

Wollongong Local Planning Panel Assessment Report | 4 March 2020

WLPP No.	Item No. 2
DA No.	DA-2019/1210
Proposal	Demolition of all structures on the site
Property	Lot 2 and Lot 3 Sturdee Avenue, BULLI NSW 2516
Applicant	Anglicare Community Services
Responsible Team	Development Assessment & Certification – City Centre Team (VD)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. The proposal is captured by Clause 2(b) of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, as the Development Application is subject of more than 10 unique submissions by way of objection.

Proposal

The proposal seeks approval for demolition of existing structures located on the subject site to slab level.

Permissibility

The proposed demolition is permissible in under SEPP (State Significant Precincts) 2005.

Consultation

The proposal was exhibited in accordance with Appendix 1 of the Wollongong Development Control Plan 2009. 26 unique submissions were received during this period. The submissions received are discussed at section 1.5 of the assessment report

Council's Traffic, Heritage and Environment Officers have reviewed the application and provided satisfactory referral comments. External comments and draft conditions have been provided from NSW DPIE and Sydney Trains.

Main Issues

The main issues identified during the assessment process include:

- Traffic concerns due to the number of heavy vehicular movements associated with the demolition;
- Safety concerns: over hazardous materials on site such as asbestos.

RECOMMENDATION

Development Application DA-2019/1210 be approved subject to draft conditions found in Attachment 5.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (State Significant Precincts) 2005
- SEPP Infrastructure 2007

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009 (does not apply to the site)

Development Control Plans:

- Wollongong Development Control Plan (WDGP) 2009 (does not apply to the site)

Other policies

- Wollongong City Wide Development Contributions Plan 2019
- Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017.

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the demolition of all the existing vacant industrial buildings and structures on the site to slab levels. The former use of the site is the Cookson Pilbrico manufacturing plant. Structures to be demolished are shown on the submitted plans (Attachment 3) and comprise of the following:

Building 1: former milk shed (located on the corner of Wilkies St and Gerahty Street)

Building 1A: former milk shed amenities (located on the corner of Wilkies St and Gerahty Street)

Building 2: former administration building

Building 3A and 3B former processing shed and despatch store

Building 4: former despatch shed

Building 4A: former dry materials loading

Building 5: former warehouse and kilns

Building 6: former shed

Structure 7: former water treatment plant

Structure 8: Abandoned bbq and seating

Hours of Demolition Work: The proposed hours of demolition work as outlined in the submitted Demolition Work Plan are Monday to Friday: 7am to 5pm, Saturday: 8am to 4pm, No work Sunday and Public holidays. The estimated length of the demolition process is 13-14 weeks.

Equipment to be used: includes cranes, scaffolding, loading trucks, jack hammers, concrete saws.

Waste Management: A Site Waste Minimisation and Management Plan has been submitted detailing the potential waste streams and waste management procedures. This includes waste classification, waste minimisation and hazard materials management. The report details the quantities of waste to be generated and recycled/disposed. Locations of recycling or disposal include facilities located at Unanderra, Kembla Grange and Eastern Creek.

Hazardous Materials: A Hazardous Building Materials Assessment report has been submitted with the application detailing the types of hazardous materials encountered on site. This include asbestos, lead in paint, lead in accumulated dust, polychlorinated biphenyls (PCBs) and synthetic mineral fibre (SMF)

Fencing and Hoarding: The existing security fencing is to be supplemented with additional temporary fencing to secure the work zones. This will be in line with chain wire fencing as specified in AS1725. The fencing is to be signposted with 'demolition works in progress' in line with AS2601. A hoarding is proposed along the northern boundary where the demolition site adjoins a public thoroughfare with a footpath.

1.3 BACKGROUND

In June 2006, a Concept Plan Application for a residential and retirement village was jointly lodged by Stockland and Anglicare Retirement Village (ARV now Anglicare) with the NSW Department of Planning, Industry and Environment. Concept Plan Approval (MP 06_0094) for the redevelopment of Sandon Point was granted by the NSW Minister for Planning on 21 December 2006. This approval comprised a concept for a large-scale subdivision of the Stockland Lands and approval for a retirement village on ARV land (subject site).

This Concept Plan Approval was challenged in the Land and Environment Court [Walker vs Minister for Planning (2007) NSWLEC 741] on several grounds. On 27 November 2007 the Land and Environment Court declared the Concept Plan Approval invalid. On 24 September 2008 the NSW Court of Appeal overturned the Land and Environment Court decision and the original approval of the Concept Plan stands.

Construction of a residential subdivision on the Stockland lands has been completed under project approval (MP 07_32). The subject site (located to the south of the subdivision- McCauleys Beach Estate) remains vacant with dilapidated industrial buildings and project approval was never issued.

There are historic modifications under both the concept and project approvals. The NSW Department of Planning, Industry and Environment are currently assessing an application to Modify the Concept Plan (MP06_0094). Council has recently provided comment on the proposed modification which is yet to be determined.

The current modification proposes changes to allow for a residential aged care facility on the south eastern corner of the site along with independent living units in the form of a residential flat buildings located along the southern boundary. To the north east and north west corner of the site, residential dwellings are proposed.

1.4 SITE DESCRIPTION

The site is located at Lot 2 and 3, DP 1176767 Sturdee Avenue, Bulli. The site comprises an area of approximately 8.1 hectares.

The site has a number of characteristics including heritage listed Turpentine Forest covering one hectare in the middle of the site; Cookson Creek riparian corridor running through the site; cleared vacant land of the former Dairy Farmers on the north west corner of the site and a former quarry on the northern end of the site.

The existing industrial buildings are predominately located along the southern portion of the site and cover approximately three hectares. The buildings were used for previous manufacturing operations by Cookson Pilbrico which included crushing, screening, storage and distribution of raw materials and finished materials.

Due to safety issues (trespassing, loitering and vandalism), Anglicare, are requesting approval for demolition as approval for the modification to the Major Project is yet to be obtained.

The site is surrounded by low density residential development to the north (McCauleys Beach Estate) and residential development to the south. Public recreation areas adjoin the site to the east. The Illawarra Railway corridor adjoining the site to the west.

