

**WSU PROPOSED BANKSTOWN CAMPUS
DRAFT CONDITIONS OF CONSENT – EARLY WORKS DA 697 - 2109**

- 1) The proposal shall comply with the conditions of this Development Consent.
- 2) Development shall take place in generally in accordance with Development Application No. DA-697/2019, submitted by Western Sydney University, accompanied by the drawings and document as listed in the table below, and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where otherwise amended by the conditions contained in this approval.

Drawing / Document Title	Rev	Dated	Prepared by
'Statement of Environmental Effects Western Sydney University Bankstown City Campus Early Works', Figure 1 to Figure 24, Picture 1 to Picture 6 and Table 1 to Table 5 Figure 1 to Figure 24, Picture 1 to Picture 6 and Table 1 to Table 5	1	3 Sept. 2019	Urbis Pty Ltd
UW04 DAEW – 01 Site Analysis Plan	1	12 Aug 2019	Lyons
UW04 DAEW - 03 Demolition Plan	2	14 April 2020	Lyons
Bankstown City Campus Development Hazardous Building Materials Register	0	13 May 2019	Douglas Partners
Heritage Impact Statement Western Sydney University Bankstown City Campus Early Works'	1	28 Aug 2019	Urbis Pty Ltd
Quantity Surveyor Certificate of Cost		10 July 2019	RLB
Services Plan	D	22 Aug 2019	RPS
Service Protection Report	2	27 Aug 2019	MGP
Sewer Deviation Plan (Sheets 1, 2 & 3) 177945WW		1 April 2019	Sydney Water
Western Sydney University Bankstown City Campus Structural Report Early Works'	1	23 Aug 2019	Bonacci
M 18056 LA-00-050 Tree Removal Plan	1	19 Aug 2019	Aspect
Western Sydney University Bankstown City Campus Projects Utilities Report	4	24 June 2020	NDY
Arborist Report – New WSU Bankstown City	2	11 June 2019	Ecological

Drawing / Document Title	Rev	Dated	Prepared by
<i>Campus</i>			
<i>C01-01 Early Works Drawing Register & Construction Notes</i>	4	17 April 2020	Bonacci
<i>C01-05 Early Works Sediment & Erosion Control Plan</i>	4	17 April 2020	Bonacci
<i>C01-06 Early Works Sediment & Erosion Control Details</i>	4	17 April 2020	Bonacci
<i>C01-10 Early Works Bulk Earthworks Plan</i>	5	24 April 2020	Bonacci
<i>C01-20 Early Works Bulk Earthworks Longitudinal Sections Sheet 1</i>	5	24 April 2020	Bonacci
<i>C01-21 Early Works Bulk Earthworks Longitudinal Sections Sheet 2</i>	5	24 April 2020	Bonacci
<i>C01-41 Early Works Siteworks Plan</i>	4	17 April 2020	Bonacci
<i>C01-65 Early Works Council Standard Layback Detail</i>	4	17 April 2020	Bonacci
<i>WSU Bankstown City Campus Development – Civil Design Report - Early Works</i>	6	25 June 2020	Bonacci
<i>WSU Bankstown City Campus Development – Preliminary Construction Management Plan'</i>		29 April 2020	Walker Corporation
<i>WSU Bankstown City Campus Development – Early Works Preliminary Construction Pedestrian Traffic Management Plan</i>	B	26 June 2020	Arup
<i>WSU Bankstown City Campus Early Works - Traffic Management Strategy'</i>		17 July 2020	Walker Corporation
<i>WSU Bankstown Early Works Site Establishment Plan, Drawing Number Bankstown WSU</i>		17 July 2020	Walker Corporation
<i>'Truck Marshalling / Mustering Area Diagram' (3 sheets)</i>		Submitted 14 July 2020	Walker Corporation
<i>'Report on Detailed Site Investigation'</i>	3	14 May 2019	Douglas Partners
<i>'Report on Geotechnical Investigation'</i>	0	13 August	Douglas

