

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act, 1979 (Section 81)

Applicant: **HEALTH INFRASTRUCTURE**
PO BOX 1060
NORTH SYDNEY 2060

Determination Number: **12-776**

DRAFT

Property Description: LOT 1 DP128344, 18 BLACKTOWN ROAD, BLACKTOWN
LOT 3 DP71010, BLACKTOWN ROAD, BLACKTOWN

Development: Construction of a new multi-level structured car parking building
accommodating 616 cars with temporary construction access

Determination: *Pursuant to <act not yet known> of the Act Council advises that the
Development Application has been determined by:*

- <determ not yet known>

<by who not yet known>

Right of Appeal

Section 97 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 97 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

Note: This Consent is generally valid for a period of five years effective from the date of this Notice, unless specified otherwise by Sections 83 and 95 of the Act, or by conditions of this Consent.

RON MOORE
GENERAL MANAGER

Per

Date

1 **ADVISORY NOTES**

1.1 **Terminology**

- 1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.2 **Other Approvals**

- 1.2.1 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

1.3 **Services**

- 1.3.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to and stamped by a Sydney Water Corporation Limited Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

- 1.3.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.

- 1.3.3 The following documentary evidence shall be obtained prior to construction works commencing:

- (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994

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must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the “Building Plumbing and Development” Section of the website www.sydneywater.com.au, then follow the “Developing Your Land” link or telephone 13 20 92 for assistance. Following application a “Notice of Requirements” will advise of water and sewer extensions to be built and chargers to be paid. Please make early contact with the Coordinator since of building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water’s Notice of Requirements must be obtained prior to construction work commencing. A final Section 73 Certificate must be obtained prior to the occupation of the development.

- 1.3.4 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

2 GENERAL

2.1 Scope of Consent

- 2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No.	Dated	Council’s File Enclosure No.
Cover Sheet Drawing No. BMC-AR-DG9501 Revision 4	2/5/2012	1B
Site Plan Drawing No. BMC-AR-DG-9502 Revision 2	2/5/2012	1C
Floor Plan – Ground Floor Drawing No. BMC-AR-DG-9503 Revision 3	30/4/2012	1D
Floor Plan – Level 1 Drawing No. BMC-AR-DG-9504 Revision 2	30/4/2012	1E
Floor Plan – Typical Drawing No. BMC-AR-DG-9505 Revision 4	30/4/2012	1F
Floor Plan – Roof Plan Drawing No. BMC-AR-DG-9508 Revision 3	30/4/2012	1G
Elevations Drawing No. BMC-AR-DG-9509 Revision 2	30/4/2012	1H
Elevation and Typical Detail Drawing No. BMC-AR-DG-9510 Revision 3	2/5/2012	1I
Sections Drawing No. BMC-AR-DG-9511 Revision 2	30/4/2012	1J

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Sediment and Erosion Control Plan Drawing No. BIN-CV-DG-0065 Revision 1	30/4/2012	1M
Sediment and Erosion Control Drawing No. BIN-CV-DG-0091 Revision 1	30/4/2012	1N
General Arrangement Plan Sheet 1 of 2 Drawing No. BIN-CV-DG-0101 Revision 2	1/5/2012	1O
Stormwater Layout Plan Sheet 1 of 7 Drawing No. BIN-CV-DG-0211 Revision 2	1/6/2012	1P
Stormwater Layout Plan Sheet 2 of 7 Drawing No. BIN-CV-DG-0212 Revision 2	1/5/2012	1Q
Stormwater Layout Plan Sheet 3 of 7 Drawing No. BIN-CV-DG-0213 Revision 2	1/5/2012	1R
Temporary Construction Access Entry and Exit Drawing No. BIN-CV-DG-0240 Revision 1	20/4/2012	1S
Statement of Environmental Effects prepared by BBC Consulting Planners Job No. 11003	May 2012	2C
Geotechnical Investigation and Preliminary Contamination Assessment Prepared by Coffey Geotechnics	10 May 2011	2C
Flora and Fauna Report prepared by Abel Ecology	9 March 2011	2C
Cultural Heritage Assessment prepared by RPS Group	April 2012	2C
Water Management Report prepared by Robert Bird Group	1 May 2012	2C
Outline Construction Management Plan prepared by Appian group	26 April 2012	2C
Construction Traffic Management Plan prepared by ARUP	30 April 2012	2C
Traffic Impact Assessment prepared by ARUP	30 April 2012	2C
Noise Impact Assessment prepared by Acoustic Logic	2/5/2012	2C
BCA and Access Report prepared by Blackett Maguire and Goldsmith	1 May 2012	2C