Property constraints

The following constraints apply to the site:

- Flooding- uncategorised flood risk precinct
- Acid sulfate soils class 4 and 5
- Contaminated land
- Coastal wetlands
- Heritage Item

1.5 SUBMISSIONS

Details of the proposal were notified in accordance with Council's Notification Policy. Twenty-six (26) unique submissions were received following notification. The issues raised in the submissions are summarised below:

Table 1: Submissions

<i>Issues raised</i>	<i>Comment</i>
Traffic Concerns	
<ul style="list-style-type: none"> • Anglicare must build bridge first to Point Street; • Concern over the number of vehicle movements through a residential estate and potential risks; • Increase in traffic on local roads on Lawrence Hargrave Drive (LHD); • LHD is already congestion cannot cope with increase in traffic movements; • Proposed route for trucks is via residential streets which are too narrow; • Route via Point street is much shorter distance to Prince Hwy; • Works are to be undertaken during school drop off and pick up times, safety concern for children; • Pedestrian safety- children at McCauleys Estate use the streets to get to school. Conflict between children and heavy vehicles using the same street. 	<p>The north-south link road is to be provided as part of the proposed Major Project Development at the full expense of the developer and is beyond the scope of the subject application. A Statement of Commitment to construct the north-south link road was provided to the NSW Government as part of the Major Project Application and current modification. Councils recent submission to the concept approval reinforces this.</p> <p>Council's Traffic Engineer considers that the proposed demolition is unlikely to generate an excessive numbers of heavy vehicle movements, and it is unreasonable to request that the Applicant constructs the road extension or undertake significant bridge works upfront to re-direct these vehicles movements to Point Street given the scope of the application at hand.</p> <p>The use of the railway bridge from Wikies Street to Sturdee Avenue would not be viable as the crossing is narrow and would have weight restrictions. Furthermore, with uncontrolled intersections on to the Princes Highway, there would be safety and capacity concerns. This bridge is closed to vehicular traffic as required by the Major Project approvals.</p>

	<p>The only viable option would be to travel through the McCauley's estate and access the Princes Highway via the Wrexham Road lights.</p> <p>As the demolition works are estimated to take 13-14 weeks to complete, the anticipated traffic impacts are not permanent and can be minimised through draft conditions of approval in response to objectors' concerns.</p>
<i>Asbestos removal</i>	
<ul style="list-style-type: none"> • Risk of asbestos dust being spread through the estate creating a risk to health. • There is no guarantee that the asbestos removal standards will be enforced. 	<p>A detailed Demolition Work Plan and Hazardous Buildings Assessment has been provided with the Application. These reports have been reviewed and found to be satisfactory.</p> <p>All asbestos removal is to comply with SafeWork NSW requirements and removed by licenced contractors.</p> <p>The application was referred to Council's Environment Division and draft conditions of approval in relation to asbestos removal have been provided. Council requires the submission of an Asbestos Clearance Certificate to certify that the site area is free of asbestos within 14 days of the completion of demolition works.</p>
<i>Precedence for development to commence</i>	
<ul style="list-style-type: none"> • Approval will give precedence for next stage of development to occur. 	<p>The consent authority for the modification to the concept approval is the NSW Department of Planning, Industry and Environment. Demolition of the existing structures will not result in any works associated with the Major Project being able to commence. A modification to the Major Project is currently under assessment by the Department. Any subsequent application to develop the site in accordance with the concept approval would be the subject of a development application to Council.</p>
<i>Noise impacts</i>	
<ul style="list-style-type: none"> • How will noise be managed? 	<p>Draft conditions of consent have been imposed in relation to noise management and hours of construction work. This requires compliance with the Interim Construction Noise Guidelines issued by the NSW Dept of Environment and Climate Change.</p>
Safety	

<ul style="list-style-type: none"> The site will turn into skate park. 	Appropriate fencing is to be installed around the site to ensure that access onto the site is not available.
Damage to Council roads	
<ul style="list-style-type: none"> Damage to road surfaces due to heavy vehicles using this road. 	A condition has been imposed requiring the protection of public infrastructure. This includes roads. Any damage to Council's assets is to be rectified at the full expense of the developer and to the satisfaction of Council.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Traffic Division: A satisfactory referral was received with a condition requiring appropriate traffic controls measures under Section 138 of the Roads Act. Further advice was sought in relation to the objections and draft conditions provided. These conditions restrict vehicular movements during peak school arrival/departure times and restricts vehicles using Lawrence Hargrave Drive (LHD) to travel north. It is recommended that the haulage route be Bulli Pass rather than LHD.

Environment Division: A satisfactory referral was received with draft conditions relating to asbestos removal, waste management, sediment and erosion control, hours of work, tree protection and threatened species.

In relation to threatened species, Council has recommended that a survey be undertaken prior to the carrying out of any demolition works for the potential use of the buildings by micro-bats. Relevant draft conditions have been provided and found in the draft consent

Heritage Division: A satisfactory referral was received, and draft conditions provided relate to ground disturbance, photographic recording, unanticipated finds of Aboriginal cultural heritage and Archaeological finds.

1.6.1 EXTERNAL CONSULTATION

Sydney Trains

The application was referred to Sydney Trains in accordance with Clause 85 of SEPP Infrastructure as the site adjoins a rail corridor to the west. Draft conditions of consent from Sydney Trains have been received and included into the Draft Consent.

NSW Dept of Planning, Industry and Environment: (Biodiversity & Conservation)

The following comments have been provided in relation to the application:

- *There is no disturbance to identified areas of Aboriginal cultural significance, Aboriginal objects of the Sandon Point Aboriginal Place;*
- *Demolition works are contained to existing hardstand areas and access ways*
- *Minimal disturbance to existing hardstand areas is proposed.*

This is consistent with the draft conditions provided from Council's Heritage Officer.

2.1 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT**2.1.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND**

The proposed work is for demolition only and no construction work is proposed. Further site investigations or remediation works are not required as part of this application. No major earthworks are proposed with this application.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (STATE SIGNIFICANT PRECINCTS) 2005

The consent authority for development on land within the Sandon Point site, other than development that is a transitional Part 3A project, is the Council.

The proposed works will be undertaken on land zoned R2 Low Density Residential under this Plan. The remainder of the land is zoned E2 Environment Protection.

Zone R2 Low Density Residential

(1) *The objectives of Zone R2 Low Density Residential are as follows—*

- (a) to provide for the housing needs of the community within a low density residential environment,*
- (b) to enable other land uses that provide facilities or services to meet the day to day needs of residents,*
- (c) to minimise the impact of non-residential development on residential development (such as impacts relating to operating hours, noise, loss of privacy and vehicular and pedestrian traffic),*
- (d) to ensure that development does not destroy, damage or otherwise adversely affect the ability to protect, manage and restore waterways and riparian corridors.*

13A Demolition requires development consent

The demolition of a building or work may be carried out only with development consent.

Note.

If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Policy or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, as exempt development, the Act enables it to be carried out without development consent.

19 Development within the coastal zone

As the DA is for demolition only and not construction works, no impact on the coastal zone is anticipated.

22 Heritage conservation

A referral to Council's Heritage Officer and the OEH has been undertaken. Draft conditions have been recommended in relation to ground disturbance, photographic recording, and unanticipated Archaeological or Aboriginal finds.

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Not applicable

2.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT

None applicable.

2.3 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

This Plan does not apply. Notwithstanding this, an overview of compliance with the relevant chapters are provided in Attachment 4.

2.4 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2019

The estimated cost of works is >\$100,000 (\$1,624,000.00) and a levy is applicable under this plan.

2.5 SECTION 4.15(1)(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

2.6 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

92 What additional matters must a consent authority take into consideration in determining a development application?

(1) For the purposes of section 4.15(1)(a)(iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application—

1 (b) in the case of a development application for the demolition of a building, the provisions of AS 2601. Draft conditions have been imposed requiring compliance with this Australian Standard.

