

## Attachment 4. Draft Conditions

The development proposed is integrated development and approval is required from approval bodies listed below:

### NSW Environment Protection Authority

The General Terms of Approval issued by the NSW Environment Protection Authority dated 6 February 2018 being attached to the consent at Attachment 1 shall form part of the conditions of consent for this application.

Conditions imposed by Council as part of this Integrated Development Consent are:

### Approved Plans and Specifications

- 1) The development shall be implemented substantially in accordance with the details and specifications set out on Drawing No. **“to be inserted by Council”** dated **“to be inserted by Council”** prepared by **“to be inserted by Council”** and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

### General Matters

- 2) **Sydney Trains**  
The recommendations contained in the letter from Sydney Trains dated 14 November 2017 as attached to this consent shall form part of the conditions of consent for this application.
- 3) **Sydney Water**  
The recommendations contained in the letter from Sydney Water dated 1 March 2018 as attached to this consent shall form part of the conditions of consent for this application.
- 4) **Stormwater Monitoring**  
Within 6 months of commencement of operations, the operator shall undertake stormwater quality monitoring to ensure that no wastewater or leachates are entering the stormwater system.
  - The water sampling shall consist of two locations one upstream of the discharge point and another downstream of the discharge point.
  - The stormwater quality parameters should not exceed the upstream quality for pH, BOD, DO, conductivity, TN and TP.
- 5) **Drilling Mud**  
The 15,000 tonnes per annum of drilling mud received and processed on site must be in accordance with the NSW EPA Resource Recovery Order (RRO) 2014 for “treated drilling mud”. This shall not include drilling mud that has been generated by:
  - a. Deep drilling for mineral, gas or coal exploration, or
  - b. Drilling through contaminated soils, acid sulphate soils (ASS) or potential acid sulfate soils (PASS).
- 6) **Building Work - Compliance with the Building Code of Australia**  
All building work must be carried out in compliance with the provisions of the Building Code of Australia.
- 7) **Construction Certificate**  
A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.  
  
A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.  
  
**Note:** The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.

8) **Disability Discrimination Act 1992**

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 (2009) – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

9) **Separate Consent Required for Advertising Signage**

This consent does not authorise the erection of any advertising signage. Any such advertising signage will require separate Council approval, in the event that such signage is not exempt development, under Schedule 2 of Wollongong Local Environmental Plan 2009.

Any new application for advertising signage must be submitted to Council in accordance with Chapter C1 – Advertising and Signage Structure of Wollongong Development Control Plan 2009.

10) **Protection of Public Infrastructure**

Council must be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site, prior to commencement of any work.

Adequate protection must be provided for Council infrastructure prior to work commencing and during building operations.

Any damage to Council's assets shall be made good, prior to the issue of any Occupation Certificate or commencement of the operation.

11) **Occupation Certificate**

An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

**Prior to the Issue of the Construction Certificate**

12) **Safe Pedestrian Routes**

The development needs to clearly define pedestrian routes within the development site, which are to be indicated to drivers using signage and line-marking. These details shall be reflected on the Construction Certificate plans.

13) **Detailed Drainage Design**

A detailed drainage design shall be submitted with the Construction Certificate documentation for the proposed development. This detailed drainage design shall be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, conditions listed under this consent, and generally in accordance with the concept drainage plan by Jones Nicholson Consulting Engineers, Job No. 160198, Drawing No. C02, issue 6, dated 05/04/2018.

14) **Designated Overland Flow Paths**

Details of each overland flow path located on the site shall be provided with the detailed drainage design. Each overland flow path shall be capable of catering for the 1 in 100 year storm event flows from the contributing catchment area, and where required, direct these flows to the on-site detention basin. The overland flow path shall be free of any vegetation and/or structures that are likely to impede natural overland flow, or make provision for such obstructions, so there will be no adverse flood impacts upon the subject and adjoining properties. Full Manning's calculations shall be provided on the capacity of each overland flow path. These requirements shall be reflected on the Construction Certificate plans and supporting documentation.