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2.2 Engineering Matters

2.2.1 Drainage

- 2.2.1.1 The stormwater drainage discharge is not to exceed the capacity of the existing downstream drainage system.
- 2.2.1.2 Within 5 years of the date of this consent, the following drainage works and other water management requirements are to meet the following requirements.
- 2.2.1.2.1 Drainage plans are to be approved that direct a minimum of the 20 year ARI flows within a pipe system and the 100 year ARI flows through a combination of pipe and overland flow from the multi-level carpark and adjoining road network to the proposed detention tank.
- 2.2.1.2.2 The water quality from the multi-level carpark and adjoining new internal roads is to be treated to reach the minimum water quality targets as per Part R of DCP 2006 prior to discharge. Detailed plans of treatment devices and an electronic MUSIC model using Council rainfall data, source nodes and Council approved treatment nodes are to be approved by Council, or an appropriately accredited certifier to verify that Council's standard has been achieved. Where Council is not the certifying authority, a compliance certificate and an accompanying report justifying all assumptions together with a copy of the MUSIC model are to be provided to Council.
- 2.2.1.2.3 Provide maintenance requirements for the various water quality devices used to treat stormwater from the multi-level carpark and adjoining road network.
- 2.2.1.2.4 A positive covenant and restriction is required over the water quality devices in accordance with the requirements of the BCC Engineering Guide for Development 2005 or as amended.

2.2.2 Design and Works Specification

- 2.2.2.1 All engineering works required by Scope of Engineering Works and other sections of this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:
- (a) Blacktown City Council's Works Specification - Civil (Current Version)

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- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version)
- (d) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (e) Blacktown City Council On Site Detention General Guidelines and Checklist
- (f) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook Third Edition December 1999.
- (g) Blacktown City Council Stormwater Quality Control Policy – Part R of DCP 2006.

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council with any application for a Certificate under S109R of the EP&A Act, Road Act 1993 or Local Government Act 1993 Approval.

Any Certificate under S109R of the EP&A Act issued by Private Certifiers must also be accompanied by the above documentations.

NOTE: Any variations from these design requirements must be separately approved by Council.

2.2.3 Hydraulic Engineering

- 2.2.3.1 The Hydraulic Engineer is to certify that all the requirements of the approved drainage plan have been undertaken including the installation of the water quality devices and that all the signage and warning notices have been installed for the site.

3 PRIOR TO CONSTRUCTION (ENGINEERING)

3.1 Compliance with Conditions

- 3.1.1 All conditions in the “Prior to Construction (Engineering)” Section and the relevant conditions in the “General” Section of this consent, must be complied with prior to the construction of any works.

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- 3.1.2 All fees for Certificates under S109R of the EP&A Act, Roads Act 1993 and Local government Act 1993 approvals must be paid to Council prior to the issue of any of the above certificates or approvals.

3.2 Road-works

- 3.2.1 Road pavements are to be designed by a Professional Civil Engineer in accordance with the current version of Council's Engineering Guide for Developments and based upon soil tests performed by a registered NATA soils Laboratory and the traffic loadings listed in "Scope of Engineering Works" of this consent. The pavement designs must be minimum 5×10^4 ESA for internal Access and Driveway.
- 3.2.2 A Traffic Management / Control Plan shall be included as part of the Roads Act Approval for road and drainage works to be carried out within public road reserves in strict compliance with the requirements of current Australian Standard 1742.3 (Traffic Control Devices for Works on Roads) and current RMS (RTA) Traffic Control at Work Sites manual. Any persons preparing such traffic control layout plans shall be RMS (RTA) accredited.
- 3.2.3 A Construction Traffic Management Plan (TMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements, maintenance of pedestrian and cyclist thoroughfares and traffic control should be submitted to and approved by RMS prior to the commencement of any works.

The associated Traffic Control Plan (TCP) and a "Driver Code of Conduct" shall be included in the TMP.

Appropriate signage is to be installed on Blacktown Road in accordance with the approved TMP to warn motorist of trucks turning into and out of the site.

