
CONDITIONS OF DEVELOPMENT CONSENT

DA No: DA-40/2015
Property: Pt Lot 2 Burroway Road, WENTWORTH POINT
Description: Staged development proposal for demolition of existing buildings, tree removal, earthworks, site remediation, construction of roads, sea wall and public domain works and further subdivisions to create roads

1. Approved Plans

The development is to be carried out in accordance with the approved stamped plans as numbered below:

<i>Plan Number</i>	<i>Prepared By</i>	<i>Revision No.</i>	<i>Dated</i>
14082 SK012 GFA Allocation Burroway Road	Conybeare Morrison International P/L	03	Feb 2016
DA 001 Standard notes & legend	Brown Smart Consulting	6	30.01.15
DA 002 General layout plan (extent of works)	Brown Smart Consulting	6	30.01.15
DA 003 Demolition plan	Brown Smart Consulting	6	30.01.15
DA 101 Road bulk earthworks plan Sheet 01/02	Brown Smart Consulting	6	30.01.15
DA 102 Road bulk earthworks plan Sheet 02/02	Brown Smart Consulting	6	30.01.15
DA 103 Vehicle turn paths	Brown Smart Consulting	6	30.01.15
DA 105 Bulk earthworks levels – Burroway Road parcel	Brown Smart Consulting	6	30.01.15
DA 201 Longitudinal sections – Burroway Rd extension/Circuit Rd North	Brown Smart Consulting	6	30.01.15
DA 202 Longitudinal sections – Ridge Road	Brown Smart Consulting	6	30.01.15
DA 203 Longitudinal sections – Circuit Road South	Brown Smart Consulting	6	30.01.15

DA 204 Typical Road Cross sections	Brown Smart Consulting	6	30.01.15
DA 502 Developed catchment plan	Brown Smart Consulting	6	30.01.15
DA 503 Preliminary drainage layout	Brown Smart Consulting	6	30.01.15
DA 601 Site sections – sheet 01/02	Brown Smart Consulting	6	30.01.15
DA 602 Site sections – sheet 02/02	Brown Smart Consulting	6	30.01.15
DA 702 Proposed potable water services	Brown Smart Consulting	6	30.01.15
DA 703 Proposed pressure sewer	Brown Smart Consulting	6	30.01.15
DA 704 Proposed communications	Brown Smart Consulting	6	30.01.15
DA 705 Proposed electricity	Brown Smart Consulting	6	30.01.15
DA 706 Proposed gas	Brown Smart Consulting	6	30.01.15
DA 707 Sediment & erosion control plan	Brown Smart Consulting	6	30.01.15
DA 708 Sediment & erosion control notes & details	Brown Smart Consulting	6	30.01.15
SK70A (to be modified as per SK90 – marked in red)	Calibre Consulting	5	12.10.15
SK90 (including amendments in red)	Calibre Consulting	00	02.12.15
SK89 (including amendments in red)	Calibre Consulting	0	23.09.15
13506_L_1000 Park master plan	Context	0	24.10.14
13506_L_1001 Tree removal plan	Context	1	03.11.14
13506_L_1001 Open space activities	Context	0	24.10.14
13506_L_1002 Lighting strategy	Context	0	24.10.14
13506_PD_L_1003 Street tree planting	Context	0	24.10.14

13506_PD_L_2000 Typical street plan/sections	Context	0	24.10.14
13506_L_2000 Indicative park cross sections	Context	0	24.10.14
13506_L_2001 Indicative park cross sections	Context	0	24.10.14
13506_L_2002 Indicative park cross sections	Context	0	24.10.14
13506_L_3000 Promenade section - 01	Context	0	24.10.14
13506_L_3000 Revetment type 1 section - 02	Context	0	24.10.14
13506_L_3001 Detailed sections 3	Context	0	24.10.14
Materials Palette	Context	0	24.10.14
Planting Palette	Context	0	24.10.14
Wentworth Point Seawall	Worley Parsons	B	12.06.14
Detailed Remediation Action Plan – Infrastructure delivery 2207004B-ES-REP-001	Parsons Brinckerhoff	C	09.01.15

except as otherwise provided by the conditions of this determination (Note:- modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 96 of the Environmental Planning and Assessment Act).

