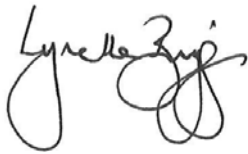


# Concept Approval


## Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, and in accordance with the decision of the Land and Environment Court on 18 November 2014 (Amended under Rules 36.16 & 36.17 of the UCPR on 5 December 2014 and 21 May 2015) to uphold appeal proceedings No. 10350 of 2013, the Planning Assessment Commission of NSW (Commission) determines:

- (a) pursuant to section 75O and section s75Q(3) of the *Environmental Planning and Assessment Act 1979*, to approve the Concept Plan referred to in Schedule 1, subject to the terms of approval and modifications in Schedule 2 and the Statement of Commitments in Schedule 3, as determined by the Court;
- (b) pursuant to Section 75P(1)(a) and 75P(2)(c) of the *Environmental Planning and Assessment Act 1979*, that the further environmental assessment requirements for approval to carry out the development are as set out in Schedule 4; and
- (c) pursuant to Section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, that all future stages of the Concept Plan approval are to be subject to Part 4 of the *Environmental Planning and Assessment Act 1979*.



**Lynelle Briggs AO**  
**Chair of the Commission**



**Abigail Goldberg**  
**Member of the Commission**

Sydney

18 June 2015

## SCHEDULE 1

### PART A: PARTICULARS

<b>Application No.:</b>	MP 10_0231
<b>Proponent:</b>	Australian Catholic University Limited
<b>Approval Authority:</b>	Minister for Planning
<b>Land:</b>	167-169 Albert Road and 179 Albert Road, Strathfield
<b>Project:</b>	Upgrading of the Australian Catholic University, Strathfield, including: <ul style="list-style-type: none"><li>• increase in Campus population</li><li>• increase in hours and days of operation</li><li>• indicative building envelopes for educational facilities;</li><li>• basement level car parking;</li><li>• road works to support the development;</li><li>• pedestrian linkages and landscaping; and;</li><li>• staging of development into four separate and sequential construction stages.</li></ul>

### PART B: NOTES RELATING TO THE DETERMINATION OF MP No. 10\_0231

#### **Responsibility for other approvals/ agreements**

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

#### **Legal notices**

Any advice or notice to the approval authority shall be served on the Secretary.

### PART C: DEFINITIONS

<b>Act</b>	means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
<b>Campus</b>	means the sites consisting of the 'Main campus' (Mount Saint Mary) at 179 Albert Road and the 'Edward Clancy Building campus' at 167-169 Albert Road, and the Regulated Land.
<b>Campus population</b>	means the number of staff and students on Campus.
<b>Council</b>	means Strathfield Council.
<b>Department</b>	means the Department of Planning & Environment or its successors.
<b>Environmental Assessment (EA)</b>	means the Environmental Assessment prepared by Hassell dated December 2011.
<b>Minister</b>	means the Minister for Planning.
<b>MP No. 10_0231</b>	means the Major Project described in the Proponent's Environmental Assessment as amended by the Preferred Project Report.
<b>Preferred Project Report (PPR)</b>	means the Preferred Project Report and Response to Submissions prepared by Hassell dated July 2012.

<b>Regulated Land</b>	means St Patrick’s College, being Lot 12 DP 109557 1 Francis Street, Strathfield; and the former Seventh Day Adventist School, being Lot 1 DP585098, 149-161 Albert Road, Strathfield; but only those parts of the land used by the Proponent for the purposes of any academic or administrative activities, consistent with its function as a tertiary educational establishment.  <b>Note:</b> <i>The Concept Plan approval does not of itself authorise the use of the Regulated Land for any activity undertaken by the Proponent for the purposes of a tertiary educational and research establishment. Any such use must be authorised under a separate approval and/or development consent.</i>
<b>Response to Preferred Project Report Submissions</b>	means the Response to Preferred Project Report Submissions prepared by Hassell dated 23 October 2012.
<b>Proponent</b>	means Australian Catholic University Limited or any party acting upon this approval.
<b>Secretary</b>	means the Secretary of the Department or that person’s nominee.

***End of Schedule 1***

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## SCHEDULE 2

### PART A – TERMS OF APPROVAL

#### A1. DEVELOPMENT DESCRIPTION

Concept Plan approval is granted to the following development as described below:

- (a) a maximum of 2,200 people on the Campus at any one time;
- (b) increase in hours and days of operation;
- (c) 6 new building envelopes to a maximum height of 4 storeys;
- (d) total on-site car parking for 747 vehicles: 717 to be used by the Australian Catholic University; and 30 to be used by St Patrick's College, Strathfield;
- (e) road works to support the development;
- (f) pedestrian linkages and landscaping throughout the site; and
- (g) staging of the development in four stages.

subject to compliance with the terms and modifications of this approval.

