

NAVIGATE PLANNING

50 Inglis Street

Mudgee NSW 2850

mark@navigateplanning.com.au

www.navigateplanning.com.au



ABN: 55646198114

MATTERS FOR CONSIDERATION UNDER SECTION 4.15

Environmental Planning & Assessment Act 1979 (as amended)

Development Application No	DA29 / 2023
Details of Proposal	Demolition of Buildings and associated site clean up works
Owner	Warrumbungle Shire Council
Applicant	Heath Dennerley (Public Works Advisory)
Property Description	Sullivan Street DUNEDOO 2844 Lot: 10 DP: 1239415
Zoning	R1 - General Residential
Proposed Zoning	N/A
Local Environmental Plan	Warrumbungle LEP 2013
Vehicle Access	The site has frontage and access to the Golden Highway.
Assessing Officer	Mark Hitchenson, Navigate Planning
Date of Inspection	29 May 2023
Site History	The site was formerly occupied by the Dunedoo Hospital. Approval was granted for an independent senior living housing development, but this development was never completed and the site has remained derelict for some time.
Key Issues	Protection of the public during and after demolition works. Potential for re-use or recycling of much of the building materials locally.
Secondary Assessing Officer	Darren Devenish – Building Certifier

INTEGRATED DEVELOPMENT:

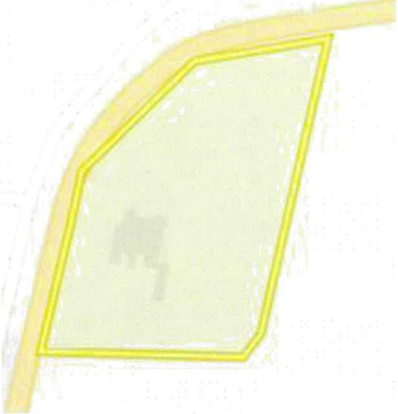
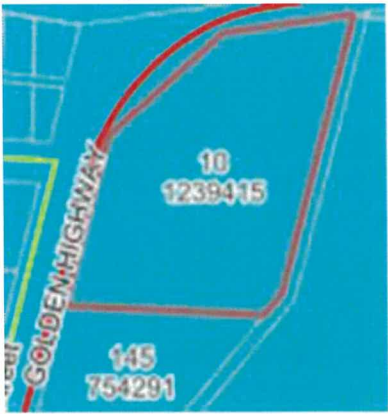
Fisheries Management Act 1994	No	Heritage Act 1977	No
Mine Subsidence Compensation Act 1961	No	National Parks & Wildlife Act 1974	No
Protection of the Environment Operations Act 1997	No	Roads Act 1993	No
Rural Fires Act 1997	No	Water Management Act 2000	No

PUBLIC CONSULTATION

Notification Requirements under DCP 2015 & Statutory (Integrated/Designated/ Advertised)

Notification – Adjoining landowners	Yes
Newspaper Advertisement	Yes
Exhibition/Notification dates	From: 18 July 2023 To: 23 August 2023
Submissions received	Issues: Nil
	Planners comments: Nil

AGENCY / INTERNAL REFERRALS

Agency Name	Transport for NSW
<p>Agency Response / Conditions: Transport for NSW advised that a referral for the demolition DA was not required, provided there are no works proposed on/occupation of the Golden Highway.</p>	
Internal Referrals	
<p>Building Certifier: Referral sent on 25 August 2023. Comments received 28 August 2023. Conditions:</p> <ul style="list-style-type: none"> All demolition works to be in accordance with A/S 2601 – 2001, The demolition of structures. All demolition works to be in accordance with SafeWork Code of Practice Demolition Work August 2019 	
<p>Technical Services: Referral sent on 25 August 2023. Comments received 4 September 2023. Comments: The property is accessible via Sullivan Street/ Golden Hwy/ Castlereagh HWY. Additionally, the frontage of the property does not have kerb and gutter infrastructure in place. It's worth noting that there are no observed instances of water ponding along the existing driveway from temporary fence line. The property barricaded by temporary fence which do not have any gates. Conditions:</p> <ul style="list-style-type: none"> Property Access Driveway – The development proposal will utilise the previously used vehicle access to the site from Sullivan Street, technical Service have no conditions to be imposed in this regard at this stage. Street Drainage - The construction works shall not impede the street drainage flow. Site Drainage - Adequate site drainage should be maintained to reduce moisture changes of underground soil during wet season. Utility Services - All existing utility live services must be appropriately located or disconnected prior to the start of demolition. Sediment Control - Appropriate sediment and erosion control measures need to be taken during demolition work to minimise runoff and erosion. Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaping is completed. 	
<p>Environmental Compliance Officer: Referral sent on 25 August 2023. Comments received 31 August 2023. Comments: Following assessment of this application the current environmental attributes (as of 31 August 2023) were noted for the proposed site.</p> <ul style="list-style-type: none"> It is not identified as an area of biodiversity in accordance with the Biodiversity Values published by the Chief Executive of the NSW Office of Environment and Heritage. It is identified as groundwater vulnerable in accordance with Council's GIS Mapping System. 	
<p>Biodiversity values map</p> 	<p>GIS map – groundwater vulnerability</p> 
<ul style="list-style-type: none"> A riparian or watercourse is not located within 50m of the site in accordance with aerial photographs available for the site. The site is identified as salinity prone in accordance with Council's GIS Mapping System. 	