93 Fire safety and other considerations

Not applicable.

94 Consent authority may require buildings to be upgraded

Not applicable

Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017.

Clause 3B of Schedule 2 provided the following:

- *a consent authority must not grant consent under Part 4 for the development unless it is satisfied that the development is generally consistent with the terms of the approval of the concept plan.*
- *the provisions of any environmental planning instrument or any development control plan do not have effect to the extent to which they are inconsistent with the terms of the approval of the concept plan.*

The proposal is not inconsistent with the concept plan. The environmental planning instruments and development control plan are discussed above.

2.7 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

Context and Setting:

The site is suitable for the proposed demolition. As there is no permanent construction proposed, there are no changes to the overall context and setting of the site.

Access, Transport and Traffic:

Several objections refer to potential traffic and safety impacts associated with the proposed demolition vehicles entering and existing the site through McCauleys Estate. The objections request that an alternate route be constructed to facilitate these movements. Whilst it is acknowledged that there will be an increase in traffic movements occur during the proposed works, these works are temporary (estimated 13-14 weeks) and will occur during specified time periods as outlined in the draft conditions.

Requiring upgrading of existing bridges or the construction of the north/south link road prior to demolition is beyond the scope of the subject application and not required due to the lengthy timeframe and significant works involved in road construction.

Draft conditions have been imposed to minimise potential traffic impacts to nearby residents as a result of the proposed demolition works. Compliance with draft conditions of consent will minimise potential traffic impacts associated with this proposal.

Public Domain:

There are no permanent impacts upon the public domain. Draft conditions in relation to hoarding and fencing has been imposed.

Utilities:

The proposal would not be envisaged to place an unreasonable demand on utilities supply.

Heritage:

No heritage impacts are anticipated upon the heritage listed Turpentine Forest. Draft conditions of consent imposed in relation to ground disturbance, photographic recording, and unanticipated Archaeological or Aboriginal finds.

Other land resources:

The proposal would not be envisaged to impact upon valuable land resources.

Water:

No impacts on water quality anticipated.

Soils:

There are not anticipated to be any impacts on soils. No significant earthworks are proposed.

Air and Microclimate:

The proposal would not be expected to result in negative impact on air or microclimate. Appropriate dust suppression measures are to be installed.

Flora and Fauna:

A survey is to be undertaken prior to any demolition for the presence of microbats habituating within the dilapidated industrial structures.

Waste:

A waste management plan has been submitted and considered to be satisfactory. Draft conditions have been imposed.

Energy:

The proposal would not be expected to have unreasonable energy consumption.

Noise and vibration:

Draft conditions are imposed regarding compliance with NSW Interim Construction Noise Guideline.

Natural hazards:

There are no natural hazards identified on site that would preclude the proposed development.

Technological hazards:

There are no technological hazards identified on site that would preclude the proposed development.
<u>Safety, Security and Crime Prevention:</u> There are no concerns regarding safety and security. Fencing is proposed to restrict entry into the site during the demolition works.
<u>Social Impact:</u> The proposal would not be envisaged to result in negative social impacts.
<u>Economic Impact:</u> The proposal is not expected to create negative economic impact.
<u>Site Design and Internal Design:</u> N/A- no construction works proposed.
<u>Construction:</u> N/A- no construction works proposed.
<u>Cumulative Impacts:</u> No cumulative impacts anticipated.

2.8 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR DEVELOPMENT

Does the proposal fit in the locality?

The proposal is considered appropriate regarding the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

2.9 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

See section 1.5 of this report.

2.10 SECTION 4.15(1)(E) THE PUBLIC INTEREST

The application is not expected to have any unreasonable impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

3 CONCLUSION

This application has been assessed as satisfactory having regard to the Heads of Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposed development is permissible with consent and has regard to the objectives of the zone and is consistent with the applicable provisions of the relevant planning instruments including SEPP (State Significant Precincts) 2005, SEPP 55, SEPP Infrastructure 2007, Council DCPs, Codes and Policies. The development is appropriate regarding the controls outlined in these instruments. Internal and external referrals are satisfactory, and submissions have been considered in the assessment. It is considered that the proposed development is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area and the proposed demolition can be appropriately undertaken provided that the draft conditions of approval are adhered to.

4 RECOMMENDATION

It is recommended that the development application DA-2019/1210 be **approved** subject to the draft conditions found in Attachment 5.