Reason:- to confirm and clarify the terms of Council's approval.

2. **Time period of consent**

This consent shall lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

Reason:- to satisfy the requirements of Section 95 of the Environmental Planning and Assessment Act.

3. **Submission of Plan of with subdivision certificate application**

The subdivision certificate application is to be supported by the submission of an original plan of subdivision together with seven (7) copies to be submitted to Council.

Note: A Subdivision Certificate fee is payable to Council on lodgement of the plans and an inspection fee may be required before collection of the final signed plan of subdivision.

Reason:- to ensure an application is made for a subdivision certificate.

4. **Public art works**

Implementation of the public art works shall be in accordance with the Public Art Strategy prepared by Urban Growth and dated April 2015, submitted to Council under DA-273/2014 and DA-274/2014. Works shall be undertaken in conjunction with the Peninsula Park construction and shall be completed prior to the dedication of the Peninsula Park to Council.

Reason:- to ensure compliance with the Public Art Strategy.

5. **Remediation and validation**

The following shall be complied with in respect of remediation and validation works at the property:

- a) Remediation works and validation report shall be carried out in accordance with the approved Remediation Action Plan. The applicant shall inform Council in writing of any proposed variation to the remediation works. Council shall approve these variations in writing prior to the commencement of works. Please note that variations to the approved remediation works may require the submission to Council of a Section 96 Application or further Development Application pursuant to the *Environmental Planning and Assessment Act 1979*.
- b) After completion of the remedial works, a copy of the Validation Report shall be submitted to Council prior to the commencement of any further construction works, excluding any construction works required to complete the remedial works.

Council will require that the applicant engage an accredited auditor under the *Contaminated Land Management Act 1997* to review the Validation Report prepared by the contaminated land consultant and issue a Site Audit Statement. The accredited auditor shall consult with Council prior to finalising and issuing the Site Audit Statement.

The accredited auditor shall provide Council with a copy of the Site Audit Report and Site Audit Statement, within thirty (30) days of site validation.

In circumstances where the SAS conditions (if applicable) are not consistent with the consent, the consent shall prevail to the extent of the inconsistency and a Section 96 Application or further Development Application pursuant to the *Environmental Planning and Assessment Act 1979* will be required.

Reason:- to ensure the provisions of State Environmental Planning Policy No. 55 – Remediation of Land and the Contaminated Land Management Act are complied with.

6. **Sydney Olympic Park Authority Sediment and Erosion Control requirements**

Prior to the commencement of construction, the proponent must establish appropriate sediment and erosion control measures consistent with the Blue Book at all site access points.

During construction, sediment and erosion control measures across the site, including all access points, must be maintained in a manner that ensures sediment tracking and dust emissions beyond the boundary of the site is minimised.

Reason:- to ensure the conditions provided by SOPA are satisfied in relation to sediment and erosion control

7. **Fisheries Management Terms of Approval**

The following measures should be implemented during the construction or demolition process to minimise impacts on the aquatic environment:

- a) Appropriate best practice erosion and sediment control measures should be used.
- b) Appropriate acid sulphate soil treatment measures should be employed as required.

Regarding the area of saltmarsh planned for this part of the proposal:

- a) Seawall repair works around the saltmarsh area need to be designed so that they continue to allow the passage of higher tidal flows to the saltmarsh habitat. To survive, saltmarsh requires irregular tidal flooding between the mean high water mark and highest astronomical tide mark. The seawall repair works must not reduce or prohibit the flow of these tides.
- b) It is recommended that activity to rehabilitate the area of saltmarsh, by removing weeds and facilitating tidal flows to encourage saltmarsh regeneration, is undertaken as part of the ongoing management of this site.

Reason:- to ensure compliance with the requirements of the Fisheries Management Act 1994, the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the Act, respectively, and the associated Policy and Guidelines for Fish Habitat Conservation and Management (2013).

8. **Landscaping of Peninsula Park**

The following items shall be incorporated within the Peninsula Park landscape plan and submitted to Auburn City Council for approval prior to the commencement of any works on the site.