15) **Overland Flow from Adjoining Upslope Properties**

Stormwater overland flows from adjoining upslope properties shall be accepted on the development site and conveyed to the on-site stormwater management system. This requirement

shall be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

16) **Fire Safety Upgrade**

The following information will be required to be detailed on the plans or supporting documentation to the accredited certifier, prior to the issue of the Construction Certificate. This condition relates to fire safety upgrade considerations under Clause 94 of the Environmental Planning & Assessment Regulation 2000 and relates to the whole building. The upgrade work shall be carried out in accordance with the Building Code of Australia and/or relevant Australian Standards:

- A Building Code of Australia Assessment Report that identified any non-compliances that are proposed to be rectified and should demonstrate how they will be upgraded to comply with the relevant performance requirements of the BCA. The BCA Report must include an existing and proposed fire safety schedule including any building solutions listed in a Fire Engineering Report. (if applicable)
- Full details, engineering / specifications / and any other supporting information / documentation demonstrating how any identified upgrade works are to be constructed / implemented / installed / commissioned within the building.
- A Fire Engineering Report, if applicable, prepared by a suitably accredited Fire Engineer demonstrating compliance with the performance requirements for any identified non compliances with the National Construction Code Series Volume 1 (BCA)

17) **Present Plans to Sydney Water**

Approved plans must be submitted online using Sydney Water Tap, available through [www.sydneywater.com.au](http://www.sydneywater.com.au) to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

The Certifying Authority must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) or telephone 13 20 92 for further information.

18) **Endeavour Energy Requirements**

The submission of documentary evidence from Endeavour Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.

**Note:** Applications should be made to Customer Connections – South Coast, Endeavour Energy PO Box 811 Seven Hills NSW 1730.

19) **Car Parking and Access**

The development shall make provision for a total of 43 car parking spaces (including 2 disabled car parking spaces), 23 secure class 2 staff bicycle spaces and 2 motorcycle spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in the above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.

20) The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

- 21) Each disabled person's parking space must comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.
- 22) The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.
- 23) Habitable floor levels must be constructed at a minimum of RL 11.2 metres AHD. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.
- 24) Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events must be incorporated in the design. Overflow paths must also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto the adjoining land. Details of each overflow path shall be provided on the detailed drainage design. These requirements shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.
- 25) The depth and location of all services (ie gas, water, sewer, electricity, telephone, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.
- 26) **Landscaping**  
The submission of a final Landscape Plan will be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate.
- 27) The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.
- 28) Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). This requirement shall be reflected on the Construction Certificate plans.

#### **Prior to the Commencement of Works**

- 29) **Appointment of Principal Certifying Authority**  
Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
  - a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
  - b) notify Council in writing of their intention to commence work (at least two days notice is required).

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

- 30) **Sign – Supervisor Contact Details**  
Before commencement of any work, a sign must be erected in a prominent, visible position:
  - a) stating that unauthorised entry to the work site is not permitted;
  - b) showing the name, address and telephone number of the Principal Certifying Authority for the work; and
  - c) showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

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

31) **Structural Engineer's Details**

Structural engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork must be submitted to the Principal Certifying Authority, prior to the commencement of any works on the site.

32) **Enclosure of the Site**

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

33) **Demolition Works**

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

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

34) **Notification to SafeWork NSW**

The demolition licence holder who proposes demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure that is at least six metres in height, involving load shifting machinery on a suspended floor, or involving the use of explosives must notify SafeWork NSW in writing at least five (5) calendar days before the work commences.

35) **Waste Management**

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

36) **Erosion and Sediment Control Measures**

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

37) The depth and location of all services (ie stormwater, gas, water, sewer, electricity, telephone, etc) must be ascertained and reflected on the plans and supporting documentation issued for construction.

38) **Application for Occupation, Use, Disturbance or Work on Footpath/Roadway**

Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and / or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993. An application must be submitted and approved by Council prior to the works commencing where it is proposed to carry out activities such as, but not limited to, the following:

- (a) Digging or disruption to footpath/road reserve surface;
- (b) Loading or unloading machinery/equipment/deliveries;
- (c) Installation of a fence or hoarding;
- (d) Stand mobile crane/plant/concrete pump/materials/waste storage containers;

- (e) Pumping stormwater from the site to Council's stormwater drains;
- (f) Installation of services, including water, sewer, gas, stormwater, telecommunications and power;
- (g) Construction of new vehicular crossings or footpaths;
- (h) Removal of street trees;
- (i) Carrying out demolition works.

