

# Concept Approval

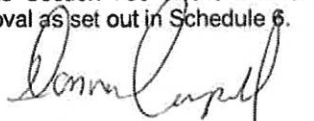
## Section 75O of the *Environmental Planning and Assessment Act 1979*

The Planning Assessment Commission of New South Wales (the Commission), having considered all relevant matters prescribed under Section 75O(2) of the *Environmental Planning and Assessment Act 1979*, including those relevant matters prescribed by Section 75I(2) as contained in the Director General's Environmental Assessment report determine:

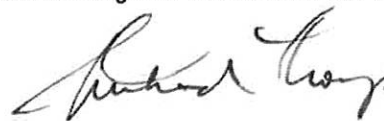
- (a) to approve the concept plan referred to in Schedule 1, subject to the terms of approval in Schedule 2 and the modifications in Schedule 3; and
- (b) pursuant to section 75P(1)(a) and 75(2)(c) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out the EQ Concept Plan as set out in Schedule 4; and
- (c) pursuant to section 75P(1)(c) of the *Environmental Planning and Assessment Act 1979*, that no further environmental assessment is required for the demolition of Building 17 and Building 220, as set out in Schedule 6, and pursuant to Section 75J of the *Environmental Planning and Assessment Act 1979*, subject to conditions of approval as set out in Schedule 6.



Janet Thomson  
Member of the Commission



Donna Campbell  
Member of the Commission



Richard Thorp  
Member of the Commission

Sydney

25 November 2011

### SCHEDULE 1

**Application No.:**

MP07\_0144

**Proponent:**

Colonial First State Managed Property Ltd

**Approval Authority:**

Minister for Planning and Infrastructure

**Land:**

Lot 52 in DP 1041134

**Project:**

EQ Concept Plan, including:

- Identification of 6 new building locations, maximum height and maximum floor area;
- Increase the maximum floor area to 144,000sqm across the entire Moore Park Showground site;
- Increase the maximum floor area permissible within the EQ to 76,500sqm, providing the Working Studio with a resultant maximum floor area of 67,500sqm; and
- Demolition of Buildings 17 and 220.

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## DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval.
BCA	Building Code of Australia
Building Height	Building height (or <i>height of building</i> ) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.
Construction	Any works, including earth and building works
Council	City of Sydney Council
DECCW	Department of Environment, Climate Change and Water or its successors
Department	Department of Planning and Infrastructure or its successors
Development Application No.1/96	Master Plan development application and supporting documentation approved by the Minister on 3 May 1996, and all subsequent amendments.
Director-General	Director General of the Department of Planning and Infrastructure, or nominee
EA	Environmental Assessment titled <i>Concept Plan Application: 9 New Buildings In The EQ, Moore Park</i> , prepared by BBC Consulting Planners, dated August 2009, including appendices.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Minister	Minister for Planning and Infrastructure, or nominee
PPR	Preferred Project Report titled <i>Concept Plan Application: 9 New Buildings In The EQ, Moore Park</i> , prepared by BBC Consulting Planners, dated October 2010, including appendices.
Project	The project described in Schedule 1 and in terms of approval 1 and 2.
Proponent	Colonial First State Managed Property Ltd
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTA	Roads and Traffic Authority
Subject Site	Lot 52 DP 1041134
SEPP 47	<i>State Environmental Planning Policy No.47 – Moore Park Showground</i>
SEPP 55	<i>State Environmental Planning Policy No.55 – Remediation of Land</i>
SEPP (Major Development) 2005	<i>State Environmental Planning Policy (Major Development) 2005</i>
Statement of Commitments	The proponent's Statement of Commitment in Schedule 3

## SCHEDULE 2

### TERMS OF APPROVAL

1. Concept approval is granted including but not limited to:
  - (a) The future development of the six new buildings within the EQ, are not to exceed the floor area and maximum building heights as specifically identified in Table 1 below:

**Table 1: Maximum Floor Area and Building Height**

Envelope	Floor Area (sqm)	Height (Max AHD)	Height above existing ground level (m)
<b>Building B</b>	5,866sqm	RL60.0	21.1m
<b>Building C (C1 and C2)</b>	20,020sqm	C1 – RL60.0 C2 – RL64.0	C1 – 21.1m C2 – 25.1m
<b>Building D</b>	900sqm	RL49.5	9.9m
<b>Building F</b>	4,630sqm	RL60.8	22.9m
<b>Building G</b>	1,900sqm	RL48.0	10.0m

- (b) Increase the maximum total floor area permissible in the Moore Park Showground to 144,000sqm;
  - (c) Increase the maximum floor area permissible within the EQ from 50,313sqm to 76,500sqm, providing the Working Studio with a resultant maximum floor area of 67,500sqm; and
  - (d) The demolition of Building 17 and Building 220.
2. The development shall be generally in accordance with the following plans and documentation:
  - (a) Environmental Assessment titled *Concept Plan Application: 9 New Buildings In The EQ, Moore Park*, prepared by BBC Consulting Planners, dated August 2009, including appendices.
  - (b) Preferred Project Report titled *Concept Plan Application: 9 New Buildings In The EQ, Moore Park*, prepared by BBC Consulting Planners, dated October 2010, including appendices.
  - (c) The following Plans:
    - (i) Dwg No.A-CP-04(D), Proposed Building Floor Area Allocation, dated 29 July 2011;
    - (ii) Dwg No.A-CP-05(C), Proposed Building Heights Diagram, dated 29 July 2011;
    - (iii) Dwg No.CPAR-0905-03, Elevations, dated 29 July 2011;
    - (iv) Dwg No.CPAR-0905-04, Elevations, dated 29 July 2011; and
    - (v) Dwg No.A-CP-13(D), Landscape Strategy Plan, dated 29 July 2011.
  - (d) Statement of Commitments (Schedule 5); and
  - (e) The modifications contained within this approval.
3. The EQ Concept Plan, as approved, supersedes the Moore Park Showground Master Plan Consent (approved 3 May 1996 under DA No.1/96) as described in terms of approval 1.(a)–(d) and 2.(a)–(e) above.
4. In the event of any inconsistency between:
  - (a) This concept plan approval and any documentation, this Concept Plan approval shall prevail to the extent of the inconsistency; and
  - (b) Any documentation listed in 2(c)(i)–(v), the most recent document shall prevail to the extent of the inconsistency.
5. Limits on Approval:
  - (a) This approval does not allow any components of the Concept Plan to be carried out without further approval or consent being obtained except demolition of Building 17 and Building 220.
  - (b) This approval will lapse five years from the date of this approval unless works the subject of any related application are physically commenced, on or before that lapse date, other than works involving the demolition of Building 17 and Building 220.
  - (c) The Concept Plan approval does not permit the construction of any aspect of the development, excluding demolition works.
6. Determination of future applications:
  - (a) The determination of future development applications for development of the six building envelopes is subject to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, that approval to carry out the project or any stage of the project is subject to the provisions of Part 4 of the EP&A Act and provisions of *State Environmental Planning Policy No.47 – Moore Park Showground*.

## SCHEDULE 3

### MODIFICATIONS TO THE CONCEPT PLAN

#### Building Height

7. All future development within the approved building envelopes must not exceed the maximum building heights as detailed in the terms of approval (see 1(a)). In this regard, building height is defined as follows:
- "building height (or height of building)** means the vertical distance between ground level (existing) and the highest point of the building, but excluding rooftop services zones, architectural roof features, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like."

#### Rooftop Services Zone and Architectural Roof Features

8. To ensure that the visual impact of rooftop plant and architectural roof features is minimised:
- (a) Rooftop services zone and architectural roof features are restricted to a maximum 5m height above the maximum envelope Reduced Level (RL);
  - (b) Rooftop services zone to be setback a minimum 3m from the parapet;
  - (c) Rooftop services zone are not to occupy more than 25% of the roof area;
  - (d) Rooftop services zones, including plant and lift overruns, communications devices, satellite dishes and the like are to be designed to minimise their visibility and size; and
  - (e) The design of architectural roof features are to integrate with the overall building design.