#### A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The approval shall be generally in accordance with MP 10\_0231 and the Environmental Assessment prepared by Hassell dated December 2011, except where amended by the Preferred Project Report prepared by Hassell dated July 2012 and Response to Preferred Project Report Submissions prepared by Hassell dated 23 October 2012 and the letter from Urbis to Clayton Utz dated 5 December 2013 and the following drawings:

Concept Plan Drawings prepared by Hassell	
Name of Plan	Date
Precinct 1 -South Eastern	July 2012
Precinct 1 -Elevation and Cross Section Diagrams	July 2012
Precinct 2 -Eastern	July 2012
Precinct 2 -Elevation and Cross Section Diagrams	July 2012
Precinct 3 -Western	July 2012
Precinct 3 -Elevation and Cross Section Diagrams	July 2012
Precinct 4 -General	July 2012
Precinct 4 -Elevation and Cross Section Diagrams	July 2012
Proposed Aerial View	July 2012
Illustrative Concept Plan	July 2012
Tree Removal Plan	July 2012

except for as modified by the updated drawings – Exhibit L matter 10350 of 2013 filed 20 June 2014 and the following pursuant to Section 75O(4) of the Act.

#### A3. CAR PARKING

- (a) The number of car parking spaces to be provided for the development shall comprise 747:
  - (i) 717 spaces for the use of staff and students of the Australian Catholic University; and
  - (ii) 30 spaces in the underground carpark in stage 1A to be used by St Patrick's College.

- (b) Car parking is to be allocated in accordance with the information provided in the Response to Preferred Project Report Submissions prepared by Hassell dated 23 October 2012.
- (c) The Proponent (or its successor, other legal entity, contractor or agent) must not introduce, operate, permit or implement any form of pay and/or timed parking restrictions to any on-site car parking spaces identified as part of this approval (being 717 car spaces identified in the Proponent's application).

**Reason:** Any form of pay and/or timed parking restrictions on-site, would encourage parking off-site in the nearby residential streets.

#### **A4. GREEN TRAVEL PLAN**

- (a) The submitted Green Travel Plan dated 17 October 2012 must be updated such that it is based upon the existing Campus population and existing mode share split.
- (b) The Green Travel Plan must set realistic mode share targets to provide for acceptable parking outcomes, particularly having regard to levels of on-street parking.
- (c) The Green Travel Plan must also provide details of future monitoring and what actions might be taken if the proposed mode share targets are not achieved.
- (d) The Green Travel Plan is to be prepared in consultation with Council, to the satisfaction of the Secretary.

Any future development application submitted in accordance with this Concept Plan approval must demonstrate where relevant that the mode share targets identified within the updated Green Travel Plan can be consistently complied with.

The Green Travel Plan is to be amended to provide sufficient changeover time between the morning and afternoon educational sessions to enable students attending the Campus in the morning to vacate the site prior to the arrival of students attending the Campus in the afternoon.

#### **A5. CAMPUS POPULATION**

##### **(a) Monday-Friday (excluding public holidays)**

Campus population may be increased to a maximum of 2,200 on the Campus at any one time, Monday to Friday, subject to the following matters being addressed:

- (i) No increase in Campus population allowed at any one time under the existing development consents until the car parking within stages 1A and 1B have been completed and are available for use;
- (ii) An increase to 1,800 people on the Campus at any one time once an occupation certificate has been issued for the additional car parking areas referred to in A5(i). A copy of the occupation certificate as issued must be provided to the satisfaction of the Secretary prior to any increase to 1,800 people;
- (iii) An increase to 2,200 people on the Campus at any one time once the Proponent has demonstrated to the satisfaction of the Secretary that the mode share targets and reduced on-street parking associated with the university are being consistently achieved for no less than 48 consecutive months in accordance with the requirements of the CTMP as required in Term of Approval A6; and
- (iv) For the avoidance of doubt, for the purposes of controlling and limiting the campus population, the definition of 'Campus' under this condition includes those parts of the Regulated Land which the Proponent uses for the purposes of any academic or administrative activities, consistent with its function as a tertiary educational and research establishment.