		2018	Partners
<i>'Acoustic Services – Early Works DA'</i>	1	30 August 2019	NDY
<i>'Consultant Advice (Acoustics – Response to Canterbury Bankstown Comments for Rev. DA submission)'</i>	N/A	26 June 2020	NDY

- a) Ground anchors are permitted on the southern, eastern and northern boundaries and shall be at a minimum depth of 2.5m below the adjacent ground level. Ground anchors are not be installed on the western boundary of the site. The ground anchors shall be installed in reference to the following drawings – 'Shoring Plans', prepared by TTW, Job No 191530 Drawing No S1001 P2, S1011 P2 and S1031 P2. The final shoring plan for this development shall be approved by Council.
- b) The extent of the footprint of the excavation is generally within the 'site excavation' as shown shaded on the plan referenced '*WSU Bankstown – Early Works Site Establishment Plan*' as prepared by Walker Corporation Pty Ltd dated 17 July 2020 referenced as Drawing Number '*Bankstown WSU*'. The footprint of the excavation and supporting structures shall be wholly contained within the development site.

CONDITIONS TO BE SATISFIED PRIOR TO WORKS COMMENCING ON SITE

- 3) The Certifying Authority must ensure that any certified plans are not inconsistent with this Development Consent and accompanying plans.
- 4) Approval in accordance with Council's Tree Preservation Order (TPO) is granted to lop or remove only the trees identified to be lopped or removed on the approved plans. Separate approval shall be obtained to prune or remove trees on adjoining properties or other trees located on the site. Failure to comply with Council's TPO may result in a fine of up to \$100,000.
- 5) A soil erosion and sediment control plan must be prepared by a suitably qualified professional, in accordance with the Bankstown Demolition and Construction Guidelines and Council's Development Engineering Standards.
- 6) The Council approved plans, including demolition plans, must be submitted to Sydney Water for assessment. This will determine if the proposed development would affect any Sydney Water infrastructure or if there are additional requirements. Building plan approvals can be submitted online via Sydney Water Tap inTM.

Please refer to www.sydneywater.com.au/tapin

For Sydney Water's Guidelines for building over or next to assets, visit www.sydneywater.com.au 'Plumbing, building & developing' then 'Building Plan Approvals' or call 13000 TAPIN.

Prior to commencement of works on site Sydney Water must issue either a Building Plan Assessment letter which states that your application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.

- 7) Works shall not commence on site until written proof that all bonds, fees and/or contributions as required by this consent have been paid to the applicable authority.
- 8) A long service levy payment which is 0.35% of the total cost of the work is to be paid to the Building and Construction Industry Long Service Payments Corporation.
- 9) Pursuant to section 4.17 of the Environmental Planning and Assessment Act 1979, and the Section 94A Development Contributions Plan - Bankstown (Section 94A Plan), a contribution of \$53,294.09.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before the commencement of works on site.

Note: The Section 94A Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.

- 10) Prior to the commencement of works, the applicant must obtain approval from Council's Traffic Section for a Site, Pedestrian and Traffic Management Plan (SPTMP). This Plan must address the measures that will be implemented for pedestrian safety and traffic management as specified below.

Note: – the SPTMP shall be generally in accordance with the plans and details provided in Conditions 2(a) through to 2(c) of this development consent.

This plan shall include details of the following:

- a) Proposed ingress and egress points for vehicles to and from the construction site;
- b) Proposed protection of pedestrians, adjacent to the construction site;
- c) Proposed pedestrian management whilst vehicles are entering/exiting the construction site;

- d) Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the excavation period;
- e) Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc. are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Services requirements and AS1742.3.
- f) Proposed route for transportation of bulk and excavation materials to and from the development site.
- g) Proposed traffic control plans prepared by a qualified practitioner for the provision of safe passage for pedestrians and vehicles in the vicinity of the development site.