#### Public Domain and Open Space

9. Prior to the lodgement of the first development application within the approved Concept Plan envelopes, a Public Domain and Open Space Strategy is to be prepared in consultation with the Centennial and Moore Park Trust, Sydney City Council and the local community and submitted to the Director-General for approval. The Strategy shall include, but not be limited to:
- (a) Details of proposed public domain and landscaping works accompanying future applications for building works;
  - (b) Identification of a suitable alternative location for the existing children's playground equipment, due to the approved siting of Building D and a program for the relocation of the playground; and
  - (c) Identification of a suitable alternate location for the existing fig tree to be removed from the site of Building Envelope F or suitable mature replacement subject to arboricultural advice. An arborist report is to accompany the Open Space Strategy in the event that the existing fig tree is to be removed.

#### Design Strategy

10. The Proponent must prepare and implement a design strategy for the site. The strategy must:
- (a) be prepared in consultation with the Centennial and Moore Park Trust, Sydney City Council and the local community;
  - (b) be approved by the Director-General prior to the lodgement of the first development application within the approved Concept Plan envelopes;
  - (c) set out appropriate design guidelines for the buildings in the Entertainment Quarter Precinct;
  - (d) set out the process to be used in reviewing each new building; and
  - (e) include the details of a design review panel to be used to review the suitability of the designs of significant buildings proposed.

## SCHEDULE 4

### FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS

#### General Requirements

11. The proponent shall ensure that any future applications for development shall:
- (a) comply with the provisions of Schedule 2, clause 7 of *State Environmental Planning Policy (State and Regional Development) 2011* and the aims and objectives and other provisions of *State Environmental Planning Policy No.47 – Moore Park Showground*;
  - (b) demonstrate compliance with Notice of Determination of Development Application No.1/96 (Moore Park Showground Master Plan Consent), except where superseded by Schedules 1 and 2;
  - (c) Include a detailed description of the proposed uses, the layout and design of the proposed development;
  - (d) demonstrate that the proposed uses will not have an unacceptable impact on parking and traffic in and around the precinct;
  - (e) demonstrate that the project is consistent with the concept approval, including the modifications set out in Schedule 3; and
  - (f) demonstrate compliance with the Public Domain and Open Space Strategy required to be prepared in condition 9 above.
12. The proponent shall ensure that all future development applications for the purposes of a 'shop' and/or 'commercial premises' comply with the definitions contained within *State Environmental Planning Policy No.47 – Moore Park Showground*, as follows:
- "shop means a building or place used for the purpose of selling merchandise or materials or food, but does not include a building or place elsewhere defined in this Policy."*
- "commercial premises means a building used for the purposes of administration, or for clerical, technical, professional or other specific activities, related to the film, television and video industry."*

#### Key Assessment Requirements

13. All future development applications must include plans, elevations and sections to sufficiently detail the design, including height, setbacks, total floor area, modulation and articulation. Consideration must be given to bulk and scale in relation to the surrounding development context, heritage items, topography, streetscape and adjoining the site and shall exhibit design excellence. Any future development applications must also include a view analysis, including artist's perspective and photomontages.
14. Architectural plans must exhibit a high quality design outcome and must be in accordance with the Design Strategy for the site.

#### Ecologically Sustainable Development

15. All future building proposals subject to separate development applications are to be designed to achieve a minimum 5 star Green Star rating.
16. All future development shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development; including a description of the measures that would be implemented to minimise consumption of resources, water and energy, including any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

#### Transport and Access

17. All future development for any building within the approved Concept Plan envelopes are to be accompanied by a traffic impact assessment report that addresses the associated traffic and parking impacts of the proposed development and associated land use. The report will also be required to address, but not limited to, the cumulative traffic and parking impacts, including detailed intersection analysis in consultation with the RTA and the provision for staff change rooms and amenities to encourage walking and cycling.