**(b) Weekends**

On a Saturday or Sunday or Public Holiday

- (i) the Campus is to be used only by postgraduate classes;
- (ii) the Campus is to be used only by students using the library and/or for events held by the Proponent or another group for educational or ecclesiastical purposes;
- (iii) the relevant Campus population at any one time must not exceed the equivalent number of on-site car parking spaces provided on the Campus at the relevant time of use; and
- (iv) if an event is proposed to be held on the Campus on an occasional basis by the Proponent or another group, for educational or ecclesiastical purposes, and the event will generate a greater Campus population than the number of available on-site car parking spaces, the Proponent must:
  - (1) only allow a maximum of six (6) such events per year;
  - (2) notify Council no later than 14 days prior to the event;
  - (3) notify the community by a notice in a local newspaper, no later than 14 days prior to the event; and
  - (4) notify the community by a notice on the Campus homepage, no later than 14 days prior to the event, for a period of 14 days.
- (v) The Proponent is to provide an annual record of events held on the Campus on weekends and public holidays (including time, date, purpose and number of population) to the Council.

**A6. CAMPUS TRAVEL AND MONITORING PLAN**

- (a) Prior to any development applications being submitted in accordance with this Concept Plan approval, the Proponent must prepare and submit a Campus Travel and Monitoring Plan (CTMP), in consultation with Council, to the satisfaction of the Secretary.
- (b) The CTMP, which must be prepared by suitably qualified person/s agreed to by the Secretary, must monitor the travel behaviour of students and staff consistent with the objectives and mode share targets of the Green Travel Plan (Term of Approval A4) and secondly, monitor Campus population at any one time consistent with the staged increase in Campus population in Term of Approval A5.
- (c) The CTMP must include but not be limited to the following:
  - (i) clear mode share targets consistent with those set out in the Green Travel Plan;
  - (ii) a robust methodology and monitoring/auditing program to identify the travel behaviour of students and staff to and from the Campus at appropriate times throughout the academic year, and to monitor Campus population at any one time;
  - (iii) monitoring regimes for: student and staff travel behaviour having regard to the mode share targets identified in the Green Travel Plan (A4), and on-site Campus population at any one time having regard to the key milestones in Term of Approval A5(a);
  - (iv) details regarding frequency of monitoring for: student and staff travel and Campus population at any one time with a particular emphasis on monitoring over the peak times of each semester within the academic year with the need for at least 7 consecutive days monitoring at any one time;

- (v) measures for dealing with any exceedences of the Campus population specified in Term of Approval A5(a);
  - (vi) contingency measures to be adopted should the monitoring of student and staff travel or individual campus milestones identify inconsistencies with the mode share targets and onsite Campus population; and
  - (vii) communication strategies regarding the dissemination of monitoring results to the Secretary, Council, students and staff, and the wider community, including publication on the university website.
- (d) An annual report containing the results of monitoring undertaken pursuant to the CTMP should be provided to the Secretary for three years after any permitted increase in Campus population to 2,200. A copy of the monitoring report should be provided to Council for information and record.

#### **A7. HOURS OF OPERATION**

- (a) The hours of operation of the university are limited to:
  - (i) 7.00am to 10.00pm on Monday to Friday; and
  - (ii) 8.00am to 5.00pm on Saturday and Sunday.
- (b) Students and staff are not permitted on the site prior to 7.00am or after 10.00pm.
- (c) No classes are permitted to commence prior to 8.00am or finish later than 8.00pm.
- (d) Use of the library is permitted during the above hours.

#### **A8. STAGING OF DEVELOPMENT**

- (a) The Concept Plan is a proposal for the approval of new building envelopes, parking and other associated works for the Australian Catholic University Strathfield Campus within four designated Precincts implemented in the following four separate construction stages:
  - (i) **Stage 1A** involves the construction of an underground car park in the north-western corner of the campus containing 262 car spaces for the Proponent and 30 spaces for St Patrick's college which is immediately adjacent to the university campus.
  - (ii) **Stage 1B** provides for a Precinct 1 building envelope for a proposed library learning commons building with basement car park containing 174 car spaces. Further associated works proposed in Precinct 1 include widening the main gate exit from the campus.
  - (ii) **Stage 2** requires the demolition of existing handball courts, refurbishment and reuse of the existing library as well as a new Precinct 4 building envelope which will contain new buildings for services, storage and educational uses;
  - (iii) **Stage 3** relates to works within a Precinct 2 building envelope, which will contain a new building for educational uses, lecture theatres and research space and ground level parking for 70 spaces;
  - (iv) **Stage 4** provides for the Precinct 3 building envelope containing a new arts and science building with basement car parking for 158 cars.
- (b) The construction of Precinct 1, under Stage 1B, must not commence until the Stage 1A underground car park has been constructed and a final occupation certificate issued.  
**Reason:** To prevent a short to medium term loss of on-site parking.]
- (c) The stages outlined above are contingent on each other and are required to be carried out in the order listed in Term of Approval A8(a).]

