to council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.</p>	
AN6	<p><b><u>Disability Discrimination Act</u></b></p> <p>This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The 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 Building Code of Australia which references AS 1428.1- Design for Access and Mobility. AS1428 Parts 2, 3 &amp; 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.</p>	Note
AN7	<p><b><u>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</u></b></p> <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 &amp; 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 to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for noncompliance with the Commonwealth legislation.</p>	Note
AN8	<p><b><u>Asbestos Removal</u></b></p> <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>	Note
AN9	<p><b><u>Site Contamination issues during Construction</u></b></p> <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 be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the department.</p>	Note
AN10	<p><b><u>Impact of Below Ground (Sub-Surface) Works – Non-Aboriginal Relics</u></b></p>	Note

	<p>If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area.</p>		
AN11	<p><b><u>Discovery of Aboriginal Heritage</u></b></p> <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>	Note	
B20	<p><b><u>Changes to Kerb Side Parking Restrictions</u></b></p> <p>All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer</p>	Note	Note
Commitment: Design	<p>The proposed development (New Business School and Student Accommodation) will be constructed in accordance with the plans. The plans will be amended to incorporate to the response to submissions.</p>	Ongoing upon approval	