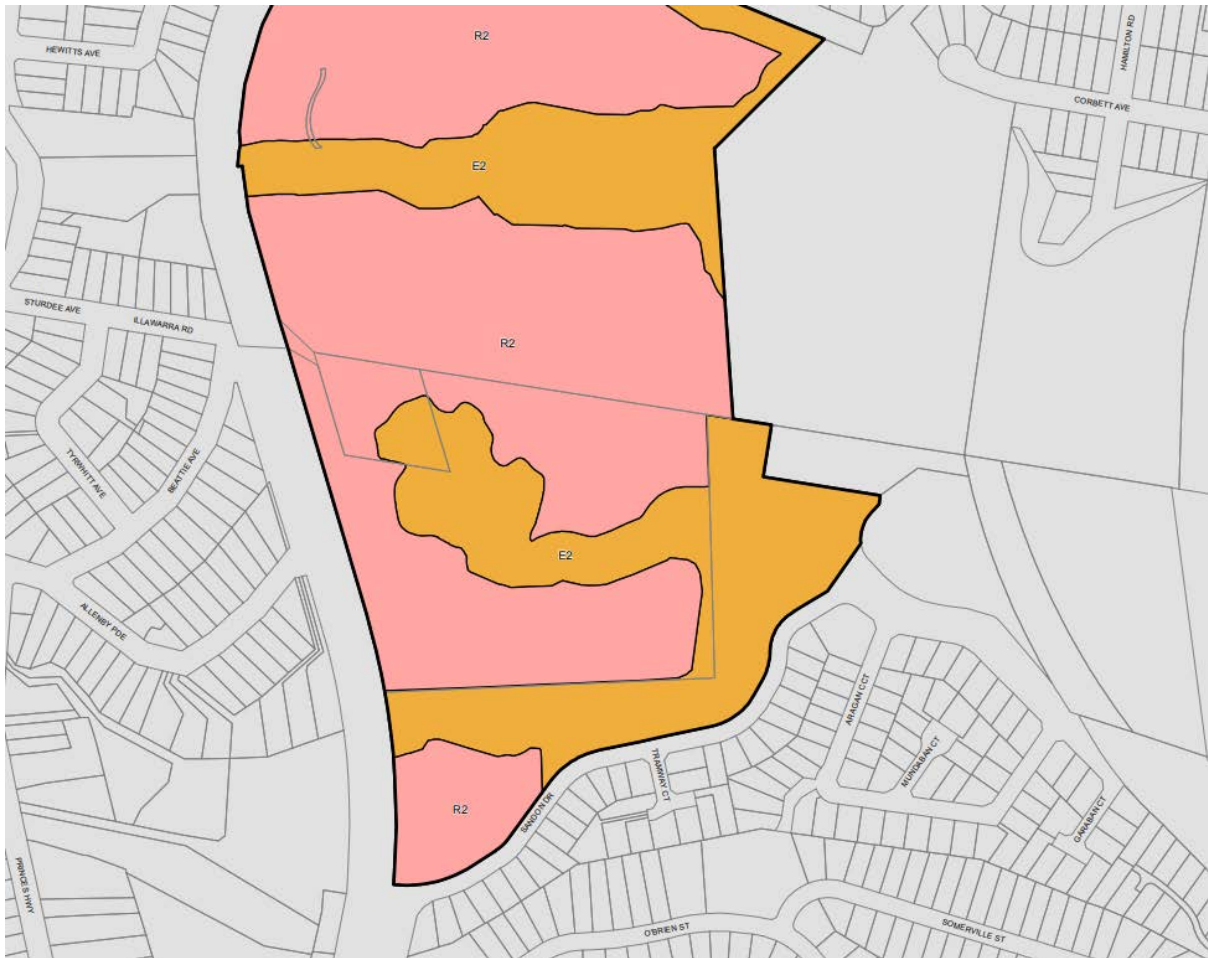
5 ATTACHMENTS

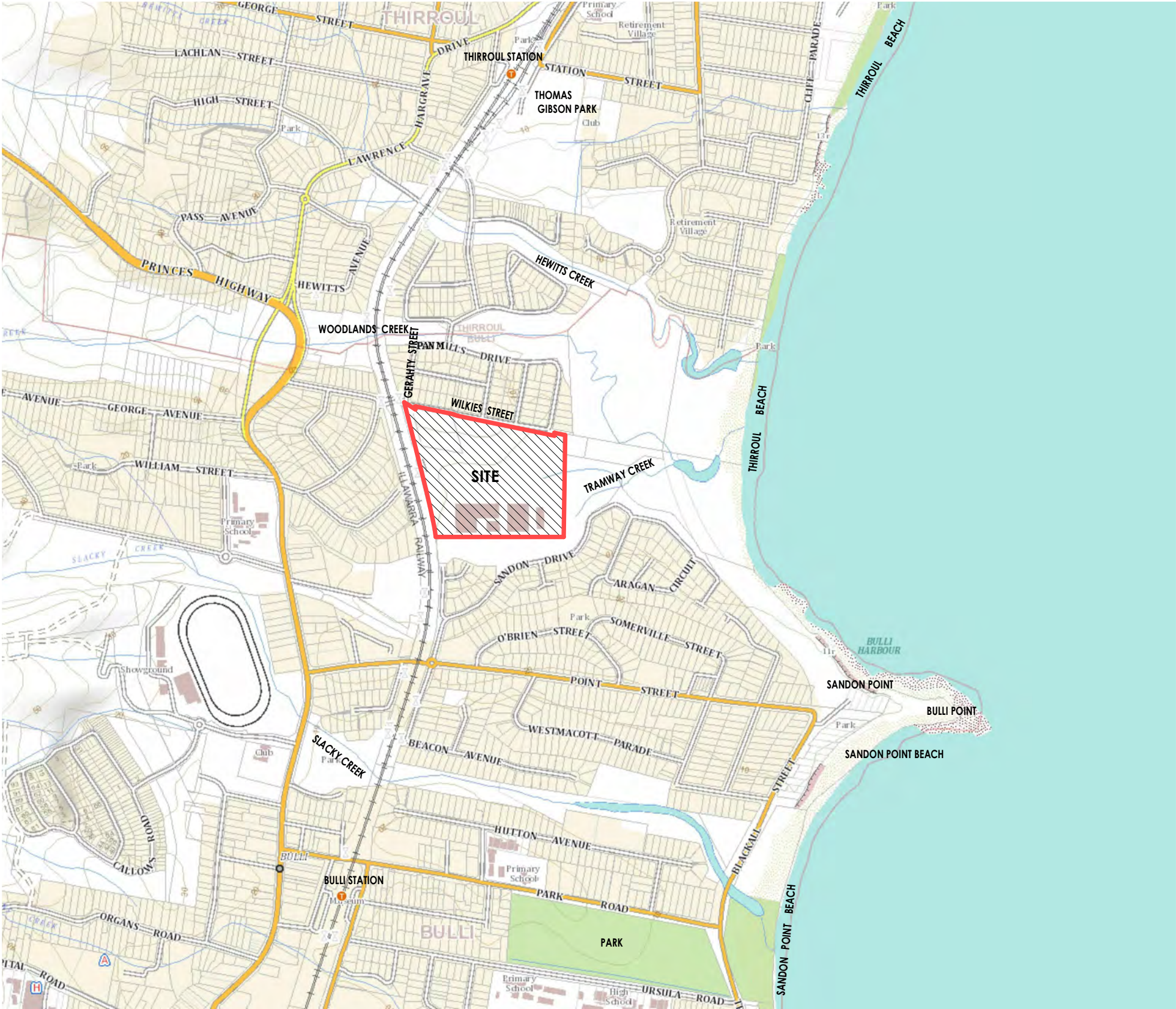
1. Aerial Photograph
2. Zoning Map- SEPP (State Significant Precincts) 2005
3. Demolition Plans
4. Compliance with WDCP 2009
5. Draft conditions of consent

Attachment 1: Aerial Photo



Attachment 2: Zoning Map- SEPP (State Significant Precincts) 2005





source: SIX Maps

1 Location Plan

DA ISSUE

Scale 1: 5000
0 50000 100000 250000 500000

Scales 1 : 5000 @ A1	Drawn JSA
Project No. 171101	Checked JH
Drawing No. DA1.00	Approved KJ 6460
Plot Date: 10-10-19 9:17:56 AM	Revision 1

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ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD NOMINATED ARCHITECT:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Final Draft		27.09.19
1	DA Issue		10.10.19