#### **A9. COMPLAINTS HANDLING REGISTER**

- (a) The Proponent is to create a complaints handling system, together with an associated register of complaints (Register of Complaints).
- (b) The Register of Complaints must be made available to Council upon a written request being made.
- (c) Details of the complaints handling system must be made available to members of the public and be easily located on the campus website.
- (d) Upon receipt of any complaint, the Proponent must inform the complainant in writing, within a reasonable time frame, of the measures the ACU proposes and/or has taken to address the subject matter of the complaint.
- (e) A copy of the written response to the issues raised by a complaint and details of any action taken must be recorded in the Register of Complaints.

**Note:** The Proponent is responsible to ensure that personal information is kept confidential, in accordance with the relevant statutory requirements, and take all reasonable measures to advise members of the public of that requirement.

#### **A10. LAPSING OF APPROVAL**

Approval of the Concept Plan shall lapse 5 years after the determination date shown above in this Instrument of Approval, unless an application is submitted to carry out a project or development which concept approval has been given.

#### **A11. INCONSISTENCY BETWEEN DOCUMENTATION**

In the event of any inconsistency between Terms of Approval or modifications of the Concept Plan approval identified in this approval and the drawings / documents including Statement of Commitments referred to above, the Terms of Approval and modifications of the Concept Plan shall prevail.

### **PART B – MODIFICATIONS**

#### **B1. STUDENT NUMBERS**

Deletion of the student enrolments cap of 4,800 students and reference to Equivalent Full Time Student Loads.

#### **B2. TREE REMOVAL**

Approval is given for the removal of the following trees (as identified in the attached plan prepared by Denny Linker & Co and dated 15 May 2010): **2, 4, 5, 6, A11, 26, 54, 55, 56, 57 and A7.**

**Note:** Some further trees are also proposed to be transplanted.

***End of Schedule 2***

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## SCHEDULE 3

### STATEMENT OF COMMITMENTS

[Source: Preferred Project Report, with additional changes made by ACU to items 1.1, 1.2, 6.1, 10.11.11.1, 11.2 and 11.3]

#### 5.0 Final Statement of Commitments

In accordance with the former Part 3A of the *EP&A Act* 1979, the following are the commitments made by the ACU to manage and minimise potential impacts arising from the proposal. These commitments replace those in the EA.

Key changes from the draft Statement of Commitments are provided in **bold and underline** and ~~striketrough~~ below.

**The commitments made below are subject to the Terms of Approval and modifications of any Concept Plan approval.**

Commitment		Timing
<b>General</b>		
1.1	The Concept Plan will, <b><u>subject to the Terms of Approval and modifications of any Concept Plan approval</u></b> , be implemented generally in accordance with the Environment Assessment prepared by HASSELL dated December 2011 <b><u>and the amendments as outlined in the Preferred Project Report dated June 2012.</u></b>	All subsequent details design stage and future development applications submitted.
1.2	<b><u>The proponent will, subject to the Terms of Approval and modifications of any Concept Plan approval, undertake biannual audits to confirm the daily campus population.</u></b>	<b><u>Biannual upon completion of the basement car park.</u></b>
<b><u>1.3</u></b>	All future development within the development precincts will be consistent with the 'Character Statement' for each precinct included at Section 3 of the Environmental Assessment.	All subsequent detailed design state and future development application submitted.
<b>Ecologically Sustainable Development</b>		
2.1	The proponent's Ecologically Sustainable Development Officer will identify an appropriate future green star design target for future development.	All subsequent detailed design stage and future development application submitted.
<b>Transport and Accessibility</b>		