- There are no Property Vegetation Plans (PVP) registered to the site in accordance with Council's GIS Mapping System.

- The property is not listed on Council's contaminated land register.

Investigations show there are no flora/fauna/riparian areas at risk should a development take place. No trees/vegetation are proposed to be removed, and the site has been previously disturbed and cleared some years prior.

The proposed land that the development is to take place on is free of any terrestrial biodiversity (in accordance with Warrumbungle Shire Council's current LEP 2013) and is not an area that included land of declared outstanding biodiversity value.

Conditions:

Noise Control

- Demolition to be between the recommended standard hours Monday to Friday 7.00 am to 6.00 pm, with a 45 minute respite between 12 .00 pm and 1.00, Saturday 8.00 am to 1.00 pm. No work on Sundays or public holidays
- scheduling the use of noisy equipment at the least-sensitive time of day
- where there are several noisy pieces of equipment, scheduling operations so they are used separately rather than concurrently

(Reason: To ensure acceptable noise control during the demolition process)

Waste

- All waste streams produced from the site are to be separated into recyclable and landfill piles and to be disposed of at an approved waste facility (depending on the amount produced), via direct delivery to the site during opening hours.

(Reason: To ensure as much waste as possible is recycled during the demolition process)

Air Quality

- Mitigation measures as per 6.4 of the SEE are to be followed to minimise air quality impacts associated with the demolition works.

(Reason: To ensure air quality is maintained and during the demolition process)

Warrumbungle Water: Referral sent on 25 August 2023. Comments received 4 September 2023.

Condition:

Water and Sewer service connections are to remain in current position and condition.

AN ENVIRONMENTAL HEALTH AND BUILDING SURVEYOR MUST COMPLETE THE FOLLOWING MATTERS FOR CONSIDERATION

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;

Construction (Does it comply with NCC & relevant standards?): Not applicable.

Waste (How is sewer / storm water to be deposited on site?): Not applicable.

Energy (Is BASIX Certificate supplied?): Not applicable.

Noise and vibration (Hours of construction, condition of consent): Conditioned with Consent.

Water (Water Services including tanks): Not applicable.

Soils (Are soils suitable?): Not applicable.

Utilities (Are utility services available?): Not applicable.

The provisions of any matters prescribed by the EP & A Regulations that apply to the land to which the development application relates;

Clause 61 – Additional matter that consent authority must consider:

1. In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: *The Demolition of Structures*.

Comment: The proposal relates to demolition of buildings. Standard conditions for demolition of buildings are recommended.

2. In determining a development application for the carrying out of development on land that is subject to a subdivision order under the Act, Schedule 7, the consent authority must consider—
a. the subdivision order, and
b. any development plan prepared for the land by a relevant authority under that Schedule.

Comment: Not applicable.

3. In determining a development application for development on the following land, the consent authority must consider the *Dark Sky Planning Guideline*—
a. land in the local government area of Coonamble, Gilgandra or Warrumbungle Shire or in the part of the local government area of Dubbo Regional that was formerly in the City of Dubbo,
b. land less than 200 kilometres from the Siding Spring Observatory, if the development is—
i. State significant development, or
ii. designated development, or
iii. development specified in *State Environmental Planning Policy (Planning Systems) 2021*, Schedule 6.