#### **During Demolition, Excavation or Construction**

##### **39) Excess Excavated Material - Disposal**

Excess excavated material shall be classified according to NSW Environment Protection Authority's Waste Classification Guidelines - Part 1: Classifying Waste (2014) prior to being transported from the site and shall be disposed of only at a location that may lawfully receive that waste.

##### **40) Survey Report for Floor Levels**

A survey report must be submitted to the Principal Certifying Authority verifying that each ground floor level accords with the floor levels as approved under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective ground floor level of the building. Where a timber/steel frame supports the floor, the survey shall be undertaken after the piers have been installed and prior to the laying of the bearers/joists and installation of the wall frames for each respective ground floor level of the building. All levels shall relate to Australian Height Datum.

##### **41) Piping of Stormwater to Existing Stormwater Drainage System**

Stormwater for the land must be piped to Council's existing stormwater drainage system.

##### **42) No Adverse Run-off Impacts on Adjoining Properties**

The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.

##### **43) Re-direction or Treatment of Stormwater Run-off**

Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.

##### **44) Protection of Public Places**

If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

- a) A hoarding or fence must be erected between the work site and the public place;
- b) an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
- c) the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
- d) safe pedestrian access must be maintained at all times;
- e) any such hoarding, fence or awning is to be removed when the work has been completed.

##### **45) Prior approval from Council for any works in Road Reserve**

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person must be submitted for approval and the appropriate fees paid a minimum of five working days prior to the expected implementation. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

**Note:** This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.

46) **Restricted Hours of Work (not domestic residential scale)**

The developer must not carry out any work other than emergency procedures to control dust or sediment laden runoff outside the hours of 7.00 am to 5.00 pm, Monday to Friday and 7 am to 1.00 pm Saturdays without the prior written consent of the Principal Certifying Authority and Council.

No work is permitted on public holidays, Sundays or the Saturday adjacent to public holidays on Mondays or Fridays.

Any request to vary these hours shall be submitted to the **Council** in writing detailing:

- a the variation in hours required;
- b the reason for that variation;
- c the type of work and machinery to be used.

**Note:** The developer is advised that other legislation may control the activities for which Council has granted consent including but not limited to the Protection of the Environment Operations Act 1997. Developers must note that consistent with the Environment Protection Authority's Interim Construction Noise Guideline (July, 2009), the noise from construction ( $L_{Aeq}(15\text{ min})$ ) must not exceed the background noise level ( $L_{A90}(15\text{ min})$ ) plus 10 dB(A), and a  $L_{Aeq}(15\text{ min})$  of 75 dB(A) when measured at the residential property boundary that is most exposed to construction noise, and at a height of 1.5 metres above ground level. If the property boundary is more than 30 metres from the residence, the location for measuring noise levels is at the most noise-affected point within 30 metres of the residence.

47) The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.

48) The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

49) **Site Management**

Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:

- a) Does not spill onto the road pavement and
- b) is not placed in drainage lines or watercourses and cannot be washed into these areas.

50) Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

51) **Acid Sulfate Soils**

The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by classes 3, 4 or 5 Acid Sulfate Soils. Acid Sulfate Soils contain iron sulfides which, when exposed to air due to drainage or disturbance, may produce sulfuric acid and release toxic quantities of iron, aluminium and heavy metals. The Acid Sulfate Soils Map is an indication only and you are advised that you may encounter acid sulfate soils during the excavation for the proposed development.

Any spoil material extracted or excavated from the foundations must be neutralised with commercial lime (calcium bicarbonate) by the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site. Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to pouring concrete.

Council suggests the applicant refer to the Acid Sulfate Soils Assessment Guidelines contained in the Acid Sulfate Soils Manual, prepared by NSW Acid Sulfate Management Advisory Committee, August 1998 for further information.

- 52) **Provision of Waste Receptacle**  
The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.
- 53) The building site must be kept free of rubbish at all times. All refuse capable of being wind blown must be kept in a suitable waste container.
- 54) **Compliance with Statutory Authorities / Government Departments**  
Compliance with the requirements of any Statutory Authorities or Government Departments such as, but not limited to:
- SafeWork NSW;
  - NSW Roads & Maritime Services;
  - Sydney Trains
  - Sydney Water
  - NSW Environment Protection Authority;
  - NSW Police Service; and
  - NSW Fire Brigades.
- 55) **Provision of Taps/Irrigation System**  
The provision of common taps and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be implemented in accordance with the approved Landscape Plan.

