

## Modification of Major Project Approval

### Concept Plan for University of Technology Sydney (UTS) Broadway MP 08-0116 Mod 3

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate for the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the Project Approval referred to in Schedule 3, subject to the conditions in Schedule 4 (in italics below for information).

*Maddad*

Director General

*29/7/2011*

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#### SCHEDULE 3

##### 1. Modify the description of the approval and the capital investment value in Table A:

Approval in summary for	Construction of the new Multipurpose Spots Hall, demolition of Buildings 11 (Bradshaw Building), 12 and 13, bulk excavation works for the Broadway Building, <i>bulk excavation works for the Thomas Street Building, and excavation, construction and operation of the Library Retrieval System and Storage Building</i>
Capital Investment Value	\$47.875 million

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## SCHEDULE 4

### 1. Modify existing Condition A1 as follows:

#### **A1    *Development Description***

Project Approval is granted for the following works:

- Construction of a new underground Multi Purpose Sports Hall;
- Demolition of Buildings 11 (Bradshaw Building), 12 and 13;
- Bulk excavation works for the Broadway Building;
- *Excavation, construction and operation of the Library Retrieval System and Storage Building;*
- *Bulk excavation works for the Thomas Street Building.*

### 2. Modify existing Condition A2 as follows:

#### **A2    *Development in Accordance with Plan and Documentation***

The development shall generally be in accordance with the following plans and documentation (including any appendices therein):

"Environmental Assessment Report UTS City Campus, Broadway Precinct Concept Plan" dated May 2009, and as amended by the Preferred Project Report "Preferred Project Report UTS City Campus Concept Plan" dated October 2009 prepared by JBA Urban Planning.

And as modified by:

"Environmental Assessment Report UTS City Campus, Broadway Precinct Modification to Concept Plan 08\_0116" dated October 2010 prepared by JBA Urban Planning.

And as further modified by:

*"Environmental Assessment s75W Modification of Concept Plan MP 08-0116 for Library Retrieval System and Storage Building and Thomas Street Building Bulk Excavation University of Technology Sydney City Campus – Broadway" dated March 2011 prepared by RPS, and supplementary letter from RPS to the Department of Planning dated 24 May 2011.*

Except for otherwise provided by the Department's modifications of approval as set out in Schedule 2, Part B and the Proponent's Statement of Commitments set out in Schedule 5.

### 3. Insert new Condition A6 as follows:

#### **A6    *Temporary buildings/structures***

The five above-ground buildings/structures associated with the Library Retrieval System and Storage Building (three access/stairs buildings and two air shafts) are to be temporary only, and their uses incorporated into either the new Thomas Street Building or redeveloped Building 2. The structures shall be removed once the access/services have been relocated. The access shall be closed and landscaped.

#### 4. Insert new Conditions E1 to E6

### **PART E—PRIOR TO COMMENCEMENT OF EXCAVATION WORKS FOR THE THOMAS STREET BUILDING AND THE LIBRARY RETRIEVAL SYSTEM AND STORAGE BUILDING**

#### **E1     *Damage to Public Infrastructure***

The applicant shall advise Council, in writing or by photographic record, of any existing damage to Council property in the vicinity of the site before commencement of works. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to commencement of work. Particular attention must be paid to accurately recording any pre-developed *damaged* areas so that Council is fully informed when assessing damage to public infrastructure caused as a result of the development (which is not to be repaired by the Proponent as part of the development). The developer may be held liable to all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded in detail and demonstrated under the requirements of this condition.

#### **E2     *Consultation***

The proponent shall give written notice to Council and the Department at least 48 hours prior to works commencing on site. Council should also be kept informed of the progress of significant components of the development to assist the Council in managing their work programs.

#### **E3     *Construction Traffic Management Plan***

A Construction Traffic Management Plan is to be prepared and approved by the Principle Certifying Authority prior to commencement of works. The Plan is to include the following:

- (1) The submitted truck route plan on page 3 of the Construction Traffic Management Plan dated 10 March 2011 by ARUP is the approved truck route plan.
- (2) The approved truck route plan shall form part of the contract and must be distributed to all truck drivers.
- (3) The applicant must submit traffic control plans to control traffic on any public roads. These plans must comply with Australian Standards 1742.3 and must be prepared by a Certified Traffic Controller (under RTA regulations).
- (4) All vehicles must enter and exit the site in a forward direction.
- (5) All Traffic Controls Plans associated with this Construction Traffic Management Plan must comply with Australian Standards and RTA's traffic Control at Work Sites Guidelines.
- (6) The proponent must provide Council with details of the largest truck that will be used during the demolition, excavation and construction, prior to the start of any work on site and obtain approval from city's Construction Regulation Unit for the use of this vehicle