Comment: Not applicable to a development application for demolition.

4. In determining a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the consent authority must consider the *Low Rise Housing Diversity Design Guide for Development Applications* published by the Department in July 2020.

Comment: Not applicable.

5. Subsection (4) applies only if the consent authority is satisfied there is not a development control plan that adequately addresses the development.

Comment: Not applicable.

Clause 62 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building and change of use of an existing building):

Comment: Not applicable.

THE REMAINING MATTERS OF CONSIDERATION ARE TO BE COMPLETED BY THE PRIMARY ASSESSING OFFICER

The provisions of any environmental planning instrument;

State environmental planning policies:

State Environmental Planning Policy (Biodiversity and Conservation) 2021: Not applicable

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Not applicable.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Not applicable

State Environmental Planning Policy (Housing) 2021: Not applicable

State Environmental Planning Policy (Industry and Employment) 2021: Not applicable

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development: Not applicable

State Environmental Planning Policy (Planning Systems) 2021: Not applicable

State Environmental Planning Policy (Precincts - Regional) 2021: Not applicable

State Environmental Planning Policy (Primary Production) 2021: Not applicable

State Environmental Planning Policy (Resilience and Hazards) 2021: Chapter 4

Comment: The land is residential land. The site was formerly the site of the Dunedoo Hospital, which is a use that has the potential to cause contamination. When the Three Rivers Regional Retirement Community development was considered, an Environmental Site Assessment was prepared and submitted with the development application. The assessment found no exceedances of the adopted human health (low density residential) criteria or ecological screening or investigation levels and concluded that no further works are required prior to commencement of the development. However, during construction, in the event that potential asbestos containing materials are uncovered during future earthworks an Unexpected Finds Protocol should be utilised to address the potential contamination on the site. An appropriate condition is recommended.

State Environmental Planning Policy (Resources and Energy) 2021: Not applicable

State Environmental Planning Policy (Transport and Infrastructure) 2021: Chapter 2

Comment: Section 2.119 relates to development with frontage to classified road and states that Council must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) *where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) *the design of the vehicular access to the land, or*
 - (ii) *the emission of smoke or dust from the development, or*
 - (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject land has no alternative access other than to the Golden Highway which is a classified road. The proposal relates to demolition only and will involve heavy vehicles accessing and leaving the site from the Golden Highway. The Statement of Environmental Effects submitted with the development application states that “*the proposed works will result in a temporary increase in traffic within the local area as a result of the delivery of equipment and materials and transport of demolition waste from the site. Adequate parking for vehicles and personnel is available within the site as necessary*”.

It is proposed that a Traffic Management Plan and/or Safe Works Method Statement will be prepared by the Construction Contractor prior to the commencement of works in accordance with RTA’s Traffic Control at Work Sites Manual, Issued July 2018 and Australian Standard 1742.3 - 2009 Traffic Control for Works on Roads. Subject to a condition recommending a Traffic Management Plan being prepared prior to the commencement of works, it is considered that the proposal will not adversely affect the safety, efficient and ongoing operation of the classified road.

The proposed development is not of a type sensitive to traffic noise or vehicle emissions. The proposed development is not traffic generating development.

Local environmental plans:

Warrumbungle Local Environmental Plan 2013 applies as follows:

Clause 1.2 Aims of Plan.

Comment: Satisfies the plan objectives.

Clause 1.9 Covenants.

Comment: The subject land was compulsorily acquired by Council in 2016. The government gazette declaring the acquisition outlines that the site can only be used for community purposes. The gazette

notice also provides for “*the carrying out of works (whether demolition, refurbishment, repair or any other kind of work) to the improvements erected on the lot burdened from time to time associated with or ancillary to the land uses described in clause 1.2 (a) as permitted on the land*”. The proposal complies with the acquisition restrictions.

Clause 2.6 Subdivision consent requirements

Comment: Not applicable.

Clause 2.7 Demolition.

Comment: This clause requires development consent for demolition. A development application has been submitted for the proposed demolition.

Land Use Table

Comment on permissibility of use: The use is permitted with Council consent.

Zone Objectives:

Comment: The proposal facilitates the clearing of the site for future residential development potential and is therefore considered to be consistent with the zone objectives.

Clause 4.1 Minimum Lot Size.

Comment: Not applicable.

Clause 4.1AA Minimum subdivision lot size for community title scheme

Comment: Not applicable.