#### **Prior to the Issue of the Occupation Certificate**

- 56) **Drainage Work as Executed**  
The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related work has been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans must include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. This information must be submitted to the Principal certifying Authority prior to the issue of the final occupation certificate.
- 57) **Fire Engineering Certification - OC**  
If applicable, prior to the issue of an Occupation Certificate, provide a clearing certificate from the Accredited C10 Fire Engineer certifying that all of the building solutions detailed within the Fire Engineering Report approved with the Construction Certificate have been implemented / installed / constructed within the building to their satisfaction.
- 58) **Fire Safety Upgrade (OC)**  
Prior to the issue of an Occupation Certificate, the building must be upgraded to comply with the recommendations contained in the Building Code of Australia Report submitted and considered by the accredited certifier at Construction Certificate Stage.
- All works included in Section 5.4 of the BCA Report prepared by Consult Code Solutions (Reference 2016-0020-r1) and dated 1 April 2016, must be complete in full prior to the issue of an Occupation Certificate.
- 59) **Lot Consolidation**  
Lot 402 DP 1148505 and Lot 1 DP 661596 must be consolidated prior to the release of the Occupation Certificate.
- 60) **Fire Safety Certificate**  
A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:



- a) Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
- b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

61) **Completion of Landscape Works**

The completion of the landscaping works as per the final approved Landscape Plan is required prior to the issue of Occupation Certificate.

**Operational Phases of the Development/Use of the Site**

62) **Direct Retail Sales**

No direct retail sales to the public are permitted onsite at any time.

63) **Restricted Hours of Operation**

Working hours for the development shall be restricted to:

Monday to Friday – 6.00 am to 6.00 pm;

Saturday – 6.00 am to 3.00 pm

Sunday and Public Holidays – Closed/no work.

Truck movements for deliveries and pickups are permitted 24 hours, 7 days per week.

Any alteration to the approved hours of operation will require separate Council approval.

64) **Loading/Unloading Operations/Activities**

All loading/unloading operations are to take place at all times wholly within the confines of the site.

# General Terms of Approval - Issued

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Notice No: 1558146

The General Manager

Locked Bag 8821

WOLLONGONG DC NSW 2500

Attention: Andrew Kite

Notice Number	1558146
File Number	EF15/20986
Date	06-Feb-2018

## **Proposed Compost and Drilling Mud Treatment Facility - 132 West Dapto Road, Kembla Grange**

### **Issued pursuant to Section 91A(2) Environmental Planning and Assessment Act 1979**

I am writing to you about Wollongong City Council's request for General Terms of Approval (GTAs) for development application no. DA-2017/1342 for a proposed composting and drilling mud treatment facility at 132 West Dapto Road, Kembla Grange received by the Environment Protection Authority (EPA) on 16 January 2018.

The EPA has reviewed the information provided and has determined that it is able to issue an environment protection licence (licence) for the proposal, subject to a number of conditions. The applicant will need to make a separate application to the EPA to obtain a licence for scheduled development work prior to the commencement of construction works for the facility. The applicant must apply to vary the licence when the construction works are completed to the satisfaction of the EPA to permit operations, being the scheduled activity, to commence.

These GTAs relate to the development as proposed in the documents and information currently provided to the EPA. In the event that the development is modified either by the applicant prior to the granting of consent or as a result of the conditions proposed to be attached to the consent, it will be necessary to consult with the EPA about the changes before the consent is issued. This will enable EPA to determine whether its GTAs need to be modified in light of the changes.

The GTAs for this proposal are provided at Attachment A and Attachment B. Attachment A includes conditions specific to DA-2017/1342 and Attachment B includes mandatory conditions on all licences.

The applicant should be aware that to operate a waste facility, a waste levy liability and additional responsibilities may be applicable to the premises in accordance with the *Protection of the Environment Operations (Waste) Regulation 2014* (Waste Regulation).

# General Terms of Approval - Issued

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Notice No: 1558146

In addition to the conditions listed, the EPA will require the applicant to prepare, test and implement a Pollution Incident Response Management Plan (PIRMP) in accordance with the *Protection of the Environment Operations Act 1997* (POEO Act).