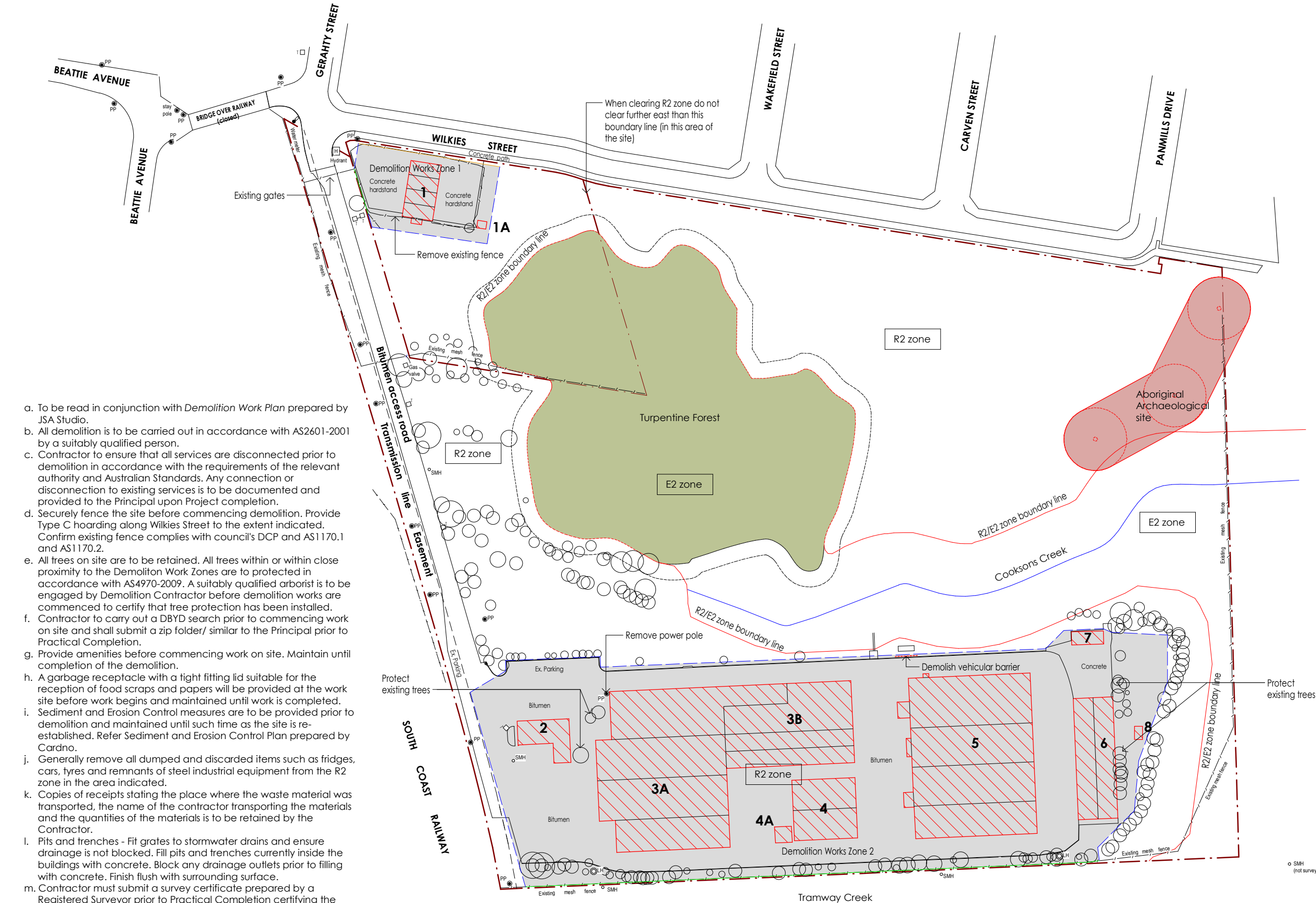
Project
Former Cookson Plibrico Site
Sandon Point, Bulli
For
ANGLICARE



JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Location Plan



- a. To be read in conjunction with *Demolition Work Plan* prepared by JSA Studio.
- b. All demolition is to be carried out in accordance with AS2601-2001 by a suitably qualified person.
- c. Contractor to ensure that all services are disconnected prior to demolition in accordance with the requirements of the relevant authority and Australian Standards. Any connection or disconnection to existing services is to be documented and provided to the Principal upon Project completion.
- d. Securely fence the site before commencing demolition. Provide Type C hoarding along Wilkies Street to the extent indicated. Confirm existing fence complies with council's DCP and AS1170.1 and AS1170.2.
- e. All trees on site are to be retained. All trees within or within close proximity to the Demolition Work Zones are to be protected in accordance with AS4970-2009. A suitably qualified arborist is to be engaged by Demolition Contractor before demolition works are commenced to certify that tree protection has been installed.
- f. Contractor to carry out a DBYD search prior to commencing work on site and shall submit a zip folder/ similar to the Principal prior to Practical Completion.
- g. Provide amenities before commencing work on site. Maintain until completion of the demolition.
- h. A garbage receptacle with a tight fitting lid suitable for the reception of food scraps and papers will be provided at the work site before work begins and maintained until work is completed.
- i. Sediment and Erosion Control measures are to be provided prior to demolition and maintained until such time as the site is re-established. Refer Sediment and Erosion Control Plan prepared by Cardno.
- j. Generally remove all dumped and discarded items such as fridges, cars, tyres and remnants of steel industrial equipment from the R2 zone in the area indicated.
- k. Copies of receipts stating the place where the waste material was transported, the name of the contractor transporting the materials and the quantities of the materials is to be retained by the Contractor.
- l. Pits and trenches - Fit grates to stormwater drains and ensure drainage is not blocked. Fill pits and trenches currently inside the buildings with concrete. Block any drainage outlets prior to filling with concrete. Finish flush with surrounding surface.
- m. Contractor must submit a survey certificate prepared by a Registered Surveyor prior to Practical Completion certifying the location of the Demolition Works in relation to the boundaries of the allotment and a revised site survey to show the locations of filled/capped pits/holes and trenches.
- n. Provide asbestos clearance certificate following demolition of the buildings.

LEGEND

- BUILDINGS TO BE DEMOLISHED
- DEMOLITION WORKS ZONE
- SITE BOUNDARY
- EXISTING MESH FENCE
- POWER POLE
- SEWER MANHOLE
- TELSTRA
- LAMP HOLE - SEWER
- SECURITY FENCING - NEW TYPE A HOARDING TO COMPLY WITH COUNCIL'S REQUIREMENTS
- EXISTING FENCE - UPGRADE TO TYPE A HOARDING TO COMPLY WITH COUNCIL'S REQUIREMENTS
- NEW TYPE C HOARDING TO COMPLY WITH COUNCIL'S REQUIREMENTS

Note: Only existing trees within proximity of the Demolition Work Zones are indicated on the plan. Refer survey plan prepared by Dennis Smith Surveys for all existing trees on site

DA ISSUE

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Rev.	Revision Description	Chk.	Date
A	Issued for Information		16.09.19
B	Issued for Information		20.09.19
C	Issued for Information		25.09.19
D	Issued for Information		27.09.19
E	Final Draft		27.09.19
F	Final Draft		30.09.19
G	Preliminary DA Issue		08.10.19
1	DA Issue		10.10.19