Commitment		Timing
3.1	The proponent will continue to provide a shuttle bus service between the campus and Strathfield Railway Station to improve connection of the campus to high frequency and high capacity public transport services. <b><u>The proponent will undertake annual travel surveys to demonstrate the ongoing use of the shuttle bus service.</u></b>	Subsequent detailed design stage and future development applications.  <b><u>Annual travel surveys to accompany future development applications.</u></b>
3.2	A committee will be appointed to implement programs and initiatives within the campus to promote increased use of public transport services and car pooling opportunities.	To be implemented by the proponent following approval of the Concept Plan and as part of each subsequent detailed development applications.
3.3	The proponent, in partnership with the State Transit Authority, will continue to investigate opportunities to increase the frequency and provision of bus services to the ACU Strathfield campus.	To be undertaken by the proponent during detailed design and future operation of the campus.
3.4	The proponent will investigate providing interest free loans to employees to purchase annual travel passes.	To be investigated by the proponent.
<b>Amenity</b>		
4.1	The proponent will ensure potential impacts on residential amenity caused by operations of the University are identified and minimised.	To be continued by the proponent.
<b>Community</b>		
5.1	The proponent will implement an ACU Neighbourhood Policy provide opportunities for external hire of halls, rooms and outdoor spaces for conferences and the like.	The <b><u>revised</u></b> Neighbourhood Policy will be implemented by the proponent following approval of the Concept Plan Application.
5.2	Opportunities for community education activities and shared used of learning spaces and library facilities with the surrounding community will be investigated.	To be implemented by the proponent as necessary following completion of each Stage.
<b>Staging</b>		
6.1	The new development precincts will, <b><u>subject to the Terms of Approval and modifications of any Concept Plan approval,</u></b> generally be developed in accordance with the Staging	All future development applications to demonstrate compliance.

Commitment		Timing
	plan at Section 3.7 of the Environmental Assessment prepared by HASSELL dated December 2011 <b><u>as amended by the Preferred Project Report dated June 2012.</u></b>	
Contamination		
7.1	A detailed site contamination assessment will be undertaken for future detailed development applications to assess the contamination status of the Underground Storage Tanks and Areas of Environmental Concern.	To be prepared and submitted with the development application for Stage 1 works.
7.2	During future demolition works, care will be taken and should suspected Asbestos Containing Material be identified works will immediately cease and an asbestos specialist will be consulted for identification, removal and disposal of material prior to works recommencing.	During demolition and excavation works for all future developments.
7.3	Prior to future detailed development applications, soil sampling of the stockpile at the western end of the site will be undertaken and samples analysed for identified PCOCs and waste classification to determine chemical composition and the potential risk posed to human health by the material. Once composition is determined the waste classification of the stockpile will be determined and the material removed to an appropriately licensed disposal facility.	As part of a Development Application for Stage 1.
7.4	During construction works, should contamination be detected that presents an unacceptable risk to human health or the environment, then management and/or remediation will be instigated.	During construction works for all future development.

Commitment		Timing
<b>Heritage</b>		
8.1	<p>The Conservation Management Plan (CMP) prepared for the campus will be implemented for ongoing future operation and development.</p> <p><u>A Conservation Management Plan (CMP) shall be lodged with the Heritage Council for review prior to the determination of applications after Concept Plan approval.</u></p> <p><u>The CMP shall include a schedule of prioritised conservation works on the site with set timeframes for completion of these works to the satisfaction of the Heritage Council.</u></p> <p><u>An interpretation Plan for works to interpret the heritage significance of the site shall be submitted to the satisfaction of the Heritage Council prior to the determination of applications after the Concept Plan approval.</u></p>	<p>To be implemented by the proponent.</p> <p><u>A CMP is nearing completion in draft form which will address all these requirements.</u></p>
8.2	<p><u>An archival photographic recording of the site shall be prepared prior to the commencement of works for each relevant stage to the satisfaction of the Heritage Council. The recording shall be prepared in accordance with the Heritage Council guidelines 'Photographic Recording of Heritage items using Film or Digital Capture'. The original copy of the archival record shall be lodged with the Heritage Council. An additional copy shall be provided to Strathfield Council.</u></p>	<p><u>An archival recording will be commissioned. A scope of recording will be submitted to the Heritage Council prior to commencement but will include the handball courts.</u></p>
8.2	<p>Prior to any demolition of existing handball courts, an interpretation strategy will be developed to communicate the heritage significance of the existing courts.</p>	<p>An interpretation strategy is to be submitted for approval with any Development Application seeking demolition of the handball courts.</p>
<b>Aboriginal Heritage</b>		
9.1	<p>During future detailed development applications, the proponent is to consult with the relevant Metropolitan Local Aboriginal Land Council at a minimum to identify if Aboriginal cultural values are present within the study area, and to assess what impact the</p>	<p>During construction, demolition and excavation works for all future development.</p>

