

Draft Suggested Conditions to address TfNSW Issues

1. Prior to the issue of the relevant Construction Certificate for the building, written endorsement from TfNSW shall be provided to the Principal Certifying Authority for the following documentation:
 - a. Building services studies, identifying the location of existing services and any impacts associated with their relocation or decommissioning.
 - b. Geotechnical and Structural reports and drawings.
 - c. Construction Fire Safety Report
2. Prior to the issue of the relevant Construction Certificate for the building, written endorsement from TfNSW shall be provided to the Principal Certifying Authority identifying that the following issues have been satisfactorily resolved under the Project Delivery Agreement:
 - a. Relocation / augmentation of services
 - b. Management of the existing retail tenancies
 - c. Emergency evacuation
 - d. Temporary access to the Station during construction
 - e. Sydney Trains operations
 - f. Selection of materials for the Transit Hall and walkways
 - g. The hours of operation of the Transit Hall
 - h. The detailed design complies with the relevant ASA or Sydney Trains Standards
3. The Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the development and as required by the various public utility authorities and/or their agents.
4. The relocation of any TfNSW services or infrastructure as a direct result of the proposed development are to be at the Applicant's cost and to TfNSW requirements and standards.
5. Soil erosion and sediment control measures shall be designed in accordance with the document Managing Urban Stormwater - Soils & Construction Volume 1 (200a) by Landcom. Details are to be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate for below ground works.
6. See City of Sydney Recommended Condition (19)
7. Prior to the commencement of any works on the Site, a Construction Management Plan (CMP) shall be prepared in consultation with all TfNSW stakeholders, and submitted to the PCA. The CMP shall be informed by the Construction Management Plan submitted with the EIS. The Plan shall address, but not be limited to, the following matters where relevant:
 - a. evacuation and emergency egress capacity;
 - b. the staging of works and simultaneous construction with other projects in the Wynyard Precinct;
 - c. hours of work;
 - d. 24 hour contact details of site manager;
 - e. traffic management;
 - f. construction noise and vibration management, prepared by a suitably qualified person;
 - g. management of dust to protect the amenity of the neighbourhood;
 - h. use of hoardings and scaffolding;
 - i. way-finding signage;
 - j. erosion and sediment control;
 - k. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site;

- l. air quality management including issues associated with odour, minimising dust on site and prevention of dust from leaving the site during construction works; and
 - m. incorporation of all acoustic management and treatments.
- 8. Prior to the issue of a Construction Certificate the Applicant is to provide evidence to the PCA that it has provided TfNSW with its milestone construction program.
- 9. Prior to the commencement of any works on the Site, a Construction 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 TfNSW, the RMS, and the Transport Management Centre (TMC). The Plan shall address, but not be limited to, the following matters:
 - a. buses on Carrington Street,
 - b. potential interface with the CBD Light Rail,
 - c. ingress and egress of vehicles to the Site,
 - d. loading and unloading, including construction zones,
 - e. the staging of works and simultaneous construction with other projects in the Wynyard Precinct;
 - f. predicted traffic volumes, types and routes, and
 - g. pedestrian and traffic management methods.The Applicant shall submit a copy of the final Plan to TMC, prior to the commencement of work.
- 10. Prior to the commencement of construction activities, a detailed Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the PCA. The Plan shall include, but not be limited to:
 - a. identification of each work area, site compound and access route (both private and public);
 - b. Identification of the specific activities that will be carried out and associated noise sources at the premises and access routes;
 - c. Identification of all potentially affected sensitive receivers;
 - d. The construction noise objectives identified in accordance with the Interim Construction Noise Guidelines (DECC 2009);
 - e. Assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in (d);
 - f. Where the objectives are predicted to be exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts;
 - g. Description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of operational noise control barriers;
 - h. Procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; and
 - i. Measures to monitor noise performance and respond to complaints.
- 11. A Road Occupancy Licence (ROL) must be obtained from the Transport Management Centre (TMC) for any activity likely to impact on the operational efficiency of the road network. The ROL allows the applicant to use a specified road space at approved times, provided certain conditions are met. Applicant's must allow a minimum of 10 working days for processing from date of receipt. Traffic Control Plans are to accompany each ROL application.

12. The development 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 the relevant Construction Certificate drawings.
13. The Wynyard Lane shared zone is subject to a further approval from the RMS. Upon receiving approval from the RMS, the proponent is required to submit details to the City for endorsement and approvals by the Central Sydney Traffic and Transport Committee and the Local Pedestrian Cycling and Traffic Calming Committee. In the event the shared zone is not approved, the public domain within Wynyard Lane will be made good to City of Sydney standards.
14. Prior to the commencement of any works on the Site, a detailed Construction Waste Management Plan prepared by a suitably qualified person, in consultation with TfNSW, shall be submitted to the PCA. The Plan shall address, but not be limited to, the following matters:
 - a. recycling of demolition materials including concrete; and
 - b. removal of hazardous materials and disposal at 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.The Applicant shall submit a copy of the Plan to the department, TfNSW and the Council, prior to commencement of work.
15. A way finding signage strategy is to be prepared in accordance with Transport NSW guidelines and in consultation with Transport NSW and submitted for approval prior to the final Occupation Certificate for the site. The signage strategy must include information and scale drawings of the location, type, construction, materials and total number of signs appropriate for the building.