- 3.2.4 A Road Opening Occupancy Licence is required from the relevant Road Authorities (Council or RMS (RTA)) for all works on existing public roads. Details can be obtained from RMS's Sydney Project Services on 8849 2496. The application for this licence must be accompanied by a Traffic Management / Control plans and all other stage works at least 10 working days prior to the start of works. Plans should be forwarded to the Supervisor Planned Incidents Unit, Transport Operations, and Transport Management Centre or on facsimile (02) 8396 1530.

Any proposed temporary/partial road closures will require the applicant to apply for a Road Occupancy Licence (Form C & D) by contacting the

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Transport Management Centre's Planned incidents Unit on (02) 8396 1513 during office hours (8am-4pm) or 131 700 after hours.

- 3.2.5 All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping and Access to/from the site via the access road shall be restricted to construction vehicles only. A construction zone will not be permitted on Blacktown Road.
- 3.2.6 The swept path of the longest construction vehicle entering and exiting the subject site, as well as manoeuvrability throughout the site, shall be in accordance with AUSTROADS. In this regards, a plan shall be approved by the Crown Certifier, which shows that the maximum length of vehicles that can use the site and that the proposed development complies with this requirements.
- 3.2.7 Access to / from the site via the access road shall be restricted to construction vehicles only.
- 3.2.8 All ingress to, and egress from the construction site shall be restricted to left turn movements to/from Blacktown Road. All construction vehicle movement are to be supervised by accredited RMS approved traffic controllers.
- 3.2.9 A full time "No Stopping" restrictions should be implemented along the Blacktown frontage of the development site.
- 3.2.10 The developer shall be responsible for all public utility adjustment / relocation works, necessitated by the above work and as required by the various public utility authorities and / or their agents.

3.3 Proposed Car Park

- 3.3.1 The swept path of the longest vehicle entering and exiting the car park, as well as manoeuvrability through the site (particularly the circulation aisles, ramps and boom gate locations), shall be in accordance with AUSTROADS. In this regards, a plan shall be submitted to the Crown Certifier prior to the issue of S109R Certificate, which shows that the proposed development complies with this requirements.

3.4 Erosion and Sediment Control

- 3.4.1 Soil erosion and sediment control measures for road, drainage, On Site Stormwater Detention and earth works shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide

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for Development. Details shall be submitted to Council prior to any works commencing.

3.4.2 A dust management strategy is to be prepared by a suitably qualified consultant and approved by the Crown Certifier prior to the issue of S109R Certificate. The strategy is to incorporate monitoring to ensure that the proposed strategy is reducing dust levels to the appropriate Office of Heritage and Environment criteria.

3.4.3 Prior to works commencing on site, dust screens shall be provided to any cyclone fencing immediately surrounding the construction zone.

3.5 On-Site Detention

Within 5 years of the date of this consent, the following drainage works and other water management requirements are to meet the following requirements.

3.5.1 On-site detention systems within private or common courtyard areas shall be designed so they do not impact on the amenity of the development or the use of such areas.

3.5.2 A certificate from a Registered Engineer (NPER) to be submitted to Council certifying that the structures associated with the on-site detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.

3.5.3 A certificate from a Professional Civil Engineer/Registered Surveyor must be obtained verifying that the On Site Detention system will function hydraulically in accordance with the requirements of Upper Parramatta River Catchment Trust and Council's current development guide.

3.5.4 Any Certificate under S109R of the EP&A Act issued for or including an On-site Stormwater Detention (OSD) System must be accompanied by;

- a. A Drainage Design Summary Sheet per Appendix B1 of the Upper Parramatta River Catchment Trust Handbook, current version.
- b. Full drainage calculations and details for all weirs overland flow-paths and diversion/catch drains - including catchment plans and areas, times of concentration and estimated peak run-off volumes.
- c. A completed OSD Detailed Design Submission and Checklist per Appendix B9 of the above-mentioned Handbook.

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- d. A complete address of Council's OSD General Guidelines and Checklist requirements.
- e. A Maintenance Schedule is to be presented with the designer's name, his signature and date on it in accordance with the Upper Parramatta River Catchment Trust handbook guideline. (If an underground tank is involved this must include reference to WorkCover Authority of NSW Occupational Health & Safety Act 1983 and Confined Spaces Regulation.)

3.6 Asset Management

- 3.6.1 A detailed estimate of the cost of civil engineering work must be submitted to Council prior to the issue of the Certificate under S109R of the EP&A Act for engineering works. If engineering works are of a value greater than \$25,000; documentary proof of payment of the levy required by the Building and Construction Industry Long Service Payments Act must be provided to Council prior to any approval of engineering plans either by Council or an appropriately accredited certifier.

