

Recommendation

That:

1. The information contained in the report on Development Application No. DA12/0492 for the construction of a library at Lot 2 DP 1130750, No. 56 Second Avenue Kingswood be received.

2. Development Application No. DA12/0492 for construction of a library at Lot 2 DP 1130750, No. 56 Second Avenue Kingswood be ~~supported for approval~~ subject to the following conditions:

Standard Conditions

2.01 A003

The development must be implemented substantially in accordance with the stamped approved plans issued by Penrith City Council and other plans or documents approved by Council, except as may be amended in red on the attached plans and by the following conditions:

Drawing Title	Drawing No.	Issue	Prepared by	Dated
Site Analysis	03802-A-A001	1	BVN Architect	8/6/2012
Site Photographs Surrounding Buildings	03802-A-A002	1	BVN Architect	8/6/2012
Proposed Site Plan	03802-A-A003		BVN Architect	8/6/2012
Shadow Diagrams	03802-A-A004	2	BVN Architect	23/7/2012
Ground Floor Plan	03802-A-D001	2	BVN Architect	23/7/2012
Level 01 Floor Plan	03802-A-D002	1	BVN Architect	8/6/2012
Level 01A Mezzanine Plan	03802-A-D003	1	BVN Architect	8/6/2012
Level 02 Floor Plan	03802-A-D004	1	BVN Architect	8/6/2012
Level 02A Mezzanine Plan	03802-A-D005	1	BVN Architect	8/6/2012
Level 03 Floor Plan	03802-A-D006	1	BVN Architect	8/6/2012
Roof Plan	03802-A-D007	1	BVN Architect	8/6/2012
Elevations 01	03802-A-E001	2	BVN Architect	23/7/2012
Elevations 02	03802-A-E002	2	BVN Architect	23/7/2012
Building Sections	03802-A-F001	1	BVN Architects	8/6/2012
Building Perspectives	03802-A-Z001	2	BVN Architects	23/7/2012
Landscape Plan	Sheet 1 of 2	3	360°	8/6/2012
Planting Schedule and Images	Sheet 2 of 2	3	360°	8/6/2012
Stormwater Services Cover Sheet, Legend & Notes	H-100	1	Harris Page and Associates Ltd	June 2012
Stormwater Services Site Plan	H-101	1	Harris Page and Associates Ltd	June 2012
Stormwater Services	H-102	1	Harris Page and	June 2012

Ground Floor Plan			Associates Ltd	
Stormwater Services Level 03 Floor Plan	H-103	1	Harris Page and Associates Ltd	June 2012
Stormwater Services Roof Plan	H-104	1	Harris Page and Associates Ltd	June 2012
Cover Sheet, Drawing Schedule & Locality Plan	C1.01	1	Northrop	13.6.2012
Construction Management Plan	C2.01	2	Northrop	13.6.2012
Concept Stormwater Drainage Plan	C4.01	2	Northrop	13.6.2012
Stormwater Catchment Plan	C4.02	2	Northrop	13.6.2012

2.02 A012 – Food Shop

The proprietor of the food business shall ensure that the requirements of the Food Act 2003 and Food Regulation 2004 are met at all times. All food shop construction works shall be carried out in accordance with the requirements of AS4674-2004 “Design, Construction and Fitout of Food Premises,” the Food Act 2003 and Food Regulation 2004.

2.03 A021 – Business Registration

The business is to be registered with Penrith City Council by completing the “Registration of Premises” form. This form is to be returned to Council prior to the commencement of the business.

2.04 A038 – Lighting Location

Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 “Control of the obtrusive effects of outdoor lighting” (1997).

2.05 A039 – Graffiti

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repared.

2.06 D001 – Implement approved sediment and erosion control measures

Erosion and sediment control measures shall be installed prior to the commencement of works on site including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing’s “Managing Urban Stormwater: Soils and Construction” 2004.

(Note: To obtain a copy of the publication, you should contact Landcom on (02) 9841 8600).

The approved sediment and erosion control measures are to be installed prior to and maintained throughout the construction phase of the development until the landscaping, driveway and on-site parking areas have been completed for the development. These measures shall ensure that mud and soil from vehicular movements to and from the site does not occur during the construction of the development.

2.07 D006A – *No filling without prior approval*

No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been submitted to Council. The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Contaminated Land Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

An appropriately qualified person/s (as defined in the Penrith City Council Contaminated Land Development Control Plan) shall:

- Supervise the filling works,
- (On completion of filling works) carry out an independent review of all documentation relating to the filling of the site, and shall submit a review findings report to Council,
- Certify by way of a Compliance Certificate or other written documentation that fill materials have been placed on the site in accordance with all conditions of this consent and that the site will not pose an unacceptable risk to human health or the environment. A copy of the Compliance Certificate or other documentation shall be submitted to Council.