Commitment		Timing
	proposed development would have on such values	
9.2	If Aboriginal objects are identified during development of the subject land, works will stop and a suitably qualified archaeologist notified immediately to assess the finds. The finds will be reported to the Office of Environment and Heritage and further approvals may be necessary prior to the recommencement of works.	During construction, demolition and excavation works for all future development.
<b>Drainage and Infrastructure</b>		
10.1	Staging of infrastructure will, <b><u>subject to the Terms of Approval and modifications of any Concept Plan approval</u></b> , be undertaken in accordance with the infrastructure staging plan within the <i>Australian Catholic University - Infrastructure Assessment</i> prepared by Mott MacDonald Hughes Trueman dated December 2011.	All future development applications for Stages 1 to 4 to demonstrate compliance with infrastructure staging plan.
10.2	The proponent will comply with the requirements of the relevant public authorities with regard to connection, relocation or adjustment of services affected by the construction of the proposed development.	During construction works for all future development.
<b>Flora and Fauna</b>		
11.1	The proponent will, <b><u>subject to the Terms of Approval and modifications of any Concept Plan approval</u></b> , retain mature planted trees where possible and in accordance with the tree removal plan shown at section 3.4 of this Environmental Assessment, <b><u>as amended by the Preferred Project Report date June 2012.</u></b>	All future development applications involving tree removal is to demonstrate compliance with the tree removal plan, <b><u>as amended.</u></b>
11.2	The proponent will, <b><u>subject to the Terms of Approval and modifications of any Concept Plan approval</u></b> , transplant those existing trees where indicated on the tree removal plan shown at Section 3.4 of the Environmental Assessment, <b><u>as amended by the Preferred Project Report dated June 2012.</u></b>	All future development applications involving tree relocation is to demonstrate compliance with the tree removal plan, <b><u>as amended.</u></b>

Commitment		Timing
11.3	The proponent will, <b><u>subject to the Terms of Approval and modifications of any Concept Plan approval</u></b> , ensure that all mature trees that are to be removed as part of the proposal be replaced. Where possible native trees which naturally occur within the locality will be used as a replacement planting.	All future development applications involving tree removal.
11.4	During construction works, mature planted trees will have adequate tree protection measures implemented to ensure retained trees are not impacted.	All future development applications.
11.5	Naturally occurring, remnant trees including the Fine Leaved Ironbark and Turpentines will be retained where possible ( <b><u>except where specifically identified for removal</u></b> ) and adequate tree protection measures will be implemented to ensure retained trees are not impacted by the proposal during the construction phase.	All future development applications. Trees to be maintained during construction, demolition and excavation works for all future development.
11.6	The identified noxious weed Broad Leafed Privet ( <i>Ligustrum lucidum</i> ) will be managed by the proponent in accordance with the legal requirements for the control of a Class 4 weed. The growth and spread of the plant will be controlled according to the measures specified in a management plan published by the local control authority.	To be managed by the proponent during future operation of the campus.
<b>Waste</b>		
12.1	As part of future detailed design and subsequent development applications for each new building, a fully detailed Construction Waste Management Plan will be submitted for approval. These plans will document waste management practices that comply with all relevant legislation relating to waste and resource recovery, environmental protection, and occupational health and safety.	To be submitted for approval with all future development applications.
12.2	General waste collection will continue to be collected on a daily basis from the dedicated waste storage area.	To be implemented by the proponent during future operation of the campus in consultation with the relevant waste

Commitment		Timing
		contractor.
12.3	Recycled waste collection will occur on a twice weekly cycle from the dedicated waste storage area. Collection days will be agreed with the nominated waste contractor.	To be implemented by the proponent during future operation of the campus in consultation with the relevant waste contractor.
12.4	Prior to the commencement of works at the site all asbestos based and other hazardous materials that will be disturbed during refurbishment works will be removed. Removal of asbestos based materials will be undertaken in accordance with the regulations and requirements of the NSW Government and the Worksafe.	Prior to any construction works commencing.
<b>Construction Management Plan</b>		
13.1	<p>Prior to commencing construction, a Construction Environmental Management Plan will be prepared.</p> <p>This plan will include:</p> <ol style="list-style-type: none"> <li>1. Hours of work,</li> <li>2. Contact details of the site manager,</li> <li>3. Air quality/dust control procedures,</li> <li>4. Noise management procedures,</li> <li>5. Waste management procedures,</li> <li>6. Flora and Fauna Protection,</li> <li>7. Community Safety,</li> <li>8. Site specific soil erosion and sediment control plan,</li> <li>9. Arrangements for temporary pedestrian and vehicular access,</li> <li>10. Storage and Handling of Materials Procedures,</li> <li>11. Environmental Training and Awareness,</li> <li>12. Contact and complaints handling procedures,</li> <li>13. Emergency Preparedness and Response.</li> </ol>	To be prepared and submitted <del>to</del> prior to construction.
13.2	Measures to control soil erosion during construction will be introduced in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers,	To be prepared and submitted <del>to</del> prior to construction.