3.7 Roads & Maritime Services Approvals/Clearances/Adjoining Owners Permission.

- 3.7.1 Written evidence shall be obtained from the Roads & Maritime Services (RMS) formerly known as (Roads & Traffic Authority) indicating compliance with its requirements, including the payment of any necessary administration, plan checking, civil works inspections, project management and any other supervision fees. A copy of any such permission shall be submitted to Council prior to commencement of works.
- 3.7.2 All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.
- 3.7.3 The construction access shall be closed to RMS's satisfaction and written advice obtained from RMS by the Principal Certifying Authority.
- 3.7.4 The proposed construction access shall be designed to meet RMS's requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to RMS for consideration and approval prior to Construction by Council and any commencement of road works.

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- 3.7.5 The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. It is to be noted that the Works Authorisation Deed (WAD) will need to be executed prior to RMS's assessment of the detailed civil design plans.
- 3.7.6 Any changes to the detailed design plans, hydraulic calculations or to the stormwater drainage systems are to be submitted to RMS for approval, prior to the construction works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124

A plan checking fee will be payable and a performance bond may be required before RMS's approval is issued. With regard to the Civil Works requirement please contact the RMS's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

3.8 Work Adjacent to Easements

- 3.8.1 Foundations adjacent to easements shall not place a loading on the pipe within the easement. Foundations shall be located at:
- (a) the depth of the invert of the existing pipeline, and/or
 - (b) the depth of the invert of the proposed pipeline.
- 3.8.2 All development shall be kept clear of the drainage easement(s) on the land, and no alteration to the existing surface levels within the easement(s) is to be made.
- 3.8.3 Pier and beam style construction shall be used adjacent to easements to the depth of the invert of the proposed or existing pipeline. A Registered Engineer (NPER) shall certify that this condition has been satisfied.

3.9 Ancillary Works

- 3.9.1 Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this consent effective. Such works shall include but are not limited to the following:
- (a) the relocation of underground services where required by the positioning of new drainage and road infrastructure.

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- (b) the relocation of above ground power and telephone services.
- (c) the matching of new infrastructure into existing or future designed infrastructure.

3.10.2 On Site Stormwater Detention System

Within 5 years of the date of this consent, the following drainage works and other water management requirements are to meet the following requirements.

3.10.2.1 On-Site Detention

(A) On-site detention of stormwater runoff from the site must be provided to achieve the following nominated minimum site storage capacity and maximum permissible site discharge.

Nominated Minimum Storage: 470 cu.m/ha

Nominated Maximum Discharge: 80 L/s/ha

- (A) Any variation to a design parameters of the above mentioned will require a lodgement of an application to Council for amendment of the consent;
 - (i) location of storage area
 - (ii) alteration of the type of storage - i.e changing from above ground to below ground storage
 - (iii) location of discharge outlet from the system.
- (B) Professional accreditation of OSD designers and certifiers must be in accordance with the requirements of Council's Policy.
- (C) Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer to be issued with a Construction Certificate under the Environmental Planning and Assessment Act 1979 prior to the commencement of works.

NOTE: Council has preference for a fully above ground On-site Stormwater Detention system. This type of system would significantly reduce confined space issues and may have cost saving advantages in comparison with a below ground storage system.

4 PRIOR TO DEVELOPMENT WORKS

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4.1 Safety/Health/Amenity

- 4.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, and
- (b) connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by Council.

- 4.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work 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.

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

- 4.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local

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Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

4.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

4.1.5 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

4.1.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

4.1.7 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details prior to works commencing on site, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

4.1.8 All works shall comply with NSW Department of Environment and Conservation requirements for noise and vibration during construction works to ensure no impacts on buildings on the Hospital site or to adjoining property owners.

4.2 Tree Protection

4.2.1 Any tree not indicated on the approved Development Application plans as

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being removed or greater than 3m from the building perimeter shall be effectively protected against damage.

4.3 Car parking

- 4.3.1 The construction of the car park shall provide car parking in accordance with the approved plans and all levels shall be designed / constructed in accordance with AS2890.1. At the completion of the multi storey car parking, the site shall be provided with a minimum of 1142 car parking spaces.

4.4 Waste management

- 4.4.1 Prior to the commencement of works on the site, a Waste Management Plan shall be prepared and submitted to Council. The WMP shall be complied with at all times during the construction.