The contact details of any appropriately qualified person/s engaged for the works shall be provided with the Notice of Commencement.

If Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."}

2.08 D008 – Filling compaction

Where a building is to take place on any land that is to be filled, such filling is to be compacted in accordance with AS3798-1996. Certification is to be submitted to Penrith Council by a Geotechnical Engineer verifying that the work has been undertaken prior to the commencement of the construction of any building.

2.09 D009 – Covering of waste storage area (Applies to building works/demolition)

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

2.10 D010 - Appropriate disposal of excavated or other waste

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan. Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

2.11 D014 – Plant and equipment noise

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

2.12 E01A – BCA compliance for Class 2-9

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- a) complying with the deemed to satisfy provisions, or
- b) formulating an alternative solution which:
 - complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

2.13 E002 – BCA Issues to be addressed

A preliminary assessment of the plans submitted with the application has disclosed that the following design and/or construction issues need to be addressed prior to the commencement of construction to ensure compliance with the Building Code of Australia:

- Compliance with Part D1.6 of the Building Code of Australia regarding the provision of appropriate exit widths to serve the expected occupant numbers in the building.

2.14 E006 - Disabled access and facilities

Access and sanitary facilities for persons with disabilities are to be provided and maintained in accordance with the requirements of the Building Code of Australia, AS1428-2009 “Design for Access and Mobility” and the Access to Premises Standards 2010. Details of compliance are to be outlined in the relevant construction drawings and specifications prior to the commencement of construction works.

2.15 E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

- a) deal with each essential fire safety measure in the building premises, and
- b) be given:
 - within 12 months after the last such statement was given, or
 - if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

2.16 G002 – Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to the “Your Business” section of Sydney Water's website at www.sydneywater.com.au then the “e-developer” icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be obtained **prior to the use of the university library.**

2.17 F001 – Food Shop Construction and Plans

All food shop construction works shall be carried out in accordance with the requirements of the As4674-2004 Design, Construction and fit-out of food premises, the Food Act 2003 and the Food Regulations 2004.

Detailed plans and specifications for the construction of the premises and installation of fittings, furnishings and equipment to all food preparation and storage areas are to be outlined in the relevant construction drawings and specifications regarding the fitout of the food shop.

Particular attention is drawn to:

- The designated hand wash basin in the food preparation area must be supplied with warm water through a common spout in compliance with AS4674-2004. This hand wash basin must also be supplied with soap and disposable paper towel. All hand wash basins must be hand free as required by AS4674-2004.
- In addition to the hand wash basin located in the food preparation area, a hand wash basin with warm water through a common spout in compliance with AS4674-2004 and Food Safety Standard 3.2.3 must be installed in the toilet area. This hand wash basin must also be supplied with soap and disposable paper towel. All hand wash basins must be hand free as required by AS4674-2004.
- The kitchen must contain a double bowl sink or a dishwasher and single bowl sink to allow for cleaning and sanitising of equipment as specified in section 4.1 of AS 4674-2004. To sanitise effectively with a dishwasher a rinse cycle temperature of at least 77 degrees and a rinse cycle of greater than 30 seconds is required.
- All floor, wall and ceiling finishes throughout the premises must comply with AS4674-2004. Drop in panel or false-ceilings are not permitted in food preparation or food storage areas. This includes areas where food is on display for sale.
- The floor, wall and ceiling finishes and fixtures and fittings in the premises, including store rooms, must comply with AS4674-2004. Coving shall be installed at the intersection of the floors with the walls. No exposed wooden shelving is permitted.
- Adequate pest proofing must be provided to the front entrances to prevent entry of flying insects.
- Provision must be made for the storage of garbage containers, containers for recyclable materials and compacters in an external area of the premises or in a room specifically for that purpose in accordance with AS4674-2004 Clause 2.4.
- All fixtures, fittings and equipment must comply with AS4674-2004 section 4.
- The premises must be adequately ventilated in accordance with AS4674 – 2004.

2.18 G004 – Endeavour Energy

Prior to the commencement of construction works, a written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a padmounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the commencement of construction as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

2.19 H041 – Hours of work (other development)

“Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm

- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

2.20 H001 – Stamped plans & erection of site notice 1 (Class 2-9)

Stamped plans, specifications, a copy of the development consent and any other Certificates/ Information to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details is to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the construction and associated landscaping works have been completed.

2.21 H002 - All forms of construction

Prior to the commencement of construction works:

- a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:
 - a standard flushing toilet connected to a public sewer, or
 - if that is not practicable, an accredited sewage management facility approved by the council, or
 - alternatively, any other sewage management facility approved by council.
- b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on ~~an~~-adjoining ~~allotment of~~ land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

- d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic ~~in a public place~~ to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:
- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
 - the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
 - any such hoarding, fence or awning is to be removed when the work has been completed.