Note: No dog trailers to be used with City's Construction Regulation Unit approval

- (7) The developer shall obtain a permit from the City's Construction Regulation Unit regarding the placing of any plant/equipment on public ways.
- (8) No queuing or parking is permitted in any public road.
- (9) All vehicles associated with the development shall be parked wholly within the site. All site staff related with the works are to park in a designated off street areas, no staff are to park in the street.
- (10) All loading and unloading must be within the development site or at an approved 'Works Zone'
- (11) Traffic Controllers are NOT to stop traffic on the public street(s) to allow trucks to enter to leave the site. They MUST wait until a suitable gap in traffic allows them to assist trucks to enter and exit the site. The Roads Act does not give any special treatment to trucks leaving a construction site as the vehicles already on the road have right-of-way.
- (12) Trucks are not (at no time) allowed to reverse into the site from the road for safety reasons (unless specific approval is obtained from the City's Construction Regulation Unit.

- (13) Pedestrians may be held only for very short periods to ensure safety when trucks are leaving or entering but pedestrian must not be stopped in anticipation as at all time the pedestrian have right of way on the footpaths.
- (14) Physical barriers to control pedestrian or traffic movements need to be determined by the Construction regulations Unit prior to commencement of work.
- (15) Any temporary adjustment to a Bus Stop for traffic Signals will require the proponent to obtain approvals form the relevant authority prior to commencement of works.
- (16) The developer shall apply to the City's Building Construction Regulations Unit to organise appropriate approvals for cranes and barricades etc.
- (17) The developer shall apply to the City's Building Compliance Unit to organise appropriate approvals for hoarding prior to commencement of works.
- (18) The developer shall apply to the City's Work Zone Co-ordinator to organise appropriate approvals for the Work Zones.
- (19) Jones Street is subject to be closed to traffic in the future. Should Jones Street be closed to traffic during the construction or demolition stages of this project, the applicant must prepare updated traffic management plans and traffic control plans to reflect the changes on site.

#### **E4 Noise and Vibration**

A Noise and Vibration Management Plan is to be prepared and approved by the Principle Certifying Authority, and include the following:

- (1) Selection and maintenance of all mechanical plant in relation to the acoustic output of such plant.
- (2) Details on how and when predicted noise levels are to be verified and objective actions that will trigger a review of plant selection, work strategies, acoustic treatments and noise levels.
- (3) Specific details regarding how noise from highly intrusive plant and equipment will be managed.
- (4) A detailed community consultation plan that should include but not limited to the following:
  - (a) Noise monitoring techniques and method of reporting results to the community;
  - (b) Details of work schedules for all work phases;
  - (c) Review process during works;
  - (d) Site induction details for all employees and contractors;
  - (e) Former complaint management system; and
  - (f) Community involvement plan.

#### **E5 Structural Certification for Design of the Excavated and Surrounding site – BCA (all building classes)**

Prior to commencement of construction, structure details and a Structural Certificate for Design by a qualified practising structure engineer and in accordance with Clause A2.2(a)(iii) of the Building Code of Australia (applicable to class 2-9 buildings) and Clause 1.2.2(iii) of Volume 2 of the BCA (applicable to Class 1 and 10 buildings) must be submitted to the satisfaction of the Principle Certifying Authority. The objective is to maintain structural stability of the excavated site and existing structures with the adjoining subject site which has the potential to be affected by the excavation.

#### **E6 Contamination – Excavation for Thomas Street Building and Library Retrieval System and Storage Building**

- (1) 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 (DEC) *Environmental Guidelines Assessment, Classification and Management of Non-Liquid Wastes*

- (2) 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 the Principal Certifying Authority.

## **Part F – PRIOR TO CONSTRUCTION OF THE LIBRARY RETRIEVAL SYSTEM AND STORAGE BUILDING**

### ***F1 Site Audit Statement***

Prior to the commencement of any work, other than demolitions or excavation in association with remediation of the site, a Site Audit Statement is to be submitted to and approved by Principle Certifying Authority clearly stating that the site is suitable for the proposed use.

### ***F2 Certification of geotechnical inspection***

Prior to commencement of construction, a Geotechnical inspection report confirming that the development site is suitable for the proposed development must be provided to the Principle Certifying Authority. The certificate must be in accordance with Clause A2.2(a)(iii) of the Building Code of Australia and be prepared by an appropriately qualified person.

## **5. Insert new Advisory Note AN8**

### ***AN8 Asbestos Removal***

All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or "demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission (NOHSC): "Code of Practice for the Safe Removal of Asbestos".

## **6. Renumber the subsequent conditions after Part D**

**END TO MODIFICATION MP 08-0116 Mod 3**