5 DURING CONSTRUCTION (BUILDING)

5.1 Safety/Health/Amenity

- 5.1.1 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work 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.

- 5.1.2 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involves the enclosure of a public place,

The required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

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- 5.1.3 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.
- 5.1.4 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.
- 5.1.5 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 5.1.6 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
 - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Certificate under S109R of the EP&A Act, and
 - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.
- 5.1.7 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

5.2 Building Code of Australia Compliance

- 5.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

5.3 Nuisance Control

- 5.3.1 Construction works must be carried out in a manner that minimises or prevents the emission of dust from the premises in accordance with the Protection of the Environment Operations Act 1997.

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5.3.2 Construction activities are to be managed in accordance with the provisions of the Interim Construction Noise Guidelines by DECC 2009.

5.3.3 Construction work on all buildings (except that on single dwelling houses and associated structures on the site of a single dwelling house) shall not occur on Saturdays and Sundays on weekends adjacent to a public holiday.

5.4 Waste Control

5.4.1 All waste associated with the construction of the car park shall be disposed of at a registered waste facility.

5.4.2 No works approved under this consent are to take place whilst there is construction work being undertaken on any other part of the site, to ensure minimum disruption to parking for staff and to prevent disruption to traffic onsite and in the surrounding residential areas. Construction can take place on a number of projects subject to the council being satisfied that adequate arrangements have been made for both construction worker's and visitor parking. Evidence is to be submitted to Council to demonstrate this.

6 DURING CONSTRUCTION (ENGINEERING)

6.1 Notice of work Commencement

6.1.1 At least 5 full working days written notice shall be given of the commencement of engineering works. Such notice shall be accompanied by evidence of the contractor's Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum of \$20,000,000.

6.2 Service Authority Approvals

6.2.1 Prior to commencement of construction of footway crossings a clearance shall be obtained from the relevant telecommunications carriers and Integral Energy that all necessary ducts have been provided under the proposed crossing.

6.3 Maintenance of Soil Erosion Measures

6.3.1 Soil erosion and sediment control measures shall be implemented in accordance with Council's Soil Erosion and Sediment Control Policy.

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6.3.2 Re-vegetation must be applied to disturbed areas as soon as practical after completion of earthworks and must be established prior to release of the maintenance security. All open drains must be turfed.

6.3.3 All required soil erosion and sediment control measures are to be maintained during the entire construction period until disturbed areas are restored by turfing paving or revegetation. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is inadequate.

6.4 Inspections of Works

6.4.1 Inspection Compliance Certificates issued by a Registered Engineer (NPER) or Registered Surveyor or Compliance Certificates issued by an accredited certifier, under Part A of Environmental Planning and Assessment Act 1979 as amended, are to be issued for works covered by the Construction Certificate for engineering works at the completion of the following mandatory inspection stages: -

(i) Soil Erosion and Sediment Control

- (a) Implementation of erosion and sediment control
- (b) Revegetation of disturbed areas
- (c) Construction of major controls (i.e gabions mattresses shotcreting etc)
- (d) Removal of sediment basins/ fencing etc.
- (e) Internal sediment/ pollution control devices
- (f) Final Inspection

(ii) Traffic Control

- (a) Implementation of traffic control
- (b) Maintenance of traffic control during works
- (c) Removal of traffic control

(iii) Construction of Drainage works (including inter-allotment)

- (a) Pipes before backfilling including trench excavation and bedding
- (b) Sand Backfilling
- (c) Final pipe inspection
- (d) Pit bases and headwall aprons
- (e) Pit Walls/ wingwalls/ headwalls
- (f) Concrete pit tops
- (g) Connection to existing system

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- (h) Tailout works
- (i) Final Inspection
- (iv) Construction of Road Pavement
 - (a) Boxing out
 - (b) Sub-grade roller test
 - (c) Subsoil drainage
 - (d) Sandstone roller test layer 1
 - (e) Sandstone roller test layer 2
 - (f) Kerb pre-laying
 - (g) Kerb during laying including provision of roof-water outlets
 - (h) Sandstone depth
 - (i) Pavement profiles
 - (j) DGB depths and roller tests
 - (k) Wearing Course
 - (l) Kerb final
 - (m) Concrete tests
 - (n) Formwork concrete pavements
 - (o) Final inspection
- (v) Provision of Street Furniture
 - (a) Street Furniture (including street signs guideposts guardrail etc)
 - (b) Erection of fencing adjoining public/ drainage reserves
- (vi) Footpath Works
 - (a) Footpath Trimming and/or turfing (to ensure 4% fall)
 - (b) Pathway construction (cycle/ link pathways)
 - (c) Path-paving construction
 - (d) Service Adjustments
 - (e) Final Inspection
- (vii) Construction of on-site detention system
 - (a) Steel and Formwork for tank/ HED control pit
 - (b) Completion of HED control pit
 - (c) Pit formwork
 - (d) Pipes upstream/ downstream of HED control pit before backfilling
 - (e) Completion of OSD system
- (viii) Stormwater Quality Control