2.22 K101 - Works at no cost to Council

All road works, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

2.23 K210 – On-site detention

On-site detention shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Northrop, reference number 120063, revision 2, dated 13/06/2012.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the on-site detention system are to be prepared by a suitably qualified person and shall be submitted to Penrith City Council prior to the commencement of works.

Prior to the commencement of works, the suitably qualified person shall ensure that the on-site detention system has been designed in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

2.24 K221 – Access, Car parking and Manoeuvring

Prior to the commencement of works, a suitably qualified person is to ensure that the bus stop has been designed in accordance with the requirements of the Disability Discrimination Act

2002 (DDA), Disability Standards for Accessible Public Transport (DSAPT) and the Guidelines for assessing compliance of bus stops with the Disability Standards for Accessible Public Transport 2002.

2.25 K225 – Bus Stop

Prior to the use of the Library, directional signage and linemarking shall be installed indicating directional movements and the location of customer parking to the satisfaction of the Penrith City Council.

2.26 K502 – Works as Executed

After completion of all civil works, an original set of works-as-executed drawings and compliance documentation shall be submitted to the Penrith City Council in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

2.27 K503 – Stormwater Compliance

Prior to the use of the Library, an appropriately qualified stormwater engineer shall ensure the following:

a) On-site detention system/s

- Have been satisfactorily completed in accordance with the approved stormwater design and the requirements of this consent.
- Have met the design intent with regard to any construction variations to the approved design.
- Any remedial works required to been undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the works-as-executed drawings.

2.28 Special Condition – Maintenance of OSD system

The University of Western Sydney, from time to time shall do all things necessary to maintain, repair and replace the grates, pipes, pits, kerbs, tanks, gutters or any other structures of and incidental to the stormwater detention system within the land to the satisfaction of Penrith City Council and in this regard must also comply with any reasonable written request of the Council within such time period nominated.

Where the University of Western Sydney fails to comply with any written request of the Penrith City Council referred to above, the University of Western Sydney shall meet any reasonable cost incurred by the Council in completing the work requested.

Full and free right for the Penrith City Council and every person authorised by it to enter upon the burdened lot in order to inspect, maintain, cleanse, replace, repair any grates, pipes, pits, kerbs, tanks, gutters or any other structure or alter surface levels to ensure the on-site detention system within the land so burdened functions in accordance with the approved plans.

2.29 L001 – General Landscaping

All landscape works are to be constructed in accordance with the following stamped approved plans, as amended in red and Sections F5 “Planting Techniques”, F8 “Quality Assurance Standards”, F9 “Site Management Plan” of Penrith Council’s Landscape Development Control Plan:

Drawing Title	Drawing No.	Issue	Prepared by	Dated
Landscape Plan	Sheet 1 of 2	3	360°	8/6/2012
Planting Schedule and Images	Sheet 2 of 2	3	360°	8/6/2012

Landscaping shall be maintained:

- in accordance with the approved plan, and
- in a healthy state, and
- in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or was removed.

2.30 L005 – Planting of plant material (Applies to most building/subdivision, not fitouts)

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Council’s Landscape Development Control Plan.

2.31 L006 - AS requirements (Applies to most building/subdivision, not fitouts)

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

2.32 L007 - Tree Protection Measures

All trees that are required to be retained as part of the development are to be protected in accordance with the minimum tree protection standards prescribed in section F4 of Councils Landscape Development Control Plan.

2.33 L008 – Tree Preservation Order

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council’s Tree Preservation Order and Policy.

2.34 L012 – Existing landscaping (for existing development)

Existing landscaping is to be retained and maintained at all times.

Special Conditions

Landscaping

- 2.35 Sheltered seats/ benches are to be provided adjacent to the proposed bus dropoff point within car park P8. The seating is to accommodate a minimum of eight (8) people and is to be reflective of proposed seating detailed on the landscape plan. Details are to be provided to Council prior to the commencement of landscaping works on the site.
- 2.36 A minimum of six (6) canopy trees are to be provided along the western side of the “University Walk”. The trees are to be complimentary to the existing and proposed landscaping within the locality of the library. Details are to be provided to Council prior to the commencement of landscaping works on the site.
- 2.37 The proposed landscaping along the southern side of Building V is not considered to be shade tolerant species. Alternative landscaping species are to be provided and details are to be submitted to Penrith City Council and approval prior to the commencement of landscaping works on the site.
- 2.38 Landscaping proposed around the perimeter of the car park and near the proposed walkway appears to promote passive surveillance. Landscaping must not obscure sightlines for pedestrians and enable passive surveillance at all times.
- 2.39 The mixed shrubs and ground covers proposed to the southern side of the building should be maintained to a height no more than 0.9metres. Low height or high canopies vegetation is good for natural surveillance. Regular pruning and maintenance will be necessary to ensure clear sight lines are maintained and concealment areas minimised.