#### Emergency Evacuation Procedures Manual

18. Prior to the lodgement of the first development application for the approved Concept Plan building envelopes, the Entertainment Quarter Precinct Emergency Evacuation Procedures Manual is to be updated to reflect the approved Concept Plan and proposed new development. The Manual is to also have

regard to operations undertaken within the adjoining Working Studio Precinct. It must be prepared by a person who is suitably qualified in the opinion of the consent authority.

A copy of the updated Emergency Evacuation Procedures Manual is to be included with the first development application to demonstrate compliance with the requirements of this condition.

19. Prior to the issue of an Occupation Certificate for each successive development application for the remaining approved building envelopes, the Emergency Evacuation Procedures Manual is to be reviewed and updated if necessary and shall be submitted to the satisfaction of the Certifying Authority.

#### **Construction impacts**

20. All future development applications for any building within the approved Concept Plan envelopes shall provide an assessment of construction impacts and identify appropriate mitigation measures. This should include (but is not limited to) construction noise, air quality, water quality, soil and erosion, groundwater impact, and traffic in accordance with relevant guideline.
21. All future development applications for any building within the approved Concept Plan envelopes shall identify strategies to minimise impacts on the ecological values of the public open space areas, as well as to minimise the extent of vegetation clearing within the development area.

#### **Utilities**

22. In consultation with relevant agencies, any building within the approved Concept Plan envelopes shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works. Prepare an Infrastructure Servicing Strategy that addresses existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.



## SCHEDULE 5

### STATEMENT OF COMMITMENTS

#### 1. GENERAL

- a. Each of the new buildings to which this Concept Plan application relates is to be the subject of a Future Application for Detailed Works and Uses.
- b. Each of the future applications referred to in A above is to be consistent with the set of plans provided in **Appendices 3a and 3b of the Environmental Assessment as amended by the revised plans submitted with the Preferred Project Report** attached hereto, together comprising:-

Drawing No's	Drawing Title	Date
A – CP01	Existing site survey plan	28 January 2009
A – CP02	Site analysis plan	28 January 2009
A – CP03 (C)	Locality/context plan	28 January 2009
A – CP-04	Proposed building floor space allocation	<del>2 February 2009</del> <b>16 September 2010</b>
A – CP-05 (B)	Proposed building heights diagram	<del>28 January 2009</del> <b>16 September 2010</b>
A – CP-06 (B)	View analysis – Location Plan	<del>28 January 2009</del> <b>16 September 2010</b>
CP-07 (AC)	View analysis – photomontage, Views 1-4	<del>2 February 2009</del> <b>16 September 2010</b>
CP-08 (AC)	View analysis – photomontage, Views 5-86	<del>2 February 2009</del> <b>16 September 2010</b>
A – CP-09 (AC)	View analysis – photomontage, Views 9-11	<del>2 February 2009</del> <b>16 September 2010</b>
A – CP-10 (AC)	Shadow studies – summer solstice	<del>2 February 2009</del> <b>16 September 2010</b>
A – CP-11 (AC)	Shadow studies – equinox	<del>2 February 2009</del> <b>16 September 2010</b>
A – CP-12 (AC)	Shadow studies – winter solstice	<del>2 February 2009</del> <b>16 September 2010</b>
A – CP-13 (C)	Landscape strategy plan	<del>2 February 2009</del> <b>16 September 2010</b>

Drawing No.	Drawing Title	Date
CPAR – 0905-01	CFSPM response to proposed building height	<del>20 May 2009</del> <b>20 September 2010</b>
CPAR – 0905-02	CFSPM response to proposed building height	<del>20 May 2009</del> <b>20 September 2010</b>
CPAR – 0905-03	CFSPM response to proposed building height	<del>20 May 2009</del> <b>20 September 2010</b>
CPAR – 0905-03	CFSPM response to proposed building height	<del>20 May 2009</del> <b>20 September 2010</b>

- c. The proponent is committed to the principles of sustainability as defined in the *Environmental Planning and Assessment Act, 1979*.
- d. The proponent will develop a program of informing key stakeholders including Sydney City Council, the Centennial Park and Moore Park Trust, Fox Studios Australia Pty Ltd and the Centennial Park and Moore Park Residents Association, of its time-frame for the submission of



separate detailed applications for each of the nine new buildings referred to in the Concept Plan application.