The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "State Road" via "Regional Roads", with every effort to avoid school zones on public roads. Alternate longer routes will only be considered in order to bypass school zones during school zone hours. If school zones cannot be avoided **no heavy construction vehicle movements are to arrive or depart the site during signposted school zone periods 8:00am - 9:30am and 2:30pm - 4:00pm on school days.**

An Agreement to Council's satisfaction, signed by the applicant/owner specifying the approved route and acknowledging responsibility to pay Council to rectify damages to public property adjacent to the site as a consequence of building works shall be lodged with Council prior to any works commencing on site. Damage will be rectified as required by Council to remove unsafe conditions. All damage must be rectified upon completion of work to the satisfaction of Council.

The approved Site, Pedestrian and Traffic Management Plan is to be implemented prior to the commencement of any works on the site.

In addition a RMS Approval / Road Occupancy Licence will be required for works on Regional or State Roads or within 100m of a traffic facility including roundabouts and traffic signals. Refer to Council's Development Engineering Standards for a list of Regional and State Roads.

- 11) Prior to commencement of works on site a Site Operations Management Plan (SOMP) must be provided and approved by Council Traffic Section. This Plan must address the measures that will be implemented for the ongoing management of operations on and around the construction site, the protection of adjoining properties, and other requirements as specified below.

This plan shall include details of the following:

- a) Proposed hoardings, scaffolding and/or fencing to secure the construction site;
- b) Proposed measures to be implemented, under the separately approved Works Permit issued by Council, for the protection of all public roads and footway areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- c) Proposed method of support of any excavation, adjacent to adjoining buildings or the public road. The proposed method of support is to be certified by a Civil Engineer with National Professional Engineering Registration (NPER) in the construction of civil works.
- d) Proposed measures to be implemented in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the public road.
- e) Proposed measures for protection of the environment, according to the relevant provisions of the Protection of Environment Operations (POEO) Act, 1997 including procedures to control environmental impacts of work e.g. sediment control, proper removal, disposal or recycling of waste materials, protection of vegetation and control/prevention of pollution i.e. water, air noise, land pollution.

A number of the above matters may require separate approval from Council, particularly those relating to works on or adjacent to Council property. These may be covered by separate conditions of consent contained in this Determination Notice. Appropriate approvals will need to be obtained prior to the approval of this plan.

The approved Site Operations Management Plan is to be implemented prior to the commencement of any works on the site, and an approved copy provided to Council for information. Ongoing compliance with the matters detailed in the SOMP shall be monitored by the appointed contractor.

- 12) As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires that prior to any works commencing on site, a Works Permit and or a Roadway/Footpath Building Occupation Permit shall be obtained where one or more of the following will occur, within, on or over the public footway or public road:

A CERTIFIER CANNOT ISSUE THESE PERMITS

WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,

- b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,
- c) Connect a road (whether public or private) to a classified road,
- d) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
- e) Install utilities in, under or over a public road,
- f) Pump water into a public footway or public road from any land adjoining the public road,
- g) Erect a structure or carry out a work in, on or over a public road
- h) Require a work zone on the public road for the unloading and or loading of vehicles
- i) Pump concrete from within a public road,
- j) Stand a mobile crane within a public road
- k) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.
- l) The work is greater than \$25,000.
- m) Demolition is proposed.
- n) Subdivision is proposed.
- o) A Swimming pool is proposed.
- p) A Vehicular Footway Crossing (VFC) at the property boundary.

Assessment of Works Permits (a to e) includes the preparation of footway design levels, vehicular crossing plans, dilapidation reports and issue of a Road Opening Permit.

All proposed works within the public road and footway shall be constructed under the supervision and to the satisfaction of Council. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress.

For commercial or multi-unit residential developments within the designated CBD or an urban village area, footway design and construction and street tree supply, installation and tree hole detailing shall be as per the Council master plan for that area. Full width footways are to be supplied and installed at full cost to the developer to specification as supplied by Council. Layout plan of pavement to be submitted to Council for approval prior to the issue of the Works Permit.

All Council fees applicable, minimum restoration charges and inspection fees shall be paid prior to the assessment of the Work Permit in accordance with Council's adopted fees and charges. Note: Additional fees after approval will be charged where the Work Permit requires occupation of the Road or Footpath ie Hoardings, Work Zones etc.

In determining a Works Permit, Council can impose conditions and require inspections by Council Officers.