- Public Toilet - an *Exeloo Automated Unisex Toilet* or equivalent, shall be installed and located near both alfresco and playground area.
- Storage Facility - A Storage Facility is required to ensure quality maintenance of the Park. The storage facility shall be minimum 42m² (6m x 7m) internally plus provision for a staff member to park a vehicle and take delivery of materials on a hardstand. The Storage Facility shall be easily accessible from Ridge Road. Internally, the facility shall be separated into the following 3 areas;
 - i. Plant storage area accessed by a roller door minimum 3.14m wide single garage size,
 - ii. Amenity room with wash up facilities,
 - iii. Toilet.
- Furniture

- i. A minimum, four (4) additional seats are to be installed along water edge walkway in positions that enable long vistas across the water ways.
- ii. A minimum, four (4) additional seats are to be installed along other pathways.
- iii. A minimum of one (1) bubbler and water refill stations adjacent to the playground area and each fitness station area.

- **Fitness Stations**

Provision of fitness stations as follows:

- i. Equipment certified to comply with AS 4685
- ii. Equipment shall be high quality designed equipment suitable for a range of skill levels from beginners to advance.
- iii. Equipment shall include both Static and Mechanical equipment at each fitness station.
- iv. A hard wearing surface shall be provided under each piece of equipment.
- v. Equipment shall be installed on a level surface.
- vi. All equipment shall include appropriate signage for correct use of equipment.

- **Playground**

All playground equipment and safety surfacing to comply to the following standards;

- i. AS 4685:2014 Playground Equipment and Surfacing
- ii. Australian and New Zealand Standard AS/NZS 4486.1: Playgrounds and playground equipment
Part 1: Development, installation, inspection, maintenance and operation.
- iii. Australian Standard AS 4685: Playground equipment
- iv. Australian Standard AS 1428: Design for access and mobility

All equipment shall cater in the majority for 5-12 year olds with some facilities for 2-5 year olds, unless the demographics of Wentworth Point suggest otherwise.

The landscape plan detail design, materials and finishes of works incorporating proposed seating, shelter, shade and observation areas for parents and carers. The plan shall identify the type of equipment to be included and the preferred location of each item including rubber softfall or equivalent materials in high wear areas of the playground.

- **Lighting Strategy** - All lights shall be made of marine grade materials resistant to salt air and salt water erosion.

- **Wetlands**

- i. A safe vehicle access route shall be provided to where trash racks or gross pollutant traps are located adjacent wetlands.
- ii. A plant palette for wetland areas shall be included together with an suitable landscape management plan.

9. **Erection of Signs**

A rigid and durable sign must be erected in a prominent position on any site on which building including any civil infrastructure work, subdivision work or demolition work is being carried out:-

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

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

Note: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100.

Reason:- to comply with the requirements of Clause 98A and 136B of the Environmental Planning and Assessment Regulations.

10. **Construction/Demolition Hours**

Site and civil infrastructure works and demolition works, including the delivery of materials or equipment to and from the property are to be carried out between the hours of 7.00 am and 6.00 p.m. only from Mondays to Fridays and between 8.00 am and 4.00 p.m. only on Saturdays. No construction works or deliveries for the construction are to take place on Sundays or public holidays.

Prior to commencement of any demolition or construction work the applicant is to erect signs on the site, which are clearly visible from the footpaths adjoining the site boundaries, which state the permitted construction/demolition hours. These signs must also state "Any instances of site and civil infrastructure works, demolition works or deliveries outside the permitted hours can be reported to Auburn Council on 9735-1222 during office hours or 0417-287-113 outside office hours".

Reason:- to reduce nuisance to the surrounding properties during the construction period.

11. **Demolition of buildings**

The building/s shall only be demolished in accordance with the requirements of AS 2601-2001 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:-

- a) Protection of site workers and the general public.
- b) Erection of hoardings where appropriate.
- c) Asbestos handling and disposal where applicable.
- d) Any disused service connections shall be capped off to Council's requirements.
- e) The disposal of refuse is to be to an approved waste disposal depot.

Reason:- to ensure protection of the public, environment and to uphold public health standards. This also complies with the requirements of clause 92 of the Environmental Planning and Assessment Regulation 2000.

12. **Display of a warning sign for soil and water management**

Throughout the site construction/remediation/demolition period, a warning sign for soil and water management must be displayed on the most prominent point of the building site, visible to both the street and site works.