Clause 4.1A Minimum subdivision lot size for strata plan schemes in Zone RU1

Comment: Not applicable.

Clause 4.2A Erection of dual occupancy and dwellings in Zone RU1

Comment: Not applicable.

Clause 4.2B Erection of rural workers dwellings in Zone RU1

Comment: Not applicable.

Clause 4.6 Exceptions to development standards

Comment: Not applicable.

Clause 5.3 Development near zone boundaries

Comment: Not applicable.

Clause 5.4 Controls relating to miscellaneous permissible uses (home business, home industries, farm stays, secondary dwellings etc)

Comment: Not applicable.

Clause 5.8 Conversion of fire alarms

Comment: Not applicable.

Clause 5.10 Heritage conservation.

Comment: The subject land does not contain a heritage item, is not in a heritage conservation area and is not in close proximity to a heritage item.

5.13 Eco tourist facilities

Comment: Not applicable.

5.14 Siding Spring Observatory – Maintaining Dark Sky

Comment: The site is located greater than 18km from the observatory. There are no lighting requirements for a development application proposing demolition.

Clause 5.21 Flood Planning.

Comment: Not applicable. The lot is not identified as being flood prone land as per the WLEP2013.

Clause 6.1 Earthworks

Comment: The proposed development does not involve earthworks, other than works associated with the removal of foundations and footings from the site and the capping of underground services. The proposed works will have no detrimental impacts on drainage patterns or soil stability. The proposed works are required to facilitate future redevelopment of the land. The areas of the land affected relate only to where existing development or services are located and are therefore unlikely to disturb any relics. The landform will not change substantially and will therefore have no detrimental impact on the amenity of adjoining properties or the environment. Standard conditions regarding erosion and sediment control are recommended.

Clause 6.3 Terrestrial Biodiversity

Comment: Not applicable. The site is not identified as being affected by Terrestrial biodiversity under the WLEP2013.

Clause 6.4 Groundwater Vulnerability

Comment: The site is located within the Groundwater vulnerability area however the development will have minimal to no impact on the groundwater.

Clause 6.5 Riparian Land and Watercourse

Comment: Not applicable. The site is not identified as being affected by riparian land or watercourses under the WLEP2013.

Clause 6.6 Essential Services

Comment: Essential services are available to the land.

Clause 6.7 Location of Sex Services Premises

Comment: Not applicable.

Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority;

Draft State environmental planning policies: None known of.

Draft local environmental plans: No planning proposal affects the development.

Any development control plan;

Development control plan 2015 applies as follows:

Chapter 3 Notification Procedures complied:

Comment: The development application was notified and publicly exhibited in accordance with the requirements of the DCP. No submissions were received.

Chapter 5 Other Development Controls:

Access & Parking-

Comment: Access for vehicles to collect demolition materials will be provided from an existing crossing on the Golden Highway. No parking is required for the proposal. A condition regarding a traffic management plan is recommended.

Bushfire Prone Land

Comment: The subject land is bushfire prone. Given the proposal is for demolition only, there are no bushfire protection requirements.

Agritourism

Comment: Not applicable.

Temporary occupation of a building during erection dwelling-

Comment: Not applicable.

Installation of manufactured home, moveable dwelling or associated structure-

Comment: Not applicable.

Contaminated land-

Comment: The land is residential land. The site was formerly the site of the Dunedoo Hospital, which is a use that has the potential to cause contamination. When the Three Rivers Regional Retirement Community development was considered, an Environmental Site Assessment was prepared and submitted with the development application. The assessment found no exceedances of the adopted human health (low density residential) criteria or ecological screening or investigation levels and concluded that no further works are required prior to commencement of the development. However, during construction, in the event that potential asbestos containing materials are uncovered during future earthworks an Unexpected Finds Protocol should be utilised to address the potential contamination on the site. An appropriate condition is recommended.

Outdoor advertising signage-

Comment: Not applicable.

Heritage conservation-

Comment: Not applicable, not located within a Heritage Conservation area, Consent to be conditioned to ensure that if Aboriginal artefact are found works cease until appropriate approvals are obtained from NPWS.

Flood prone land-

Comment: Not applicable. The lot is not identified as being flood prone land as per the WLEP2013.

Sex services premises (brothels)-

Comment: Not applicable.