Forms can be obtained from Councils Customer Service counter located on the ground floor of Council's administration building at 66 - 72 Rickard Road, Bankstown or Council's website www.cbcity.nsw.gov.au

Part of any approval will require the person or company carrying out the work to carry public liability insurance to a minimum value of twenty million dollars. Proof of the policy is to be provided to Council prior to commencing any work approved by the Work Permit including the Road Opening Permit and must remain valid for the duration of the works.

The commencement of any works on public land, including the footway or public road, may incur an on the spot fine of not less than \$1100 per day that work continues without a Works Permit and/or a Roadway/Footpath Building Occupation Permit.

All conditions attached to the permit shall be strictly complied with. Works non-conforming to Council's specification (includes quality of workmanship to Council's satisfaction) shall be rectified by the Council at the applicant's expense.

- 13) The work in accordance with the development consent must not be commenced until the person having the benefit of the development consent has given at least 2 days' notice to the council of the person's intention to commence works on site.
- 14) Existing trees within the vicinity of the construction works or paths of travel for construction vehicles accessing the development that are to be retained shall be protected with temporary fencing of a style non injurious to tree roots, placed 2m from the trunk base of the existing tree to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order. An arborist is to be commissioned and is to visit the site on a bi-monthly basis to ensure the street trees maintain current health and continue growing in a healthy manner. There is to be no stockpiling of materials within the 2m fenced zone.
- 15) No construction vehicles are permitted to use the driveway serving the basement car park for the Bankstown Library and Knowledge Centre (as provided off Rickard Road), Appian Way or Civic Drive (as provided of Jacobs Street). This is to be clearly documented in the Site, Pedestrian and Traffic Management Plan (SPTMP).
- 16) Prior to any works commencing on site the applicant is required to obtain a Road Occupancy Licence from the TfNSW.
- 17) Prior to the commencement of any works on the site, a Noise and Vibration Management Plan shall be prepared by a suitably qualified person. The applicant shall submit a copy of the approved plan to Council.

- 18) All redundant signage, lighting and utilities are to be made available for Canterbury Bankstown Council's Road Operations team for site pick up and storage.
- 19) Prior to any works commencing on site a Dilapidation Report is to be prepared in which it provides for;

The current structural condition of all Council's infrastructure adjoining the development site, including the condition of the road reserve (footpath, grass, kerb and gutter and roadway) and other Council properties and assets (which includes Civic Drive, Appian Way, the driveway accessing the Bankstown Library and Knowledge Centre (BLaKC), Council's concrete stormwater and recycling tanks to the south and the geothermal bores along the western boundary under the BLaKC driveway) which are adjacent to the property prior to commencement of work.

Pre and post development road pavement condition of designated haul roads between the development site and the State roads recorded on a video. Videos shall be provided in a DVD format. The full costs of the Video Survey will be borne by the developer.

The applicant shall bear the cost of all restoration works to make good any damage to Council assets caused by this development.

- 20) Suitable erosion and sediment control measures shall be erected in accordance with the plan required by Condition 5 of this development consent prior to the commencement of construction works and shall be maintained at all times.
- 21) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the period works are occurring on site.
- 22) Prior to the commencement of work, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
- 23) Where the work is located within 3.6m of a public place then a Type A or Type B hoarding must be constructed appropriate to the works proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval prior to the commencement of work.
- 24) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 25) A sign must be erected in a prominent position on the site on which work is being carried out:
 - a. showing the name, address and telephone number of the certifying authority for the work, and

- b. showing the name of the principal contractor and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while work is being carried out, but must be removed when the work has been completed.