Project
Former Cookson Plibrico Site
Sandon Point, Bulli
For
ANGLICARE

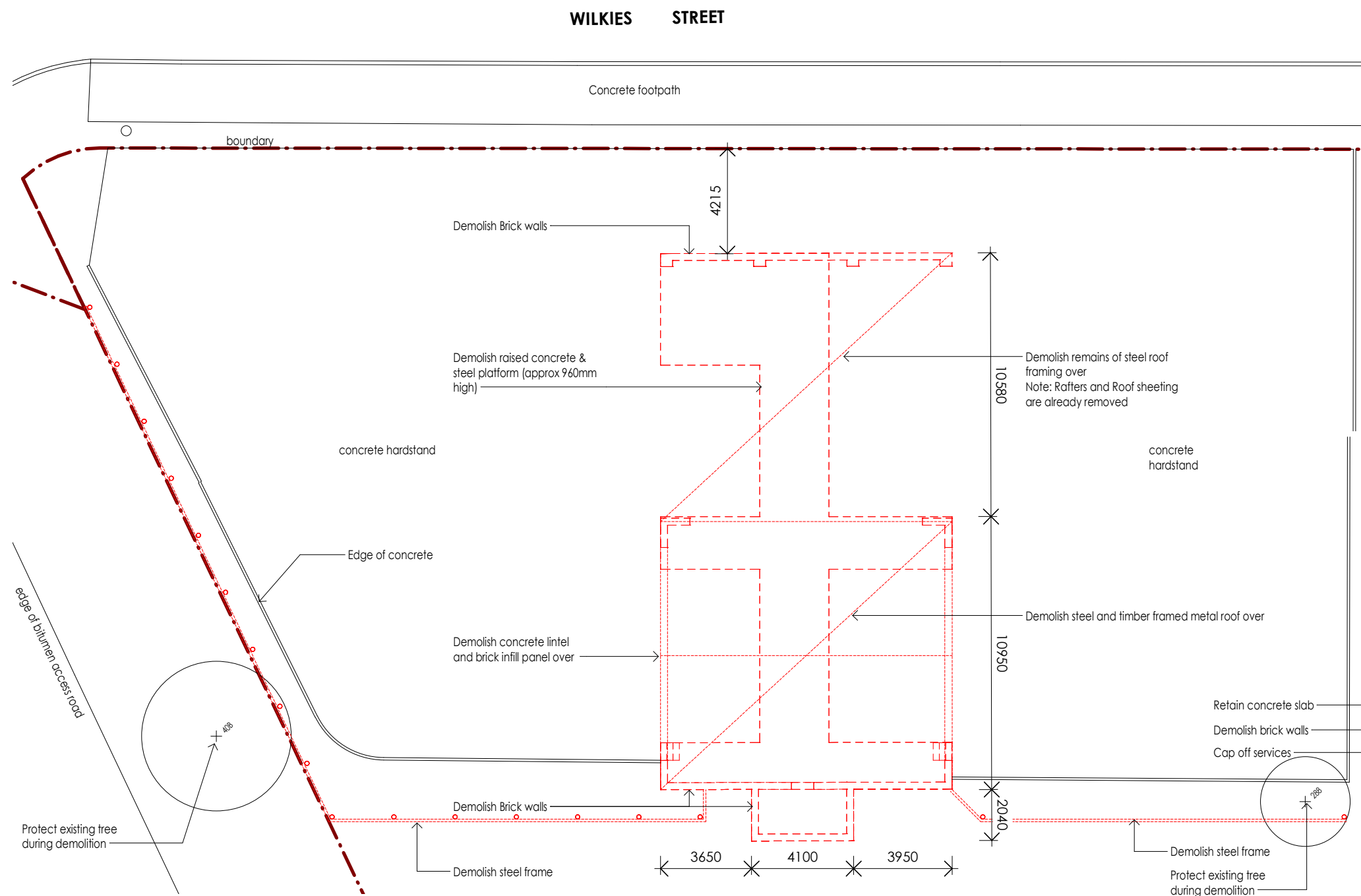


JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
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PO Box 483
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phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Site Plan/Site Demolition Plan

Scales As indicated @ A1	Drawn JSA
Project No. 171101	Checked JH
Drawing No. DA1.01	Approved KJ 6460
Plot Date: 10-10-19 3:32:22 PM	Revision 1



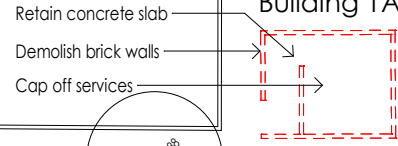
1 Building No.1



Building 1 Description:

Single storey former industrial building
Building height: 8.15m (approx)
Steel/timber framed roof with metal cladding to one half of the building / steel frames only to other half
Brick walls
Raised concrete slab/steel floor

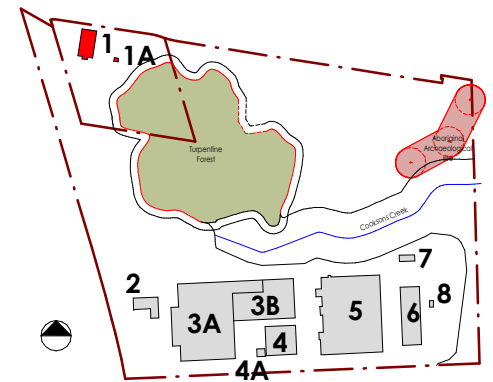
Building 1A



Building 1A Description:

Single storey former amenities
Building height: 3m (approx.)
Brick walls/ no roof
Concrete slab on ground

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key plan

Scale 1: 100	
0 1000 2000 5000 10000	
Scales	As indicated @ A1
Project No.	171101
Drawing No.	DA3.01
Plot Date:	10-10-19 9:18:02 AM
Drawn	JSA
Checked	JH
Approved	KJ 6460
Revision	1