Reason:- to ensure all building workers are aware of the need to maintain the sediment and erosion control devices.

13. **Fencing of construction/demolition sites – Rental of road reserve/footpath area**

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary hoarding or fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5 metres). Hoardings or fences are to have a minimum height of 1.8 metres and be constructed of solid plywood sheeting (painted white) or of cyclone wire fencing with geotextile fabric attached to the inside of the fence, to provide dust control.

Hoardings or fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

NOTE: Should ANY part of the fence or hoarding encroach beyond the boundaries of the site, it will be necessary to make application to Council for rental of the road reserve/footpath area BEFORE the fence/hoarding is erected.

Reason:- to provide protection to public places and to prevent unauthorised access to the site.

14. **Demolition - Lead Management Work Plan**

A Lead Management Work Plan shall be prepared in accordance with *AS2601-2001 Demolition of Structures* by a person with suitable expertise and experience and submitted to the PCA or Council for approval prior to the issuing of the Construction Certificate. The Lead Management Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials. The Lead Management Work Plan shall be prepared in accordance with:-

- a) AS 4361:1998 Guide to lead paint management;
- b) Australian Standard AS 2601: 2001 Demolition of Structures;
- c) Lead Safe A renovator's guide to the dangers of lead, NSW EPA, 1998 (booklet)

Reason:- to ensure suitable procedures are employed to manage demolition activities involving lead paint.

15. Demolition – Lead Paint Disposal

The demolition and disposal of materials incorporating lead such as lead paint and dustpaint shall be conducted in accordance with *AS2601-2001 Demolition of Structures*. Removal, cleaning and disposal of lead-based paint shall conform with relevant EPA guidelines including the *Lead Safe A renovator's guide to the dangers of lead*, NSW EPA, 1998. Hazardous dust shall not be allowed to escape from the site. Any existing accumulations of dust (eg; ceiling voids and wall cavities) shall be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work shall be suppressed by a fine water spray. Water shall not be allowed to enter the street and stormwater systems. Demolition shall not be performed during high winds, which may cause dust to spread beyond the site boundaries. Please note that Council may require testing to verify that the soil lead levels are below acceptable health criteria.

Reason:- to ensure the disposal and demolition of materials incorporating lead is carried out in a safe manner in accordance with relevant regulations.

16. Demolition – common sewerage system

If the land to which the application relates is served by a common sewerage system that is also used by others, then measures must be placed in effect and prior to the commencement of work to ensure the operation of the sewerage system is without disruption to other joint users.

Reason:- to ensure demolition activities do not disrupt the operation of the sewerage system for other users of the system.

17. Demolisher Details

The demolisher/owner/applicant shall:-

- a) Lodge with Council, and at least forty-eight (48) hours prior to the commencement of work (due to the potential impact on Council's infrastructure):-
 - i) Written notice, indicating the date when demolition of the building is to commence.
 - ii) The demolisher's full name and address.
 - iii) Details of Public Liability Insurance.
- b) Comply with Australian Standard 2601 – 2001 "*Demolition of Structures*"; and,
- c) Have a current public liability/risk insurance, and policy details of such shall be submitted to Council for its records.
- d) Ensure that all possible/practicable steps are taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind-blown dust, debris, noise and the like arising from the demolition works

This Consent shall not preclude the demolisher from giving notice to other statutory authorities, such as Sydney Water Corporation, WorkCover, etc.

Reason:- to ensure details of the demolisher are provided to Council and relevant

safety requirements are met.

18. **Demolition Works – noise and vibration**

The following shall be compiled with:-

- a) Vibration levels induced by the demolition activities shall not exceed 1mm/sec peak particle velocity (ppv) when measured at the footing of any occupied building.
- b) Vibration levels induced by the demolition activities shall not exceed 5mm/sec peak particle velocity (ppv) when measured at the footing of any unoccupied building.

Reason:- to ensure noise and vibration arising from the demolition works does not impact on the amenity of the surrounding area.