26) Prior to any works commencing on site:

- a) The person having the benefit of this approval shall submit to the Council a bond (in a form and from a Bond Provider acceptable to Council at its absolute discretion) in the amount of \$830 000 (Bond) as a surety for the completion of the works set out in this condition. A copy of the proposed Bond shall be submitted to the Council for its approval prior to the Bond being accepted by the Council;

The person having the benefit of this approval, prior to commencement of works shall have prepared a Dilapidation Report (or series of reports) which provides for:

- b) The current structural condition of all Council's infrastructure adjoining the development site, including the condition of the road reserve (footpath, grass, kerb and gutter and roadway) and other Council properties and assets (which includes Civic Drive, Appian Way, the driveway accessing the Bankstown Library and Knowledge Centre (BLaKC));
- c) Council's concrete stormwater and recycling tanks to the south and the geothermal bores along the western boundary under the BLaKC driveway) which are adjacent to the property prior to commencement of work;
- d) Pre development road pavement condition of designated haul roads between the development site and the State roads recorded on a video. Videos shall be provided in a DVD format. The full costs of the Video Survey will be borne by the developer;
- e) The person having the benefit of this approval shall submit this First Dilapidation Report prior to works commencing to the Council;
- f) Following the completion of any works which may impact upon any of the items listed in b) to d) above, the person having the benefit of this consent shall submit to the Council a Second Dilapidation Report (or series of reports) indicating what, if any, impact, the works have had on the Council's infrastructure as listed in b) to d) above;
- g) Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not

completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the Bond to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations;

- h) A request for release of the Bond may be made to the Council after all construction work has been completed and a Works Permit Compliance Certificate issued;

CONDITIONS TO BE SATISFIED UPON WORKS COMMENCING

- 27) Work on site may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no work is to be carried out at any time on a Sunday or a public holiday.
- 28) The work must be carried out in accordance with the requirements of the Building Code of Australia.
- 29) Trucks (laden or otherwise) are not permitted to travel either north or south along Chapel Road (between French Avenue and the Hume Highway) between the hours of 8:00am and 9:30am and 2:30pm and 4:00pm on school days.
- 30) All trucks travelling from the identified marshalling areas to the site shall do so via State roads.
- 31) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
- 32) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 33) If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 34) The person having the benefit of the development consent must, at the person's own expense:
 - a. protect and support the adjoining premises (including but limited to all Council assets, Appian Way, the driveway accessing the Bankstown Library and Knowledge Centre, Council's concrete stormwater and recycling tanks to the

south and the geothermal bores along the western boundary under the Bankstown Library and Knowledge Centre driveway) from possible damage from the excavation, and

- b. where necessary, underpin the adjoining premises to prevent any such damage.
- 35) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of the works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times. No work shall be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.

CONDITIONS TO BE SATISFIED AT THE COMPLETION OF WORKS

- 36) A Works Permit Compliance Certificate shall be obtained from Council at the completion of works.
- 37) A dilapidation survey of all Council's assets identified in Condition 19 of this consent is to be undertaken at the completion of works on the site.
- 38) A Works Permit Compliance Certificate will not be issued until such time as a dilapidation survey (as identified in Condition 37 of this consent) is provided in relation to Council's assets identified in Condition 19 of this consent. The bond (identified in Condition 26), or part thereof, will be refunded dependant on the findings of the dilapidation survey, after assessment and endorsement by Council of the dilapidation survey.
- 39) The applicant is to plant replacement trees on the nature strip forward of the property, within 12 months of completion of the excavation works prior to the issue of an Occupation Certificate or occupation, if Crown building works. The trees shall have a container size not less than 75 litres, shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003) or Australian Standard AS 2303 – 2015 Tree stock for landscape use, and be planted and maintained in accordance with Council's street tree planting specifications Standard Drawing No. S-201:

Tree Species	Location
Species to be confirmed in consultation with Council's City Transformation Team	On the nature strip forward of the property

Investigation to locate underground services shall be the responsibility of the applicant. Should such services be located and there is a reasonable belief that damage may occur to those services by the new plantings, the applicant is to:

- Carry out engineering works to protect those services from damage; or
- Relocate the plantings to a more suitable location following written approval from Canterbury Bankstown Council; or
- Substitute the approved tree species with an alternative species following written approval from Canterbury Bankstown Council.

The trees shall be planted by a qualified landscape contractor with experience in handling advanced sized tree stock, and in accordance with the tree delivery, planting preparation – general, planting, mulching and staking specifications included in Standard Drawing No. S-201.