Chapter 7 Residential Development Controls:

Comment: The controls in this chapter do not apply to development applications for demolition.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social & economic impacts in the locality;

Context and setting: The development is compatible with the surrounding residential/rural lands.

Access, transport and traffic: Access for vehicles to collect demolition materials will be provided from an existing crossing on the Golden Highway. No parking is required for the proposal. A condition regarding a traffic management plan is recommended.

Public domain: The proposal will remove an unfinished and unsightly development which will have a positive visual impact from the public domain.

Heritage: Not located within a Heritage Item or Heritage Conservation Area.

Other land resources: No known impact on other land resources.

Flora and fauna (7 part test from Biodiversity Conservation Act 2016 required?) No native vegetation to be removed. There will be no significant impact on flora and fauna.

Natural hazards: The subject land is bushfire prone. Given the proposal is for demolition only, there are no bushfire protection requirements. The land is not known to be flood prone.

Technological hazards: No known technological hazards.

Safety, security and crime prevention: A condition regarding site fencing during demolition works is recommended.

Social impact in the locality: Positive impact, through the removal of unfinished and unsightly development.

Economic impact in the locality: Positive impact, through the preparation of the site for new development.

Site design and internal design: Not applicable.

Cumulative impacts: No known cumulative impacts.

The suitability of the site for the development;

Does the proposal fit in the locality? Not applicable.

Are the site attributes conducive to development? Not applicable.

Submissions made in accordance with this Act or the regulations;

Public submissions: None received.

Submissions from public authorities: None received.

The public interest;

Federal, State and Local government interests and community interests: No Federal or State Government interests. The subject land is owned by Warrumbungle Council. Community interests will be protected through conditions imposed on the consent.

DEVELOPMENT ASSESSMENT REPORT ON DEVELOPMENT APPLICATION NO. 29/2023

PROPERTY DESCRIPTION: Sullivan Street DUNEDOO, being Lot 10 DP 1239415

PROPOSAL: Demolition of buildings

ZONE: R1 General Residential

ARE SECTION 94A LEVY CONTRIBUTIONS PAYABLE No

CONCLUSION: The development is permitted in the zone with Councils consent. There are no planning or environmental issues with the proposal. It is considered that the proposed development could be operated within acceptable environmental limits, and that it would provide economic benefits to the local community. Conditions have been imposed to ensure that such impacts are adequately mitigated and appropriately managed during the operation of the development.

RECOMMENDATION: Conditional approval is recommended.

Navigate Planning has no pecuniary or conflict of interest to disclose in respect of the application.

Mark Hitchenson

Mark Hitchenson
Navigate Planning

05/09/23

Date



Delegated Authority
Darren Devenish
Acting Manager Planning and Regulation

5.9.2023

Date

ATTACHMENT A – CONDITIONS OF THE CERTIFICATE
This consent is subject to the following conditions:

PART A – GENERAL CONDITIONS

CONDITION	REASON																
<p>Approved plans and supporting documentation</p> <p>1. Development must be carried out in accordance with the following approved documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.</p> <table border="1" data-bbox="209 723 991 1084"> <thead> <tr> <th>Document Title</th> <th>Version No.</th> <th>Prepared By</th> <th>Dated</th> </tr> </thead> <tbody> <tr> <td>Demolition Plan – Scope of Works</td> <td></td> <td>Unnamed</td> <td>Undated</td> </tr> <tr> <td>Statement of Environmental Effects</td> <td>Final</td> <td>NSW Public Works</td> <td>06.07.2023</td> </tr> <tr> <td>Environmental Site Assessment</td> <td>V2</td> <td>EnviroScience</td> <td>17.04.2023</td> </tr> </tbody> </table> <p>In the event of any inconsistency between the approved documentation and a condition of this consent, the condition prevails.</p> <p>Note: An inconsistency occurs between the approved documentation and a condition when it is not possible to comply with both at the relevant time.</p>	Document Title	Version No.	Prepared By	Dated	Demolition Plan – Scope of Works		Unnamed	Undated	Statement of Environmental Effects	Final	NSW Public Works	06.07.2023	Environmental Site Assessment	V2	EnviroScience	17.04.2023	<p>To ensure all parties are aware of the approved plans and supporting documentation that applies to the development</p>
Document Title	Version No.	Prepared By	Dated														
Demolition Plan – Scope of Works		Unnamed	Undated														
Statement of Environmental Effects	Final	NSW Public Works	06.07.2023														
Environmental Site Assessment	V2	EnviroScience	17.04.2023														
<p>Plans on site</p> <p>2. A copy of all stamped approved documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.</p>	<p>To ensure development is undertaken in accordance with the determination of Council</p>																
<p>Utility Services</p> <p>3. All existing utility services must be appropriately located prior to the start of demolition. Water and Sewer service connections are to remain in current position and condition.</p>	<p>To ensure costs associated with the development are not transferred to the public.</p>																