19. **Asbestos**

- a) In the event that asbestos is on a site or building under demolition or construction, WorkCover NSW is to be contacted to ascertain the appropriate response, to ensure the safety and protection of existing and future workers and residents. An Asbestos Removal Contractor licensed by WorkCover NSW is to handle/remove/transport and dispose of any products containing asbestos in a manner approved of by the Department of Environment and Conservation (DEC). Copies of tipping dockets are to be retained and able for viewing by Council officers on request.
- b) Asbestos material can only be disposed of at a landfill site nominated by Waste Services NSW for that purpose. An appointment must be made with Waste Services NSW to dispose of asbestos materials at the nominated landfill.
- c) Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW. Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with:-
 - i) Work Health and Safety Act 2011;
 - ii) *The Work Health and Safety Regulation 2011*;
 - iii) *Protection of the Environment Operations Act 1997*
 - iv) *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes, NSW EPA, May 1999*
 - v) *Waste Avoidance and Resource Recovery Act 2001*.
 - vi) *The Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (1998)]*;
 - vii) *The Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998)]* <http://www.nohsc.gov.au> ; and
 - viii) *The Workcover NSW Guidelines for Licensed Asbestos Removal Contractors*.

Note: The Code of Practice and Guide referred to above are known collectively as the Worksafe Code of Practice and Guidance Notes on Asbestos. They are specifically referenced in the Occupational Health and Safety Regulation 2001 under Clause 259.

Under the Work Health and Safety Regulation 2011, the Worksafe Code of Practice and Guidance Notes on Asbestos are the minimum standards for asbestos removal work.

Council does not control or regulate the Worksafe Code of Practice and Guidance Notes on Asbestos. You should make yourself aware of the requirements by visiting <http://www.workcover.nsw.gov.au> or one of Workcover NSW's offices for further advice.

- d) In order to ensure safe handling of asbestos materials, the re-use or sale of asbestos building materials is strictly prohibited.

Reason:- to ensure the safe handling, treatment and disposal of asbestos materials arising from the demolition/construction works.

20. **Services to be capped**

Prior to the commencement of demolition works, the applicant must ensure that utility services to the land upon which the building to be demolished stands, as well as the building itself, are terminated and capped in accordance with the requirements of supply authority, eg. Electricity-Supplier of Electricity to the subject premises, Gas-Supplier of Gas to the subject premises.

Reason:- to ensure all services are capped adequately.

21. **Site to be kept in a clean condition**

Upon completion of demolition works and if no new building works are commenced on site, the site shall be kept in a clean manner with landscaping and fencing to the satisfaction of Council.

Reason: to control soil erosion, and not have any unsightly views.

22. **Neighbour 24 notification of commencement of demolition**

Prior to the commencement of work the applicant shall provide 24 hours notice in writing to the neighbours adjoining and opposite the site of the intended time and date of the start of the demolition work.

Reason:- to ensure details of the demolisher are provided to neighbours.

23. **Infrastructure Fee**

The infrastructure inspection fee in accordance with Councils Fees and Charges Schedule shall be paid prior to the commencement of any works.

Reason: to contribute to the cost of inspection and identification of any damage to Council's infrastructure as a result of the development.

24. **Maintain plans on-site**

A copy of the approved plans & specifications and development consent conditions must be kept on the site at all times and be available to the Council officers upon request.

Reason:- to ensure a record of the approved plans are readily available.

25. **Items not to be placed on roadway**

The following items must not be placed on the footpath, roadway or nature strip at any time:-

- a) Building materials, sand, waste materials or construction equipment;
- b) Bulk bins/waste skips/containers; or
- c) Other items that may cause a hazard to pedestrians.

Reason:- to ensure the public is not inconvenienced, placed in danger and to prevent harm to the environment occurring.

26. **Sign to be erected concerning unauthorised entry to the site**

A sign must be erected in a prominent position stating that unauthorised entry to the site is not permitted. The sign must also name the builder or other person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours. The sign is to be removed when the site/remediation/demolition works have been completed.

Reason:- to restrict public access to the site and to provide suitable contact details in a clear and conspicuous position.

27. **Toilet accommodation for people working at the site**

Suitable toilet accommodation is to be provided at the work site at all times. If temporary toilet accommodation is proposed, it must:-

- Have a hinged door capable of being fastened from both inside and outside,
- Be constructed of weatherproof material,
- Have a rigid and impervious floor; and
- Have a receptacle for, and supply of, deodorising fluid.