Commitment		Timing
	Australia).	
<b>Arborist Report</b>		
14.1	A detailed arborist report will be prepared in relation to all trees to be removed or relocated. This report will detail all measures to be taken to ensure that proposed works do not threaten the ongoing viability of these trees.	Reports to be submitted for assessment as part of any future development applications involving tree removal or relocation.
<b>Demolition</b>		
15.1	Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601-2001: The Demolition of Structures which is incorporated into the <i>Occupational Health and Safety Act 2000</i> administered by WorkCover NSW.	During any future demolition works.
15.2	A licensed asbestos contractor will be engaged to monitor demolition of buildings containing asbestos or other contaminants. Following removal of all asbestos from the site final clearance certificates will be obtained. Further analysis will be undertaken where significant amounts of soil are to become exposed or disturbed as part of the redevelopment works. Further investigations of groundwater conditions and quality will be undertaken if soil contamination is encountered.	A licensed asbestos contractor is to be engaged by the proponent prior to any future demolition works commencing.
<b>Archaeological Relics</b>		
<b><u>16.1</u></b>	<b><u>Before excavation commences on site, the proponent must engage a suitably qualified historical archaeologist to undertake an archaeological assessment to determine the likelihood and significance of any archaeological relics in areas proposed for excavation. This assessment must contain an appropriate methodology for any archaeological work required and an appropriate research design to guide the archaeological works. This archaeological assessment must be submitted to the Heritage Branch, Office of Environment and Heritage, for comment prior to any</u></b>	<b><u>To be submitted for approval with all future development applications.</u></b>



Commitment		Timing
	<u>archaeological works commencing on the site.</u>	

*End of Schedule 3*

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## **SCHEDULE 4**

### **FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

#### **BUILT FORM**

1. Future applications must demonstrate that the development achieves a high standard of architectural design having regard to the heritage significance and use of the site. Design details are to be provided which demonstrate that materials and finishes are in keeping with the existing materials and finishes on-site.
2. Future applications must ensure that interfaces between the boundaries of the site and neighbouring areas are designed to facilitate integration of the campus into the existing streetscape, including by means of existing and proposed landscaping.
3. Future applications must be designed to minimise overlooking of adjacent residential properties.
4. Where existing trees are to be removed or transplanted within Precinct 1 along the Barker Road and Mount Royal Reserve frontages, new mature trees must be planted to ensure a continuous vegetated screen along these frontages.

#### **HERITAGE**

The following conditions of approval were recommended in correspondence between the Heritage Council of NSW and the Department of Planning, dated 4 September 2012. These conditions are in addition to 16.1 in the Statement of Commitments (Schedule 3 of this approval).

5. All demolition and excavation works on site of the former villa known as 'Ardross' or other significant relics identified in the archaeological assessment must be monitored by a suitably qualified historical archaeologist. Details of this archaeologist must be forwarded to the Heritage Council of NSW for sign off prior to works commencing.
6. Should archaeological evidence related to this villa or other relics be revealed during works, all works must stop and the archaeologist must be given adequate resources to allow full detailed recording of this archaeology to be undertaken to the satisfaction of the NSW Heritage Council.
7. The Proponent must ensure that the site under archaeological investigation is made secure and that the un-excavated artefacts, structures and features are not subject to deterioration, damage or destruction.
8. The Proponent is responsible for the safe-keeping of all relics recovered from the site.
9. The Proponent must ensure that the approved Excavation Director or an appropriate specialist, cleans, stabilises, labels, analyses, catalogues and stores any artefacts recovered from the site in a way that allows them to be retrieved according to both type and provenance.
10. The Proponent must ensure that a summary of the results of the field work, up to 500 words in length, prepared by the approved Excavation Director is submitted to the Heritage Council of NSW for approval within one (1) month of completion of archaeological field works.

11. The Proponent must ensure that a final excavation report is written by the approved Excavation Director to publication standard, within one (1) year of the completion of the field based archaeological activity. This report must include an assessment of the significance of the archaeology, statement(s) on how archaeological investigations at this site have contributed to the community's understanding of Ardross and other comparative sites in the area and recommendations for the future management of the site.