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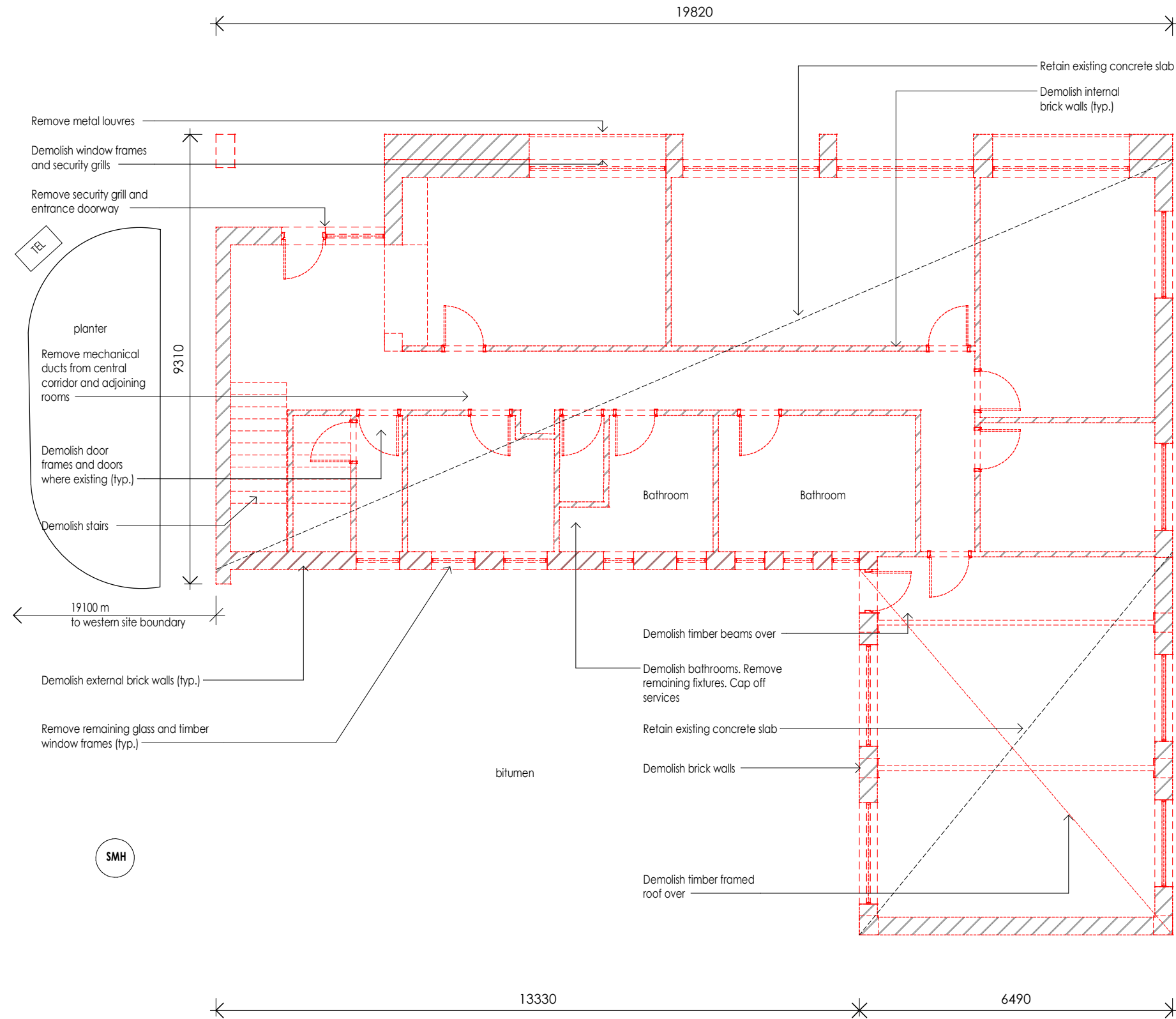
Rev.	Revision Description	Chk.	Date
A	Issued for Information		16.09.19
B	Issued for Information		20.09.19
C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
Former Cookson Plibrico Site
Sandon Point, Bulli
For
ANGLICARE

JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

Title
Demolition Plan Building No. 1
Former Dairy

DA ISSUE



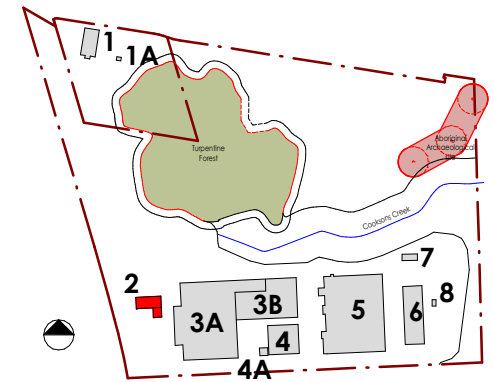
1 Building No. 2 - Ground Floor



Building 2 Description:

Two storey/ single storey former administration building
Building height: 7.1m approx
Cavity brick walls
Internal brick walls with some timber framed walls on the upper level
Timber framed roof and upper floor
Concrete slab on ground

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 50	
Scales	As indicated @ A1
Project No.	171101
Drawing No.	DA3.02
Plot Date:	10-10-19 9:18:06 AM
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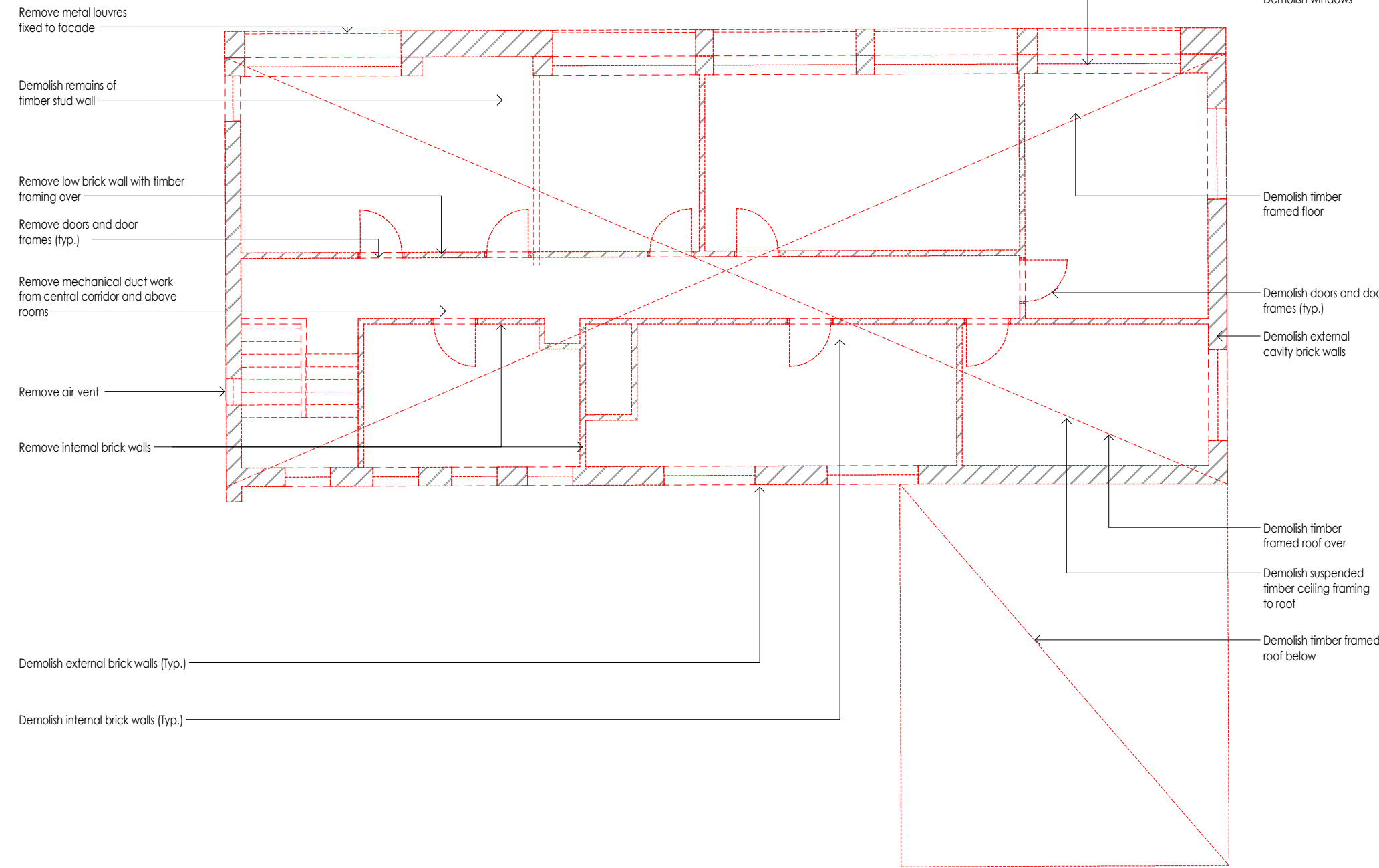
Rev.	Revision Description	Chk.	Date
A	Issued for Information		16.09.19
B	Issued for Information		20.09.19
C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
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Title
Demolition Plan Building No. 2
Ground Floor
Former Administration Building