In assessing the proposal EPA has also identified a number of environmental issues that Wollongong City Council may wish to consider in its overall assessment of the application. These issues are addressed in Attachment A and include the following issues:

1. Odour management; and
2. Wastewater/leachate management

The EPA notes that the applicant is proposing to use wastewater from the dewatering of drilling mud in the composting process. The EPA has included requirements to ensure this wastewater can be stored appropriately so it can be sampled, held prior to reuse and, if required, removed from the premises for lawful disposal. In addition the applicant is reminded that prior to this wastewater being added to the composting process they will need to apply for a specific Resource Recovery Order for the output material under Clause 93 of the Waste Regulation.

If you have any questions, or wish to discuss this matter further please contact Tracey McAndrew on (02) 4224 4124.

Yours sincerely

A handwritten signature in black ink, reading 'Nick Feneley'. The signature is written in a cursive style with a long horizontal line extending from the end.

.....  
**Nick Feneley**  
**Acting Unit Head**  
**Waste & Resource Recovery**  
(by Delegation)

# General Terms of Approval - Issued



Notice No: 1558146

## Attachment A - General Terms of approval - Specific licence conditions for DA-2017/1342

### Administrative conditions

#### Information supplied to the EPA

- Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:
  - the development application DA-2017/1342 submitted to Wollongong City Council on 17 October 2017;
  - *Environmental Impact Statement - Composting and Manufacturing Facility - 132 West Dapto Road, Kembla Grange - Soilco Pty Ltd* prepared by MRA Consulting Group dated 5 February 2018 relating to the development; and
  - all additional documents supplied to the EPA in relation to the development.

#### What the licence authorises and regulates

- The licence authorises the carrying out the scheduled activities listed below at the licensed premises. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Composting	Composting	>50,000 T annual capacity to receive organics
Resource Recovery	Recovery of general waste	> 0 T recovered
Waste Processing (non-thermal treatment)	Non-thermal treatment of liquid waste	Any annual processing capacity
Waste Storage	Waste storage - other types of waste	> 0 T stored

### Limit conditions

#### *Pollution of waters*

- Except as may be expressly provided by a licence under the Protection of the Environment Operations Act 1997 in relation of the development, section 120 of the Protection of the Environment Operations Act 1997 must be complied with in and in connection with the carrying out of the development.
- Leachate is not permitted to be discharged from the premises.

#### *Waste*

- The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly referred to in the table below.

# General Terms of Approval - Issued



Notice No: 1558146

- The storage of waste permitted to be received at the premises is subject to the limits or conditions, if any, referred to in the column titled "Other Limits" in the table below.
- This condition does not limit any other conditions in this licence.

Code	Waste	Description	Activity	Other Limits
NA	Garden waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Composting	The total quantity of food and garden waste combined must not exceed 40,000 tonnes per year
NA	Food Waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Composting	The total quantity of food and garden waste combined must not exceed 40,000 tonnes per year.
NA	Wood Waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Composting and Resource Recovery	The total quantity of wood waste received at the premises must not exceed 15,000 tonnes per year.
NA	Drilling Mud	As defined in "The treated drilling mud order 2014" issued under Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014	Waste processing (non-thermal treatment of liquid waste)	The total quantity of drilling mud waste received at the premises must not exceed 15,000 tonnes per year.
NA	Virgin Excavated Material (VENM)	Natural As defined in Schedule 1 of the POEO Act, in force from time to time	Waste Storage	The total quantity of VENM received at the premises must not exceed 13,000 tonnes per year.

## Hours of operation

- All construction work at the premises must only be conducted between 7am to 6pm Monday to Friday, 8am to 1pm Saturday and no work on Sunday and Public Holidays.
- Scheduled Activities at the premises, may only be carried on between 6am to 6pm Monday to Friday, 6am to 3pm Saturday and no work on Sunday or Public Holidays.

Note: This operation of fans used in the composting process or pickup and delivery of material may occur outside the permitted hours of operation.

- The hours of operation specified in the previous conditions may be varied with written consent of the EPA if the EPA is satisfied that the amenity of the residents in the locality will not be adversely affected.