## 2. DEMOLITION MANAGEMENT

- A. Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The demolition of structures which is incorporated into the *Occupational Health and Safety Act, 2000*, administered by WorkCover NSW.
- B. Measures to control soil erosion during demolition will be introduced in accordance with currently accepted principles, as described in *Managing Urban Stormwater* (EPA NSW) and *Soil Erosion and Sediment Control* (The Institute of Engineers, Australia).
- C. Any existing concrete of suitable volume which is not used as fill, will be taken to a concrete recycling works and evidence that this has occurred will be provided to the certifying Authority.

## 3. HERITAGE

- A. The proponent will implement the archaeological recommendations in the Heritage Impact Statement in **Appendix 5 of the Environmental Assessment**, being:-
  - In the event that an exception is not available under Section 139 of the *Heritage Act, 1977*, an application for an excavation permit must be made under Section 140 of the *Heritage Act* for any proposed excavation works in the vicinity of the Royal Agricultural Hall and Weeks Road. In such a circumstance, an appropriate on-site Investigation Strategy will be prepared and submitted to the Heritage Office, Department of Planning, with an archaeological assessment and research design as supporting documentation for the Section 140 Excavation Permit Application.
  - In the event of historical archaeological remains being exposed on the site, they will be appropriately documented, according to procedures outlined in the Investigation Strategy accompanying any applications for excavation permits.
  - Suitable clauses will be included in all contracts and sub-contracts to ensure that on-site personnel are aware of their obligations and requirements in relation to the relics provisions of the *Heritage Act, 1977* and their statutory protections of the *National Parks and Wildlife Act, 1974*.
- B. The proponent commits to implementing the recommendations in Sections 6, 7 and 8 of the Heritage Impact Statement in **Appendix 5 of the Environmental Assessment**, **except for the recommendations in Sections 7.2 and 7.3 in relation to Buildings B and C respectively, which are to be reconfigured as per the drawings provided in the PPR.**
- C. The proponent commits to preparing an Open Space Strategy to guide further landscape and use planning for the retention, public use and appreciation of public open space areas including the former Parade Ring, Heritage Park, roads and footpaths.
- D. The proponent commits to ensuring that future development represents an appropriate design response to the heritage significance, setting and character of the EQ and that future development of the nine sites identified in the Concept Plan application give consideration to pedestrian access and the importance of heritage interpretation of the former Showground.
- E. **Subject to aboriginal advice**, the *Ficus hillii* on Site F upon separate approval having been granted for detailed works and uses associated with Building F will be relocated to an appropriate landscape setting within the EQ.

## 4. TRAVEL DEMAND MANAGEMENT

- A. As part of any site-specific development or project application for any of the nine new buildings proposed in this Concept Plan application, a Travel Demand Management Plan will be prepared as part of the application documentation.
- B. Any Travel Demand Management Plan prepared pursuant to A above, will incorporate the following elements:-

- Maintain existing parking provision (to reflect a relative restriction in parking provision for the site's building floor area).
- Provision of **secure** bicycle parking spaces equivalent to 3% of staff, **plus spaces for visitors**.
- Installation of a taxi phone within the main entrance/reception.
- Establish mechanisms to create a staff-operated car pooling system. This may include provision of space for displaying contact details of people willing to participate in a car pooling program.
- Provision of space for displaying relevant transport information in the main entrance/reception area and communal staff areas. Information to include:-
  - bus timetables;
  - public transport information sources;
  - bicycle routes and on-site facilities;
  - preferred pedestrian routes;
  - taxi phone numbers.