Bike storage

- 2.40 Bike storage areas are to be provided within close vicinity to the two common entrances of the library, and are to be designed in accordance with of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities. The bike storage areas are to accommodate a combined minimum total of twenty (20) bikes. Details are to be provided and approved by Penrith City Council prior to the commencement of landscaping works on the site.
- 2.41 A bicycle network plan is to be prepared to integrate the existing cycle network located on the Kingwood Campus with the library and associated pathways. Details are to be provided to Penrith City Council prior to the commencement of landscaping works on the site.

Lighting

- 2.42 In additions to the broader lighting upgrade taking place throughout the UWS campus and the external lighting proposed for the library building, it is important that all areas intended to be used at night, in particular pedestrian pathways to and from the library to key areas through the campus (such as car parks, shuttle bus set-down) allow appropriate levels of visibility. Lighting should clearly illuminate the faces of users of the pathway.
- 2.43 Lighting is to have a wide beam of illumination, which reaches to the beam of the next light.
- 2.44 Lighting provided within the car park and surrounding areas must be in accordance with Australian Standards and provide a safe, well-lit space for users. This includes entrances, exits, ramps, toilets, lifts, stairwells and pay stations.
- 2.45 External building lighting must also illuminate fire egress areas, staff entry points, and the loading dock.
- 2.46 Lighting within all carparks, particularly car park P8 which are to be utilised by students/ staff accessing the library at night, should also be designed/ upgraded to minimise dark areas.
- 2.47 All lighting should be vandal resistant.

Security

- 2.48 All areas within the library where access to public is restricted (eg. café, cleaners room) must be securely locked when not in use.
- 2.49 All other rooms within the library must also be located when not in use (ie. IT training rooms)
- 2.50 All external storage areas should be well secured and well lit.
- 2.51 A back-to-base alarm system is recommended for building security.
- 2.52 Emergency contact numbers must be displayed within the 24hr study area to enable swift reporting of any crime, safety, maintenance or security related matters.

Signage

- 2.53 Signs associated with the operation of the library should be large and legible, with strong colours, standard symbols and simple graphics, and located at entrances near activity nodes (both inside and outside the library). Signs should also indicate where to go for help or assistances.
- 2.54 The main pedestrian route from the library to other key sections of the campus should be indicated with appropriate signage.
- 2.55 Signs essential for night time use are to be illuminated.

- 2.56 Signage should be made of vandal proof materials, non reflective and graffiti resistant coated.

Maintenance

- 2.57 Procedures must be in place to ensure the prompt removal and/or repair of graffiti or vandalism to the building and surrounds. This includes reporting incidents to police and/ or relevant authorities.
- 2.58 Graffiti resistant coatings must be used to external surfaces where possible.

Construction

- 2.59 Construction works shall be carried out in accordance with the NSW Department of Environment and Climate Change's (2009) "Interim Construction Noise Guideline".
- 2.60 All construction works that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties, are restricted to the following hours in accordance with the NSW Department of Environment and Climate Change's (2009) "Interim Construction Noise Guideline":
- Mondays to Fridays 7am to 6pm
 - Saturdays, 7am to 1pm (if audible on neighbouring residential premises),
 - No work is permitted on Sundays and Public Holidays.

Other construction works that are carried out inside a building that do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act 1997 in regulating offensive noise also apply to construction works.

- 2.61 The recommendations, including the advisory recommendations of the Access Report, prepared by Morris-Goding Accessibility dated 8 June 2012 are to be implemented within the design of the library, subject to the following amendments:
- Provide a safe, continuous accessible path of travel from the new UWS Shuttle Bus Drop-off area and the new accessible parking spaces to the staff entry/ after hours accessible entrance point to the building
 - Stair nosing strips and handrails shall be provided to the all new external stairways provided within the landscape design;
 - An accessibility management plan is to be prepared and implemented to ensure appropriate assistance procedures by staff for users needing additional assistance to access the book stacks. The management plan is to include call buttons within the book stacks or other devices to call staff for assistance.

Details of compliance are to be outlined in the relevant construction drawings and specifications prior to the commencement of construction works.

- 2.62 To ensure an appropriate accessible entrance to the library from the closest car park is provided, the following works, which are not the subject of this Development Application, are required to be completed prior to the use of the library.
- Reconstruction works within the P3, P4, P5, P15 car parks, which include the provision of upgraded accessible car parking spaces and accessible pathways connecting the car parks to the main entrance to the building, are to be completed prior to the use of the library.