

22/7/16



## ACTIVITY DETERMINATION

Project No. BGJ4P

### Conflict of Interest<sup>1</sup>

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Deputy Secretary Land and Housing Corporation
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Deputy Secretary Land and Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed.....

Name.....

Dated.....

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979*, I determine that the activity proceed as described below and subject to the identified requirements set out in **Schedule 1**.

### SITE IDENTIFICATION

#### STREET ADDRESS

Unit/Street No

84  
313

Street or property name

New Illawarra Road  
Bexley Road

Suburb, town or locality

Bexley North

Postcode

2207

Local Government Area(s)

Rockdale City Council

Real property description (Lot and DP)

Lot 38 DP 1103672 & Lot 40 DP 8315

### ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of two (2) buildings comprising a total of ten (10) bedsit units and associated structures.

1. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "related persons" as defined in the Property, Stock and Business Agency Act 2002.

Signed.....*Kathy Roil*.....Dated.....*22/7/16*.....

Kathy Roil  
Executive Director, Strategy  
Land and Housing Corporation  
Department of Family and Community Services

## SCHEDULE 1

### PART A – Standard identified requirements

#### THE DEVELOPMENT

*The following conditions have been imposed to ensure that the development activity is carried out in accordance with the plans/documents and any amendments approved under Part 5 of the Environmental Planning & Assessment Act 1979.*

1. The development must be carried out substantially in accordance with the following plans / documents as modified below and by any of the undermentioned conditions:

Title / Name:	Date	Prepared by:
Demolition / Site Plan	June 2016	Technical Services, Land & Housing Corporation
Erosion & Sediment Control Plan 1 of 2	June 2016	Technical Services, Land & Housing Corporation
Erosion & Sediment Control Plan 2 of 2	June 2016	Technical Services, Land & Housing Corporation

2. The proposed Crown building work, which includes demolition, shall not be commenced unless the work is certified by or on behalf of the LAHC to comply with the technical provisions of the states building laws in accordance with the provisions Section 109R of the EP&A Act.

#### Hours of work

3. No demolition work shall be undertaken on Saturdays and Sundays or public holidays. Work shall be restricted to Monday to Friday between the hours of 7.00am to 6.00pm.

#### Demolition

4. Demolition work shall be carried out in accordance with the appropriate provisions of Australian Standard AS2601-2001: *The Demolition of Structures*.
5. A sign must be erected in a prominent position on any site on which demolition is being carried out:
  - (a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work;
  - (b) showing the name and license number of the principal contractor (if any) and the site address 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 work is being carried out, but must be removed when the work has been completed.

6. A Waste Management Plan is to be prepared by the demolition contractor, and submitted to the Land & Housing Corporation prior to the commencement of demolition work. The plan must include the types and estimate volumes of waste materials that will be generated; the proposed method of reuse, recycling, or disposal; and the name and address of the recycling facility or landfill site if the waste is to be disposed of off site. Reuse and recycling must be maximized.
7. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition works are to be maintained during the entire period of the works until disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set-out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).
8. Alterations to the natural surface contours or surface absorption characteristics must not impede, increase or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
9. Regular wetting down of the site must be undertaken during the course of works being carried out in order to control wind blown dust from the site.
10. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the Department of Environment and Climate Change (now Office of Environment and Heritage).
11. Non-recyclable waste and containers must be regularly collected and disposed of at a licensed landfill or other disposal site in the area in accordance with details set out in the Waste Management Plan to be prepared and submitted to the Land & Housing Corporation prior to the commencement of demolition / construction.
12. No fires are to be lit or waste materials burnt on the site.

### **Heritage**

13. Historic and indigenous archaeological sites and relics are protected under the Heritage Act 1977 and National Parks and Wildlife Act 1974 respectively. Should any relics be uncovered during the course of the approved works, work must cease in the affected area. Subsequently in cases where historical items have been uncovered, the Department of Planning & Environment must be contacted or if indigenous items have been uncovered the Office of Environment & Heritage must be contacted.
14. All workers / contractors must be informed of their obligations under the National Parks and Wildlife Act 1974, namely that it is illegal to disturb, damage or destroy a relic without the prior approval of the Chief Executive of the Office of Environment & Heritage.

### **Notification requirements**

15. The demolition contractor on behalf of Land & Housing Corporation is to notify the occupants of premises on either side, opposite and at the rear of each dwelling being removed, two (2) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every unit of a multi-unit residential building or mixed use building if applicable), either side, immediately at the rear of, and directly opposite the demolition site.

The demolition must not commence prior to the date which has been notified in accordance with the conditions in the notification.

16. The demolition contractor on behalf of Land & Housing Corporation is to notify Rockdale City Council two (2) working days prior to any demolition works commencing. Such notification is to include the contact details of the demolition contractor and a copy of the conditions of approval.