**C. The proponent will nominate a traffic co-ordinator to ensure delivery and takeup of workplace travel plans.**

## **5. STAGING**

- A. A detailed staging plan for each new building will be provided as part of any future application for detailed works and uses relating to that building.

## **6. USE OF NEW BUILDINGS**

- A. The proponent commits to activation of the ground plane of any new building which is contiguous with existing retail or restaurant activities.
- B. The proponent commits to ensuring that new buildings are capable of accommodating a variety of different uses.
- C. The proponent commits to ensuring that shops do not become the dominant land use activity within the EQ.

## **7. BUILDING HEIGHT**

- A. The proponent commits to ensuring that any new building will comply with the height limits shown on the concept plans and elevations, measured to the main roof line.
- B. Plant rooms and architectural roof features may extend above the main roof line but may not exceed an additional height of 6 metres or occupy more than 25% of the roof area.
- C. Notwithstanding B. above, the height of any plant room above the main roof line is to be no greater than reasonably and practically required to accommodate the associated plant.

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## SCHEDULE 6

<b>Application No.:</b>	MP07_0144
<b>Proponent:</b>	Colonial First State Managed Property Ltd
<b>Approval Authority:</b>	Minister for Planning and Infrastructure
<b>Land:</b>	Lot 52 in DP 1041134
<b>Project:</b>	Demolition of Building 17 and Building 220

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## DEFINITIONS

BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	City of Sydney Council
DECCW	Department of Environment, Climate Change and Water or its successors
Department	Department of Planning and Infrastructure or its successors
Director-General	Director General of the Department of Planning and Infrastructure, or nominee
EA	Environmental Assessment titled <i>Concept Plan Application: 9 New Buildings In The EQ, Moore Park</i> , prepared by BBC Consulting Planners, dated August 2009, including appendices.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Minister	Minister for Planning and Infrastructure, or nominee
PPR	Preferred Project Report titled <i>Concept Plan Application: 9 New Buildings In The EQ, Moore Park</i> , prepared by BBC Consulting Planners, dated October 2010, including appendices.
Project	The project described in Modification 1, Schedule 2 and the accompanying plans and documentation described in Modification 2.
Proponent	Colonial First State Managed Property Ltd
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTA	Roads and Traffic Authority
Subject Site	Lot 52 DP 1041134
SEPP 47	<i>State Environmental Planning Policy No.47 – Moore Park Showground</i>
SEPP 55	<i>State Environmental Planning Policy No.55 – Remediation of Land</i>
SEPP (Major Development) 2005	<i>State Environmental Planning Policy (Major Development) 2005</i>
Statement of Commitments	The proponent's Statement of Commitment in Schedule 3

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## **PART A - ADMINISTRATIVE CONDITIONS**

### **Terms of Approval**

- A1. Except as amended by the conditions of this approval, approval is granted only to development as described in Schedule 5.

### **Development in Accordance with Plans and Documents**

- A2. The proponent shall carry out the project generally in accordance with the:
- (a) Environmental Assessment titled *Concept Plan Application: 9 New Buildings In The EQ, Moore Park*, prepared by BBC Consulting Planners, dated August 2009, including appendices.
  - (b) Preferred Project Report titled *Concept Plan Application: 9 New Buildings In The EQ, Moore Park*, prepared by BBC Consulting Planners, dated October 2010, including appendices.
  - (c) The following Plan:
    - (i) Dwg No.A-CP-04(C), Proposed Building Floor Space Allocation, dated 16 September 2010;
  - (d) Statement of Commitments (Schedule 4) as amended by these conditions of approval in Schedule 5; and
  - (e) Conditions of this approval.

### **Inconsistency between plans and documentation**

- A3. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of approval prevail to the extent of any inconsistency, including the proponent's Statement of Commitments.

### **Prescribed Conditions**

- A4. The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

### **Limits on Approval**

- A5. This approval will lapse five years from the date of this approval unless demolition works commence, on or before that lapse date.