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## ***Operating conditions***

### ***Odour***

- No condition of this licence identifies a potentially offensive odour for purposes of section 129 of the Protection of the Environment Operations Act 1997

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

- All odour generating activities must be undertaken within an enclosure that is operated under negative pressure at all times.
- All odour generating waste including but not limited to drilling mud, treated drilling mud, compost material input and matured compost must be stored within an enclosure that is operated under negative pressure at all times.
- All air extracted from the enclosure(s) as required by the previous 2 conditions must be treated through odour controls that are designed and operated to achieve no offensive odour at or beyond the boundary of the premises.
- The licensee must prepare and implement an Odour Management Plan. The Odour Management Plan must include but is not limited to:
  - a. Key performance indicator(s) for emission controls;
  - b. Monitoring methods;
  - c. Location, frequency and duration monitoring;
  - d. Record keeping;
  - e. Response mechanisms; and
  - f. Compliance report.

### ***Dust***

- The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises
- Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.
- Trucks entering and leaving the premises that are carrying loads of waste must be covered at all times, except during loading and unloading.

## ***Stormwater/sediment control - Construction Phase***

- An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to

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lands and/or waters during construction activities. The ESCP should be prepared in accordance with the requirements for such plans outlined in *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004).

## ***Stormwater/sediment control - Operation Phase***

- Prior to the receipt of any waste at the premises, the proponent must submit a Stormwater Management Plan to the EPA. The Stormwater Management Plan must be prepared in accordance with the requirements outlined within:
  - a. The EPA's *Composting and Related Organics Processing Facilities Guidelines 2004*; and
  - b. *Managing Urban Stormwater, Soils and Construction* (Landcom, 2004).

## ***Wastewater/Leachate Management***

- Any leachate generated at the premises must not come into contact with stormwater or any stormwater infrastructure.
- Any wastewater produced from dewatering of drilling mud must be stored prior to distribution to the composting process.
- The wastewater produced from the dewatering of drilling mud must be stored in a manner so that representative samples can be taken for analysis.
- The wastewater produced from the dewatering of drilling mud must be stored in a manner that it can be removed from the premises and lawfully disposed of if required.

## ***Monitoring and recording conditions***

### ***Monitoring records***

- The results of any monitoring required to be conducted by this licence or in order to comply with the load calculation protocol must be recorded and retained as set out in this condition.
- All records required to be kept by the licence must be:
  - a. in a legible form, or in a form that can readily be reduced to a legible form;
  - b. kept for at least 4 years after the monitoring or event to which they relate took place; and
  - c. produced in a legible form to any authorised officer of the EPA who asks to see them.
- The following records must be kept in respect of any samples required to be collected: the date(s) on which the sample was taken;
  - a. the time(s) at which the sample was collected;
  - b. the point at which the sample was taken; and
  - c. the name of the person who collected the sample.

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Requirement to monitor concentration of pollutants discharged

- The proponent must monitor pollutants using the sampling method and frequency as specified by the EPA.
- The monitoring program will include the requirement to monitor the wastewater produced from the dewatering of drilling mud at the premises.

Note: A monitoring program may be negotiated with the proposed licensee once a licence application has been received by the EPA.

## ***Reporting conditions***

- The licensee is required to notify the EPA immediately in the event of a fire or suspected fire at the premises.

## **Special Conditions**

## ***Financial Assurance***

- The Environment Protection Licence for the premises will be subject to a conditions requiring the proponent to provide a financial assurance (amount "to be determined") to the EPA in the form of an unconditional and irrevocable and on demand guarantee from a bank, building society or credit union operating in Australia as an "Authorised Deposit-taking Institution" under the *Banking Act 1959*.

## ***Post commissioning odour study***

- Within 6 months of the commencement of operations the licensee must engage a suitably qualified and experienced odour control specialist to report on the odour emission performance, and the control and management efficiency of all odour emission sources at the premises. The licensee must provide the EPA with a copy of the post commissioning study report.

The report must include, but is not limited to:

- a. The results of post commissioning odour testing undertaken in accordance with the Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales;
- b. Proposed odour management performance parameters that are consistent with the manufacturers' performance guarantees provided for the biofilter and scrubbers;
- c. If applicable, any additional management works and/or management practices to ensure that odour emissions are minimised as far as is practicable; and
- d. Analysis of any odour complaints received.

## ***Other***

- While the licensee's premises are being used for the purpose to which the licence relates, the licensee must:
  - a. Clean up any spill, leak or other discharge of any waste(s) or other material(s) as soon as practicable after it becomes known to the licensee or to one of the licensee's employees or agents.
  - b. In the event(s) that any liquid and non-liquid waste(s) is unlawfully deposited on the premises, such waste(s) must be removed and lawfully disposed of as soon as practicable or in accordance with any direction given by the EPA.