Reason:- to ensure suitable toilet accommodation is provided for workers.

28. **Sedimentation Control**

Prior to the commencement of site works, the following measures are to be implemented on the site to assist with sedimentation control during the construction phase of the project:-

- a) A dish shaped diversion drain or similar structure will be constructed above the proposed building works to divert run-off to a stable discharge area such as dense ground cover. This diversion drain is to be lined with turf or otherwise stabilised.
- b) A sediment-trapping fence using a geotechnical fabric specifically designed for such purpose and installed to manufacturer's specifications is to be placed below the construction area.
- c) Vegetation and/or existing building structures will be cleared from the construction site only, other areas to remain undisturbed.
- d) Restricting vehicle access to one designated point and having these driveways

adequately covered at all times with blue metal or the like.

- e) A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street.
- f) Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.
- g) Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.
- h) The installation of gutters, downpipes, and the connection of downpipes to the stormwater disposal system prior to the fixing of the roof cladding.

Such measures are to be maintained at all times to the satisfaction of Council.
Failure to do so may result in the issue of penalty infringement notices.

Reason:- to minimise soil erosion and control sediment leaving the site during construction and to prevent water pollution from occurring.

29. **Noise from construction activities**

Noise from construction activities associated with the development shall comply with the NSW Interim Construction Noise Guidelines (DECCW) 2009.

Reason:- to ensure noise arising from construction activities is in accordance with relevant legislation and Environment Protection Authority requirements.

30. **Site compaction – work methodology**

Prior to the commencement of any work, a work methodology prepared by an appropriately qualified geotechnical engineer shall be made in respect of all site compaction works. The work methodology shall address the following:-

- a) Predicted vibration emissions extending beyond the boundaries of the site generated from the construction works indicating compliance with the requirements of the NSW Environment Protection Authority's Noise Control Guidelines – Vibration in Buildings; and
- b) Measures to minimise dust, offensive noise emissions and vibrations to demonstrate compliance with the NSW Environment Protection Authority's Noise Control Guidelines – Construction Site Noise.

Reason:- to ensure that carrying out of site compaction works is of minimal impact in the locality.

31. **Dial before you dig (advisory)**

Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday – electricity, gas, communications and water.

Before you dig call "Dial before you dig" on 1100 (listen to the prompts) or facsimile

1300 652 077 (with your street no./name, side of street and the distance to the nearest cross street) or register on line at www.dialbeforeyoudig.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a back yard renovator, an individual tradesman or a professional excavator the potential for injury, personal liability and even death exists every day. Obtaining accurate information about your work site significantly minimises these risks.

Reason: To ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction.

32. **Discovery of additional information during remediation, demolition or construction**

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council immediately.

Reason:- to ensure Council is informed of any new information relevant to site conditions and site contamination associated with the development.

33. **Off-site soil disposal**

Any soil disposed of offsite shall be classified in accordance with the procedures in the NSW EPA Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes (1999).

Reason:- to ensure soil disposed off-site is classified in accordance with relevant EPA requirements.

34. **Road opening permit**

Prior to commencement of any work on Council roads and footpaths, a road-opening permit shall be obtained from Council's Service Planning Department.

Reason:- to safeguard Council property against damage.

35. **Road and associated road infrastructure Construction**

All roads proposed within the development shall be constructed in accordance with Council's standards and specifications.

In this regard

- The works shall include road pavement, kerb & gutter, pedestrian footpath, necessary pram access, relief drainage, traffic signs, line markings, street lighting, water quality treatment device and service conduits.
- Prior to commencement of any works, detailed pavement design shall be submitted to Auburn City Council for approval. Future traffic generation and traffic loadings shall be incorporated in the detailed pavement design.

- All roads and road associated infrastructure including street lighting shall be completed in accordance with the Council approved plans.
- At the completion, compliance certificate of the above works shall be submitted to Auburn City Council.
- All associated inspection shall be carried out by Auburn City Council.

Reason: to ensure roads within the development are appropriately constructed to service the development sites.

