

DRAFT CONDITIONS FOR : DA-2010/1187

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Plans and Specifications	Statement of environmental effects - dated 6 September 2010 - Bluescope Steel Location plan Platform sections and details plan - number 522977-1 - dated July 2010 - Bluescope Steel Platform sections and details plan - number 522976-1 - dated July 2010 - Bluescope Steel General arrangement plan - number 522975-1 - dated July 2010 - Bluescope Steel Platform sections and details plan - number 521138-2 - dated July 2009 - Bluescope Steel Platform sections and details plan - number 521137-3 - dated July 2009 - Bluescope Steel General arrangement - number 521136-3 - dated October 2009 - Bluescope Steel General arrangement - number B3188/15-3-3 - dated 16 December 1987 - Head Wrighton (Aust) Pty Ltd General arrangement - number B3188/14-5-4 - dated 7 December 1998 - Head Wrightson (Aust) Pty Ltd Area layout arrangement plan - number 398759-1 - Bluescope Steel Existing plant photographs - number 398748-1 - dated 2 September 2010 - Bluescope Steel Demolition workplan - Bluescope Steel
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General Matters

- 1) **Occupation Certificate**
A final Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.
- 2) **Building Work - Compliance with the Building Code of Australia**
All building work must be carried out in compliance with the provisions of the Building Code of Australia.
- 3) **Construction Certificate**
A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.

Prior to the Issue of the Construction Certificate

- 4) **Air - Stack Sampling Positions**
The Licensee must ensure that the design and construction of the flare stacks includes sampling positions that complies with TM-1 as set out in the Approved Methods for the Sampling and Analysis of Air Pollutants in NSW. This requirement is to be reflected on the plans and approved by DECCW.
- 5) The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

6) **Dust Suppression Measures**

The submission of details of the proposed dust suppression measures for the demolition, excavation and construction phases of the development to the Principal Certifying Authority, prior to issue of the Construction Certificate.

Prior to the Commencement of Works

7) **Appointment of Principal Certifying Authority**

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment, irrespective of whether Council or an accredited private certifier is appointed (if Council is nominated as the PCA please use the attached form) and
- b) notify Council in writing (on the attached form) of their intention to commence the erection of the building (at least two days notice is required).

The Principal Certifying Authority must determine when inspections and compliance certificates are required.

8) **Enclosure of the Site**

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

9) **Demolition Works**

The demolition of the existing stacks shall be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the NSW WorkCover Authority.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifying Authority. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

10) **Consultation with NSW WorkCover Authority**

Prior to any work commencing on the site it is the responsibility of the owner to contact NSW WorkCover Authority in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

11) **Erosion and Sediment Control Measures**

Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

12) **Sign – Supervisor Contact Details**

Before commencement of any work, a sign must be erected in a prominent, visible position:

- a) stating that unauthorised entry to the work site is not permitted;
- b) showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- c) showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

During Demolition, Excavation or Construction

- 13) In the demolition phase all fumes, soot and rusted metal particles from the flare stacks must be collected and disposed off according to DECCW's solid waste classification guidelines.
- 14) All concrete waste generated from demolition process must be transferred to a recycling facility.
- 15) All metal waste which can not be recycled shall be disposed of through a licensed facility.
- 16) **Stormwater runoff**
Stormwater runoff must be diverted from demolition and construction area.
- 17) **Provision of Waste Receptacle**
The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.
- 18) **Connect Stormwater to Existing**
Stormwater from the development must be connected to the existing on site stormwater disposal system.

Operational Phases of the Development/Use of the Site

- 19) **Noise Restrictions on Industrial Development**
The noise ($L_{Aeq} (15min)$) emanating from industrial developments must not exceed 5 dB(A) above the background noise level ($L_{A90} (15min)$) of the area at any boundary of the land.

Reasons

The reasons for the imposition of the conditions are:

- 1 To minimise any likely adverse environmental impact of the proposed development.
- 2 To ensure the protection of the amenity and character of land adjoining and in the locality.
- 3 To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
- 4 To ensure the development does not conflict with the public interest.