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- c. Provide all monitoring data as required by the conditions of this licence or as directed by the EPA.
- In the event of an earthquake, storm, fire, flood or any other event where it is reasonable to suspect that a pollution incident has occurred, is occurring or is likely to occur, the licensee (whether or not the premises continues to be used for the purposes to which the licence relates) must:
  - a. make all efforts to contain all firewater on the licensee's premises;
  - b. make all efforts to control air pollution from the licensee's premises
  - c. make all efforts to contain any discharge, spill or run-off from the licensee's premises,
  - d. make all efforts to prevent flood water entering the licensee's premises,
  - e. remediate and rehabilitate any exposed areas of soil and/or waste,
  - f. lawfully dispose of all liquid and solid waste(s) stored on the premises that is not already securely disposed of,
  - g. at the request of the EPA monitor groundwater beneath the licensee's premises and its potential to migrate from the licensee's premises,
  - h. at the request of the EPA monitor surface water leaving the licensee's premises; and
  - i. ensure the licensee's premises is secure.
- After the licensee's premises ceases to be used for the purpose to which the licence relates or in the event that the licensee ceases to carry out the activity that is the subject of this licence, the licensee must:
  - remove and lawfully dispose of all liquid and non-liquid waste stored on the licensee's premises; and
  - rehabilitate the site, including conducting an assessment of and if required remediation of any site contamination.

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## Attachment B – Mandatory Conditions for all EPA licences

### Operating conditions

#### Activities must be carried out in a competent manner

- Licensed activities must be carried out in a competent manner.

This includes:

- j. the processing, handling, movement and storage of materials and substances used to carry out the activity;  
and  
the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

#### *Fit and Proper Person*

- The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the Protection of the Environment Operations Act 1997, having regard to the matters in s.83 of that Act.

#### Maintenance of plant and equipment

- All plant and equipment installed at the premises or used in connection with the licensed activity:
  - a. must be maintained in a proper and efficient condition; and
  - b. must be operated in a proper and efficient manner.

### Monitoring and recording conditions

#### Recording of pollution complaints

- The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.
- The record must include details of the following:
  - the date and time of the complaint;
  - the method by which the complaint was made;
  - any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
  - the nature of the complaint;
  - the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
  - if no action was taken by the licensee, the reasons why no action was taken.
- The record of a complaint must be kept for at least 4 years after the complaint was made.
- The record must be produced to any authorised officer of the EPA who asks to see them.

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## Telephone complaints line

- The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.
- The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.
- This condition does not apply until 3 months after this condition takes effect.

## Reporting conditions

### Annual Return documents

- The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
  - a. Statement of Compliance; and
  - b. Monitoring and Complaints Summary.
- A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

### ***Period covered by Annual Return***

An Annual Return must be prepared in respect of each reporting, except as provided below

- Where this licence is transferred from the licensee to a new licensee,
  - a. the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
  - b. the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

*Note: An application to transfer a licence must be made in the approved form for this purpose.*

- Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on
  - c. in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
  - c. in relation to the revocation of the licence – the date from which notice revoking the licence operates.

### ***Deadline for Annual Return***

- The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

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## ***Licensee must retain copy of Annual Return***

- The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

## ***Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary***

- Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
  - a. the licence holder; or
  - b. by a person approved in writing by the EPA to sign on behalf of the licence holder.

## ***Notification of environmental harm***

*Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act*

- Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.
- The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

## ***Written report***

- Where an authorised officer of the EPA suspects on reasonable grounds that:
  - a. where this licence applies to premises, an event has occurred at the premises; or
  - b. where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,

and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

- The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.
- The request may require a report which includes any or all of the following information:
  - a. the cause, time and duration of the event;
  - b. the type, volume and concentration of every pollutant discharged as a result of the event;
  - c. the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and
  - d. the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
  - e. action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
  - f. details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;
  - g. any other relevant matters.

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- The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

## General conditions

### Copy of licence kept at the premises or on the vehicle or mobile plant

- A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.
- The licence must be produced to any authorised officer of the EPA who asks to see it.
- The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.