36. **Water quality**

Stormwater generated from the development site including the proposed road network shall be treated within the site prior to discharging to Council System/waterways. Details of the quality treatment shall be submitted to Auburn City Council for approval. In this regard,

- A copy of the "MUSIC" model shall be submitted to Council.
- The wetland design shall be undertaken in consultation with Council.
- Stormwater drainage plan shall comply with the "MUSIC" model output.

Any modification required to the existing drainage network shall be incorporated in the drainage plans.

Reason: to ensure the water quality of the runoff to comply with the requirements.

37.

Submission of full stormwater disposal details

Prior to commencement of works, full stormwater drainage details showing the proposed method of stormwater collection and disposal are to be submitted to Auburn City Council for approval to ensure the approved stormwater plans are incorporated with the development.

The details shall be prepared by a suitably qualified practising Civil/Hydraulic Engineer and must be in accordance "Auburn Development Control Plans 2010 - Stormwater Drainage" and "Australian Rainfall & Runoff 1987".

In the event that amplification of the existing or provision of new drainage lines is required, the applicant shall bear the cost of the provision of such facility and all works outside the property boundary.

The runoff generated from the area of Ridge Road adjacent to the Burroway Road intersection shall be treated to comply with the water quality objectives of the development.

Reason: - to ensure the stormwater is suitably discharged.

38. Drainage pipe size

The inter lot drainage pipes shall be designed to cater for the 20 year ARI critical storm event with consideration that the site will be developed to 100% impervious area. In this regard,

- A designated emergency overland flow path shall be provided up to 100 year ARI storm event with a fifty percent (50%) blockage factor.
- Prior to commencement of works, details shall be incorporated on the Stormwater drainage plans and submitted to Auburn City Council for approval.
- Detail longitudinal section and hydraulic grade line analysis for the proposed stormwater drainage system shall be incorporated.

Reason: to prevent localised flooding

39. Works-as-Executed Plan

Prior to issue of the subdivision certificate (in relation to the creation of the proposed road), two (2) copies of the Works-as-Executed (W.A.E.) Plan prepared by a registered surveyor and certified by the design engineer shall be submitted to Auburn City Council. The W.A.E. plan shall show (where applicable):-

- Whether all works have been completed generally in accordance with the approved plans.
- Any departure from the approved plan and conditions.
- Any additional work that has been undertaken.
- Location, levels and sizes of pipes and pits.
- Finished floor and finished surface levels.

NOTE: The WAE surface level shall be taken after completing all necessary works.

The above information is to be superimposed on a full sized copy of Council approved plan.

Reason: - to account for minor variations and to ensure Council has the final details.

40. Road retaining structure

Prior to commencement of any works, a detailed retaining wall design shall be submitted to Auburn City Council for approval to support the elevated road structure to comply with relevant standards. The support structure shall be clear from the proposed road boundary.

Reason: to ensure the support of constructed infrastructure.

41. Street Lighting – Public Roads

Prior to commencement of any works street lighting design for Burroway Road and Ridge Road frontages together with Energy Australia consent shall be submitted to Auburn City Council for approval. In this regard, prior to obtaining consent from Energy Australia, all street lighting shall be designed in consultation with Council in accordance with AS 1158 "Road Lighting" and submitted to Council together with associated running cost, for Council approval.

All associated cost shall be borne by the applicant.

Prior to the issue of subdivision certificate, all the street lighting works shall be completed in accordance with the approved plan and written verification from suitably qualified person shall be obtained stating the works have been completed in accordance with approved plans. Copy of the written verification shall be submitted to Council.

Reason: to ensure street lighting is provided in accordance with Australian standard AS1158.

42. Sea wall construction

The proposed sea wall shall be designed and constructed to the satisfaction Council. In this regard,

- Prior to commencement of any works the detailed sea wall design shall be submitted to Auburn City Council for approval.
- The sea wall design shall be 100 years life span if Council is to be the owner of the sea adjacent to Burroway Road and Public Reserve. Should RMS maintain ownership of the sea wall, then the design shall be a minimum of 50 years life span.
- The sea wall construction shall be completed in accordance with the approved plans and the terms of this consent prior to the dedication of the Peninsula Park to Council.
- All associated inspections shall be carried out by Auburn City Council.

All associated cost shall be borne by the applicant.

Reason: to ensure the seawall designed and constructed to the satisfaction Council.