PART B – BEFORE THE COMMENCEMENT OF DEMOLITION WORK

CONDITION	REASON
<p>Erosion and sediment controls in place</p> <p>4. Before the commencement of any site work, the principal certifier must be satisfied that appropriate sediment and erosion control measures are in place to minimise runoff and erosion. Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaping is completed.</p>	<p>To ensure runoff and site debris do not impact local stormwater systems and waterways</p>
<p>Signs on site</p> <p>5. A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:</p> <ol style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier 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 <p>Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.</p>	<p>To provide for safe management of the site.</p>
<p>Site Facilities</p> <p>6. Toilet facilities must be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.</p> <p>Each toilet provided must:</p> <ul style="list-style-type: none"> • be a standard flushing toilet, connected to a public sewer, or • if connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or • a portable toilet. <p>The provision of toilet facilities must be completed before any other work is commenced.</p>	<p>For the health and safety of the community and workers on the site.</p>
<p>Traffic Management Plan</p> <p>7. A Traffic Management Plan and/or Safe Works Method Statement must be prepared by the Construction Contractor prior to the commencement of works in accordance with RTA's Traffic Control at Work Sites Manual, Issued July 2018 and Australian Standard 1742.3 - 2009 Traffic Control for Works on Roads.</p>	<p>To ensure the safety of traffic movements entering and leaving the site and the safety of passing motorists.</p>

PART C – WHILE DEMOLITION WORK IS BEING CARRIED OUT

CONDITION	REASON
<p>Hours of Work</p> <p>8. The principal certifier must ensure that demolition work is only carried out between.</p> <p>Between Monday to Friday (inclusive) — 7.00am to 5.00pm Saturday – 8.00am to 1.00pm.</p> <p>The principal certifier must ensure demolition work is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or material must not be delivered to the site outside the approved hours of site works.</p> <p>Any variation to the hours of work required Council's approval.</p>	<p>To protect the amenity of the surrounding area</p>
<p>Construction noise</p> <p>9. While work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition does not exceed an Laeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.</p> <p>The use of noisy equipment shall be scheduled at the least-sensitive time of day.</p> <p>Where there are several noisy pieces of equipment, scheduling operations so they are used separately rather than concurrently.</p>	<p>To protect the amenity of the neighbourhood</p>
<p>Demolition Waste Management</p> <p>10. Demolition must be managed in accordance with the approved Demolition Plan – Scope of Works.</p> <p>In particular:</p> <ul style="list-style-type: none"> • All waste streams produced from the site are to be separated into recyclable and landfill piles and to be disposed of at an approved waste facility (depending on the amount produced), via direct delivery to the site during opening hours. • The re-use or recycling of demolition materials is to be maximised. • All materials capable of being re-used will be labelled, stored and recorded for future reference. 	<p>To ensure responsible disposal of waste material.</p>