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## **PART B – PRIOR TO DEMOLITION WORKS**

### **Transport and Access**

- B1. Prior to the demolition of Building 17 and Building 220, a Construction Traffic Management Plan shall be prepared and submitted to the Department of Planning and Infrastructure and developed in consultation with the RTA and is to include:
- (a) impact on EQ operations;
  - (b) identification of a work zone;
  - (c) ingress and egress of vehicles to the site;
  - (d) management of loading and unloading of materials;
  - (e) number and frequency of vehicles accessing the site, construction and heavy vehicle haulage routes;
  - (f) work hours and times vehicles are likely to be accessing the site;
  - (g) access arrangements and traffic control;
  - (h) changes to on-street parking restrictions on roads;

- (i) management of construction traffic and car parking demand including preparation and distribution of a Travel Access Guide; and
- (j) management of existing vehicular, pedestrian and cyclist movements / routes around the site throughout the various stages of construction.

#### **A Noise and Vibration Management Plan,**

- B2. A Noise and Vibration Management Plan shall be prepared and submitted to the Department of Planning and Infrastructure, identifying specific activities that will be carried out and associated noise sources, identify all potentially affected sensitive receivers, noise and vibration monitoring reporting and response procedures, description of specific mitigation treatments management measures and procedures to be implemented, *NSW Government 6 Department of Planning* and address any other relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.

#### **Waste Management Plan**

- B3. A Waste Management Plan is to be prepared and submitted to the Certifying Authority that identifies options for minimising waste; reuse and recycling of materials; control and removal of demolition waste.

#### **Dust Control**

- B4. To ensure dust pollution impacts from demolition works are minimised, measures are to be implemented to prevent the movement of airborne particles from the site throughout, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas of demolished material prior to its removal from site is also to be detailed.

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### **PART C – DURING DEMOLITION WORKS**

#### **Hours of Work**

- C1. The hours of excavation and work on the development must be as follows:
- (a) All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools etc) in connection with the approved development must only be carried out between the hours of:
    - 7:30am and 5:30pm on Mondays to Fridays;
    - 7:30am and 3:00pm on Saturdays; and
    - No work must be carried out on Sundays or public holidays.
  - (b) Works may be undertaken outside these hours where:
    - the delivery of materials is required outside these hours by the Police or other authorities;
    - It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or
    - the work is approved by the Director General or his nominee.

#### **Site Notice**

- C2. A site notice(s) shall be prominently displayed at the boundaries of the site for the duration of works for the purposes of informing the public of project details including, but not limited to:
- (a) details of the Builder and Structural Engineer for all stages of the project;
  - (b) the approved hours of work;
  - (c) 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; and

- (d) to state that unauthorised entry to the site is prohibited.

#### **Noise Control**

- C3. All demolition works must comply with the Australian Standard 2436-1981 '*Guide to Noise Control on Construction, Maintenance and Demolition Sites*'.
- C4. Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the Protection of the Environment Operations Act 1997 must be satisfied at all times.

#### **Dust Control**

- C5. Dust control measures are to be in place or are to be undertaken for the duration of the demolition works to prevent dust from affecting the amenity of the immediate area during demolition. Any deficiencies are to be immediately made good.

#### **Standards and Codes**

- C6. All demolition works shall be undertaken in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.

#### **Work Cover Requirements**

- C7. 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.

#### **Hoarding Requirements**

- C8. To ensure an appropriate presentation of the site to Crown Street and Urunga Parade during the construction period, temporary artwork shall be provided along any hoarding/fencing proposed to be erected around the subject site.
- C9. No third party advertising is permitted to be displayed on the subject hoarding/fencing.
- C10. 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.

#### **No Obstruction of Public Way**

- C11. The public way (outside of any demolition 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.

#### **Road Damage**

- C12. The cost of repairing any damage caused to Trust or other Public Authority's assets in the vicinity of the building sites as a result of demolition works associated with the approved Concept Plan, s be met in full by the proponent prior to the lodgement of any future Development/Project Applications for building works.
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