14 November 2017

The General Manager  
Wollongong City Council  
Locked Bag 8821  
Wollongong DC NSW 2500

**ATTENTION: ANDREW KITE**

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – DA-2017/1342  
Lot 1 DP 661596, Lot 402 DP 1148505, 132 West Dapto Road, Kembla Grange**

I refer to Council's letter received 26 October 2017 regarding the proposed development at the above address.

As of 1 July 2014 the property functions of RailCorp have been transferred to Sydney Trains. Whilst RailCorp still exists as the legal land owner of the rail corridor, its development application review function has been delegated to Sydney Trains.

Sydney Trains has reviewed this proposal under Clause 85 of State Environmental Planning Policy (Infrastructure) 2007 and asks that the following issues be addressed in the conditions for this proposed development.

**1. Traffic Management Plans and Level Crossings**

In order to protect Sydney Trains level crossing infrastructure (including any aerial lines) and consideration of safety in regards to proposed developments which may result in an increase or decrease of any form of vehicular traffic movement both during and post construction, a Traffic Assessment and Traffic Management Plan with specific consideration to the level crossing is required to be undertaken by the Applicant and provided for review and endorsement to Sydney Trains. Where there is a significant increase, Clause 84 of the ISEPP 2007 may apply and discussions with Sydney Trains will need to be entered into to reach an agreement regarding any use of the level crossing. It is therefore requested that Council include the following condition of consent:

- *Prior to the issue of a Construction Certificate, a Traffic Management Plan containing the current traffic data and proposed traffic (including construction vehicles) as a result of the proposed development as detailed in the Traffic Impact Assessment. Once the current data is collected and compiled with the*

*proposed vehicles, a Traffic Management Plan/modelling is required to ascertain the traffic implication of all these vehicles on the level crossing and rail infrastructure.*

Finally, it is asked that Council forward to Sydney Trains a copy of the final development consent to enable Sydney Trains to monitor the Applicant's compliance with rail related conditions of consent.

Thank you for providing Sydney Trains the opportunity to comment and please contact me if you have any further enquires.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Anderson'.

Sarah Anderson  
Assistant Town Planner  
Sydney Trains

01 March 2018  
Andrew Kite  
Development Project Officer  
Wollongong City Council  
Locked Bag 8821, Wollongong DC NSW 2500

Our Ref: 170126

**RE: 132 West Dapto Rd, Kembla Grange (DA-2017/1342)**

Dear Mr Kite,

Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application and provide the following comments for your consideration.

**Water**

- Our servicing investigation indicates that the trunk water system has adequate capacity to service the proposed development.
- The proposed development will be serviced by extensions from the 150mm main along West Dapto Rd.

**Wastewater**

- The West Dapto Package 2 Wastewater Assets that is currently being designed would include capacity to service this site. This is anticipated to be delivered in 2020/21, based on the current program.
- The proponent is to deliver local reticulation to connect to our trunk works.

**Next Steps**

- If the proponent requires more information regarding water and wastewater servicing the proposed development, they should engage a Water Service Coordinator (WSC) and lodge a feasibility application to Sydney Water.

The proposed development will be serviced by extensions from the 150mm main along West Dapto Rd. This advice is not a formal approval of our servicing requirements. Detailed requirements including any potential extensions or amplifications will be provided once the development is referred to Sydney Water for a Section 73 application.

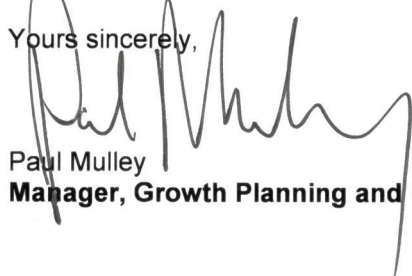
More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

**Sydney Water e-Planning**

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Further advice and requirements for this proposal are in the attachment. If you require any further information, please contact Mary Ellen Trimble of Growth Planning and Development on 02 8849 6073 or email [mary.trimble@sydneywater.com.au](mailto:mary.trimble@sydneywater.com.au).

Yours sincerely,



Paul Mulley  
**Manager, Growth Planning and Development**



## Attachment 1

### **Sydney Water Servicing**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water prior to development commencement. It is recommended that the Council includes this term as a Condition of the DA approval.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

### **Building Plan Approval**

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

*The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.*

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at: <https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

## Attachment 2

### Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

#### **Trade Wastewater Requirements**

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

#### **Backflow Prevention Requirements**

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services.  
Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

## Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

## Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)