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- (a) Installation of Stormwater Quality Control devices
 - (b) Final Inspection
- (ix) Traffic Control
 - (a) Implementation of traffic control
 - (b) Maintenance of traffic control during works
- (x) CCTV Inspection of Drainage Structures (pipelines and pits)
 - (a) All road drainage
- (xi) Final overall Inspections
 - (a) Preliminary overall final inspection
 - (b) Overall final inspection

ALTERNATIVELY, one comprehensive Inspection Certificate or Compliance certificate may be issued to include all of the above-mentioned stages of construction.

- 6.4.2 Inspection of the works required pursuant to the engineering approval issued under the Roads Act 1993 must be made by Council's Development Overseers who can be contacted on 9839 6586 between 7am - 8am and 12.30pm - 1.30pm. A site inspection is required prior to commencement of work. A minimum twenty-four (24) hours notice must be given prior to any required inspection. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

6.5 Site Security

- 6.5.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

6.6 Traffic Control Plan

- 6.6.1 Where amendments to the approved Traffic Control Plan are required, a new plan shall be prepared and approved prior to implementation. Such plans shall be prepared in strict compliance with the requirements of the current version of Australian Standard 1742.3 (Traffic Control Device for works on Roads) as well as the current version of the RTA (RMS) Traffic Control at Work Site manual. Any person preparing such Traffic Control

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plans shall have the relevant RTA (RMS) accreditation, which must be stated on the submitted plans.

6.7 Other Engineering Matters

6.7.1 Surveys/Certificates/Works As Executed plans

6.7.1.1 A works-as-executed plan (to a standard suitable for microfilming) under the hand of a Chartered Professional Engineer or a Registered Surveyor must be lodged with Blacktown City Council when the engineering works are completed. The works as executed plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Upper Parramatta River Catchment Trust /Council.

6.7.1.2 A certificate from a Chartered Professional Engineer/Registered Surveyor must be obtained and submitted to Council verifying that the on-site detention system as constructed will function hydraulically in accordance with the approved design plans.

6.7.1.3 A certificate from a Registered Engineer (NPER) must be lodged with Council verifying that the structures associated with the on-site detention systems have been constructed to withstand all loads likely to be imposed on them during their lifetime.

6.7.1.4 A Certificate from a Registered Engineer (NPER) must be lodged with Council verifying that pier and beam style construction was used adjacent to the easement to the depth of the invert of the pipeline.

6.7.2 Easements/Restrictions/Positive Covenants

6.7.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for easements and restrictions as accepted by the Lands Title Office.

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6.7.2.2 Restrictions and positive covenants must be provided over the on-site detention storage areas and outlet works.

6.7.2.3 Restrictions and positive covenants must be provided over the Stormwater Quality Control devices and outlet works.

7 OPERATIONAL (PLANNING)

7.1 Other Matters

7.1.1 Provision shall be made off site at the Blacktown Bowling Club for the use of 216 car parking spaces (including 20 spaces for the sole use of construction workers and 196 spaces for hospital staff). Any works undertaken at Blacktown Bowling Club to facilitate the use of the site as a car park shall be restored to their original state upon completion of the construction of the multi storey car park. Provision of 30 spaces must be available at all times for use by the Blacktown Bowling Club.

8 OPERATIONAL (ENVIRONMENTAL HEALTH)

8.1 Environmental Management

8.1.1 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the Department of Environment and Conservation's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.

8.1.2 A Trade Waste Agreement shall be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system.

8.1.3 Sufficient supplies of appropriate absorbent materials and/or other appropriate spill clean up equipment shall be kept on site to recover any liquid spillage. Liquid spills must be cleaned up using dry methods only and shall not give rise to an offence under the Protection of the Environment Operations Act 1997.

8.1.4 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

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- 8.1.5 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 8.1.6 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

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