#### **SHUTTLE BUS SERVICE**

12. Each future application for development subsequent to the Concept Plan approval must provide details of the use of the shuttle bus service between the site and Strathfield railway stations. Details are also to be provided of discussions held with Transport for NSW and Council in regards to the operation of the shuttle bus pickup from Strathfield railway station.
13. Each future application for development subsequent to the Concept Plan approval must provide details demonstrating compliance with the mode share targets within the Green Travel Plan (as updated and monitored in accordance with Terms of Approval A4 and A6). This detail must also include a program to increase shuttle bus services to match the service capacity to the anticipated increase in demand.

#### **TRANSPORT AND TRAFFIC IMPACTS**

14. The first application subsequent to the Concept Plan approval must provide an updated analysis of the capacity of the access intersections onto Barker Road. Recommendations are to be provided and implemented where necessary to alleviate any impacts following this review. The design of the proposed intersections shall demonstrate that safe car and pedestrian access can still be provided to residences adjacent to and opposite the proposed access points.
15. All costs associated with any works for traffic infrastructure and/or intersection upgrades are to be paid by the Proponent.
16. Each future application for development subsequent to the Concept Plan approval must identify where additional parking is available to cater for the loss of parking within each stage as a result of the construction of works associated with the Concept Plan on-site.
17. Each future application for development subsequent to the Concept Plan approval to construct car parking areas, loading docks and access driveways should be in accordance with AS 2890.1- 2004 and AS 2890.2-2002 for heavy vehicle usage. Details of the swept path analysis of service vehicles moving into and out of the loading dock area are to be provided.
18. Each stage described must provide full details of:
  - (a) demolition;
  - (b) earthworks;
  - (c) buildings and all other structures;
  - (d) any elements of the overall public domain plan to be dedicated or embellished;
  - (e) any site remediation works;
  - (f) stormwater management works;
  - (g) any vehicular or pedestrian access to the site;
  - (h) measures to mitigate and manage nuisance caused by stages under construction to completed stages and clashes between stages including vehicle access, noise, parking and safety; and

- (i) waste and construction management.

- 19. An application must be made to Council to obtain footpath crossing and boundary alignment levels before commencing the detailed design of internal driveways, paths and car park area.

#### **CONSTRUCTION MANAGEMENT**

- 20. A Construction Traffic Management Plan (CTMP) detailing construction vehicles routes, number of trucks, hours of operation, access arrangements and traffic control must be provided with each future application subsequent to the Concept Plan approval. The CTMP is to ensure that any impacts on pedestrian and bicycle access and on bus services and bus stops during construction are addressed, the latter two in consultation with the State Transit Authority.

#### **ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)**

- 21. Future applications must demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, including the selection of fabric and materials, water conservation and management initiatives, and energy efficiency and renewable energy initiatives.

#### **PUBLIC DOMAIN AND LANDSCAPING**

- 22. Future applications must demonstrate how public domain treatments and landscaping generally in accordance with the landscape concept plans submitted with the PPR are to be implemented. The material provided shall include details of the function and use of each landscaped area.
- 23. Future applications must demonstrate how the development is to provide pedestrian and cycle linkages through the development, suitable for use by persons with disabilities, and in accordance with relevant Australian Standards.

#### **CONTAMINATION**

- 24. Future applications must address any potential contamination on the site and implement the recommendation of the Phase 1 Environmental Site Assessment, dated 13 December 2011.

#### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

- 25. Future applications must demonstrate that the layout of the buildings and landscape treatments apply the principles of Crime Prevention through Environmental Design.

#### **DRAINAGE AND STORMWATER MANAGEMENT**

- 26. All future applications must identify drainage and stormwater management issues, on-site detention and drainage infrastructure. Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation shall also be provided.

#### **UTILITIES**

- 27. In consultation with relevant agencies, the existing capacity and requirements of the development for the provision of utilities must be addressed.

## CONSTRUCTION AND OPERATIONAL IMPACTS

28. Future applications must demonstrate that acoustic and vibration treatments to be implemented have regard to the recommendations of the Concept Plan Acoustic Assessment prepared by Acoustic Studio, dated July 2012.
29. In particular, future applications must consider and minimise the acoustic impact of the use of each subsequent Precinct building on the nearest sensitive receivers. The applications must nominate reasonable and appropriate acoustic criteria and demonstrate compliance with those criteria.

***End of Schedule***

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