#### **Demolition – Adverse Effects to Adjoining Owners**

17. Suitable measures shall be taken to ensure that there is no adverse effect to occupants of adjoining buildings and the public by the generation of dust and/or noise during demolition.
18. Care shall be taken to prevent any damage to adjoining properties. The building contractor may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.
19. All vehicles departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.
20. During demolition, the public footway and public road shall be clear at all times and shall not be obstructed by any demolished material or vehicles. The public road and footway shall be swept (not hosed) clean of any material, including clay, soil and sand.
21. All vehicles shall not track soil and other material onto the public roads and footways and the footway shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

#### **Services**

22. All previously connected services are to be appropriately disconnected as part of the demolition works. The Land & Housing Corporation or its appointed demolition contractor is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
23. All existing services within the boundary to remain live must be identified, pegged and made safe.
24. The demolition plans must be submitted to the appropriate Sydney Water Office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the demolition plans will be stamped indicating that no further requirements are necessary.

#### **Erosion and Sedimentation Control**

25. Prior to works commencing the site/and or areas immediately surrounding the dwelling/infrastructure to be removed is to be provided with erosion and sedimentation control measures installed in accordance with the NSW Department of Housing's 'Managing Urban Stormwater Soils and Construction'. These measures must be installed and maintained whilst demolition works are undertaken.

#### **Removal of asbestos and demolition of all structures**

26. A suitably qualified person shall inspect the site prior to the commencement of any works to identify any asbestos present. A copy of this inspection report is to be submitted to the Land & Housing Corporation prior to the commencement of demolition works. Any structure

erected before 1985 is assumed to potentially contain asbestos, this can include floor coverings, and ceiling finishes internal and external cladding. Suitability qualified persons may include occupational hygienists, licensed asbestos removalist contractors and demolishers. Material is presumed to potentially contain asbestos unless it is tested and proven otherwise. Testing of material is available from laboratories check <http://www.nata.asn.au/> for locations.

#### **Asbestos – Licensed Contractors**

27. Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current SafeWork NSW accreditation in asbestos removal.
28. The demolition contractor shall meet the requirements of SafeWork NSW with respect to all demolition activities associated with the handling and disposal of asbestos or asbestos containing materials.

#### **Asbestos – Tip Receipts**

29. All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Office of Environment and Heritage.
30. Documentary evidence in the form of tip receipts from an approved Waste Management Facility shall be obtained by the demolition contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.

#### **Asbestos – Signage**

31. On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site.

#### **Asbestos – Clearance Certificate**

32. Following the removal of all friable asbestos and **prior to further works being carried out on the site**, a clearance certificate from an independent competent person in accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained by the demolition contractor and submitted to the Land & Housing Corporation.

#### **Road Damage**

33. The cost of repairing any damage caused to the council for the area’s assets in the vicinity of the subject site as a result of demolition works associated with the development is to be met in full by the building contractor.

To ensure the footway is protected from damage by vehicles, timber crossings (e.g. 4500mm wide 75mm x 50mm planks with 170mm splayed edges held together by four (4) strands or hoop iron) should be installed where required and removed from the public way after use.

#### **Demolition Management Plan**

34. Prior to any demolition works commencing, the demolition contractor or an appropriately qualified person/s must prepare and submit a Demolition Management Plan for approval to the Land &

Housing Corporation's Director of Project Delivery. This plan shall address measures to limit the potential environmental and social impacts arising from the approved demolition works. The matters to be addressed include, but are not limited to:

- (a) Demolition techniques and methods including major equipment to be used;
- (b) Demolished materials waste management plan (including identifying, storing, removal and disposal of hazardous substances);
- (c) Demolition work plan (work method statements, including time charts, demolition sequences and dimensions of exclusion zones);
- (d) Traffic Management Techniques (including construction entry / exit, heavy vehicle movements, scheduling, timing and pedestrian protection);
- (e) Services Disconnection Program;
- (f) Hoarding Plan;
- (g) Protection And Stabilisation Plan;
- (h) Environmental Management Plan (addressing air monitoring, noise, dust, odour control, tree protection measures and stormwater run off); and,
- (i) Any other plans or documents considered necessary to limit the impacts of the demolition works.

### **Trees**

- 35. All trees within the site and all street trees along the frontage of the site are to be retained and protected throughout the works. Tree protection is to be in accordance with the applicable Australian Standards including the Tree Protection Zone requirements as referred to within AS4970-2009.

### **Dilapidation Report**

- 36. A Dilapidation Report detailing the condition of the footpath, kerb and gutter is to be undertaken by Land & Housing Corporation's contractor and submitted with an application for a hoarding permit to Rockdale City Council. The report shall be verified by the inspecting officer and form the basis to ensuring all damage is rectified upon removal of the hoarding structure.

### **Site Specific Requirements**

- 1. All construction vehicles shall enter and exit the development site from New Illawarra Road.
- 2. A Class A (minimum 2.1m high security fence) must be erected between the work site and any public place prior to demolition. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition is in progress and while the site remains unoccupied.

### **Requirements resulting from consideration of the council for the area's notification response in the REF**

- 3. Nil requirements.

**Requirements as requested by public authorities other than councils**

4. Nil requirements

**Requirements resulting from consideration of adjoining occupier responses to notification in the REF / consideration of other public submissions received**

5. Nil requirements

**Specific service / utility agency requirements**

6. Nil requirements

**ADVISORY NOTES**

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
- ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or by dialling 1100.