<ul style="list-style-type: none"> If surplus materials cannot be reused in their present form but could be used in a different form, they will be sent to recycling or labelled, stored and recorded for future reference. <p>The demolition contractor shall consult with Council regarding the storage, labelling and recording of all materials capable of re-use or to be stored for recycling.</p> <p>All demolition shall be undertaken in accordance with the Protection of the Environment Operations (Waste) Regulation 2014.</p>	
<p>Burning</p> <p>11. The deliberate burning of the demolition material shall not be permitted.</p>	<p>Council requirement to prevent emission of air pollutants and contravention of POEO Act.</p>
<p>Contractor</p> <p>12. The demolition contractor shall be given a copy of Council's conditions of Development Consent.</p>	<p>To facilitate compliance with Council's Approval by the demolition contractor.</p>
<p>Site Safety Fencing</p> <p>13. Erect site fencing to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site throughout the demolition. The fencing must be erected before the commencement of any demolition work and maintained.</p> <p>The site shall be maintained in a clean and orderly condition during demolition works.</p>	<p>Statutory Requirement and health and safety.</p>
<p>Demolition of Existing Structures</p> <p>14. All demolition works must be undertaken in accordance with <i>Australian Standard AS 2601: The demolition of structures</i>.</p> <p>All demolition works to be in accordance with SafeWork Code of Practice Demolition Work August 2019</p> <p>Prior to demolition any essential service must be disconnected from the structure being demolished or removed in accordance with the requirements of the relevant authority.</p>	<p>To ensure that demolition is undertaken in accordance with the regulations.</p>
<p>Unexpected Finds Protocol</p> <p>15. If unexpected hazardous or contaminated materials are discovered during the construction phase, the following procedures are recommended;</p> <ol style="list-style-type: none"> I. Cease work and evacuate the work area immediately II. Immediately notify the Site Project Manager III. Erect physical barricades to isolate the identified impacted area and ensure no access to the identified area without permission from the site 	<p>To ensure the health and safety of workers and to properly manage unexpected finds.</p>

<p>supervisor under advisement of an Environmental Consultant</p> <p>IV. Assessment of the suspect material should be carried out by a suitably qualified Environmental Consultant</p> <p>V. Development of a management plan or Remediation Action Plan (RAP) for the suspect materials should be provided by a suitably qualified Environmental Consultant</p> <p>VI. Once the impacted area has been remediated and clearance/ validation of the area has been reported, only then may the barricade be removed and normal work activities in the area resume.</p>	
<p>Asbestos Removal and Disposal</p> <p>16. Any Asbestos material found on the site must be removed and disposed of in accordance with the Work Health and Safety Regulation 2017, and the NSW WorkCover Guidelines.</p> <p>Asbestos material must be disposed of to a landfill site approved for that purpose by the Environmental Protection Authority of NSW or equivalent.</p> <p>Written evidence that the material has been disposed of to the approved landfill site must be submitted to the Principal Certifying Authority.</p>	<p>To ensure the proposer disposal of asbestos material.</p>
<p>Dust Suppression</p> <p>17. The applicant shall ensure all practicable measures are taken to minimise the release of dust into the atmosphere at the demolition site and from vehicles transporting material off-site.</p> <p>Mitigation measures as per 6.4 of the SEE are to be followed to minimise air quality impacts associated with the demolition works.</p>	<p>Council requirement to prevent dust nuisance and the contravention of the POEO Act.</p>
<p>Uncovering relics or Aboriginal objects</p> <p>18. While demolition work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment. In this condition:</p> <ul style="list-style-type: none"> • “relic” means any deposit, artefact, object or material evidence that: <ul style="list-style-type: none"> a. relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and b. is of State or local heritage significance; and 	<p>To ensure the protection of objects of potential significance during works.</p>

<ul style="list-style-type: none"> • “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains. 	
<p>Waste Management</p> <p>19. All putrescible waste and recycling produced from the site is to be disposed of at an approved waste facility, via direct delivery to the site during opening hours or collected in compactor truck through Council's kerbside collection process. This also includes tree waste from the dead tree.</p>	To ensure responsible disposal of waste material.
<p>Applicant's Cost of Work on Council Property</p> <p>20. The applicant shall bear the cost of all works associated with the development that occurs on Council's property.</p>	To ensure proper management of public funds.
<p>Street Drainage</p> <p>21. The construction works shall not impede the street drainage flow.</p>	To ensure the works do not result in ponding of water on the road.
<p>Site Drainage</p> <p>22. Adequate site drainage should be maintained to reduce moisture changes of underground soil during wet season.</p>	To ensure the works do not result in poor site drainage.

PART D ONGOING

CONDITION	REASON
<p>Site Fencing</p> <p>23. Site fencing to prohibit public access to the site following demolition activities shall be erected. The fencing shall be a 1800mm high chain link fence with one single pedestrian access gate (1 x 900mm) and one double vehicle access gate (6000mm wide – 2 x 3000mm).</p>	To prevent public site access following demolition.
<p>Fencing of retaining walls</p> <p>24. 1800mm high chain-link fencing shall be provided around the existing retaining walls.</p>	To protect public safety.

ADVICE

Location of Services

Prior to construction work commencing you should ensure that all services have been clearly located and identified by contacting “Dial before you Dig” by telephoning 1100.