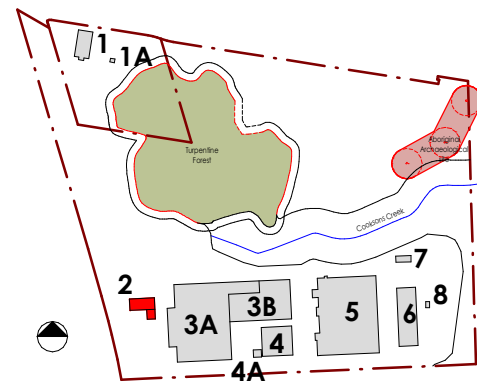
DA ISSUE



1 Building No. 2 Level 1



NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 50	
Scales	As indicated @ A1
Project No.	171101
Drawing No.	DA3.03
Plot Date:	10-10-19 9:18:11 AM
Drawn	JSA
Checked	JH
Approved	KJ 6460
Revision	1

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C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
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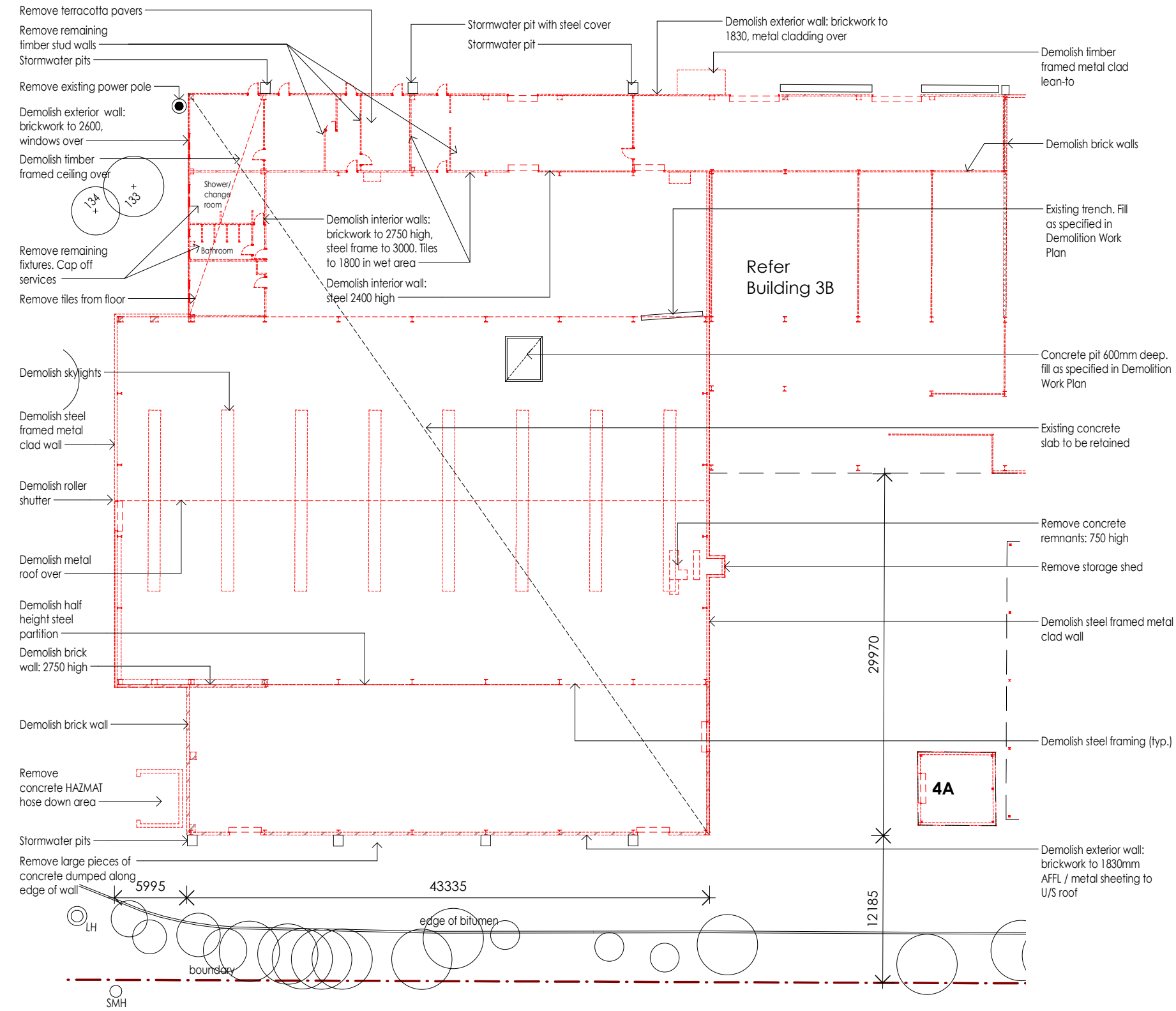


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Title
Demolition Plan Building No. 2
Level 1

DA ISSUE



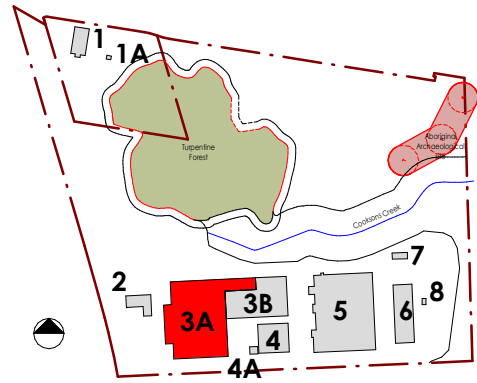
1 Building No. 3A



Building 3A Description:

Single storey former industrial building
Building height: 11.09m
Metal clad roof with skylights
Part steel framed metal clad / Part brickwork external walls
Brickwork internal walls
Steel portal frames
Concrete slab on ground

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 200	
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Scales	As indicated @ A1
Project No.	171101
Drawing No.	DA3.04
Plot Date:	10-10-19 9:18:16 AM
Drawn	JSA
Checked	JH
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A	Issued for Information		16.09.19
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C	Issued for Information		25.09.19
D	Final Draft		27.09.19
E	Final Draft		01.10.19
1	DA Issue		10.10.19

Project
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Sandon Point, Bulli
For
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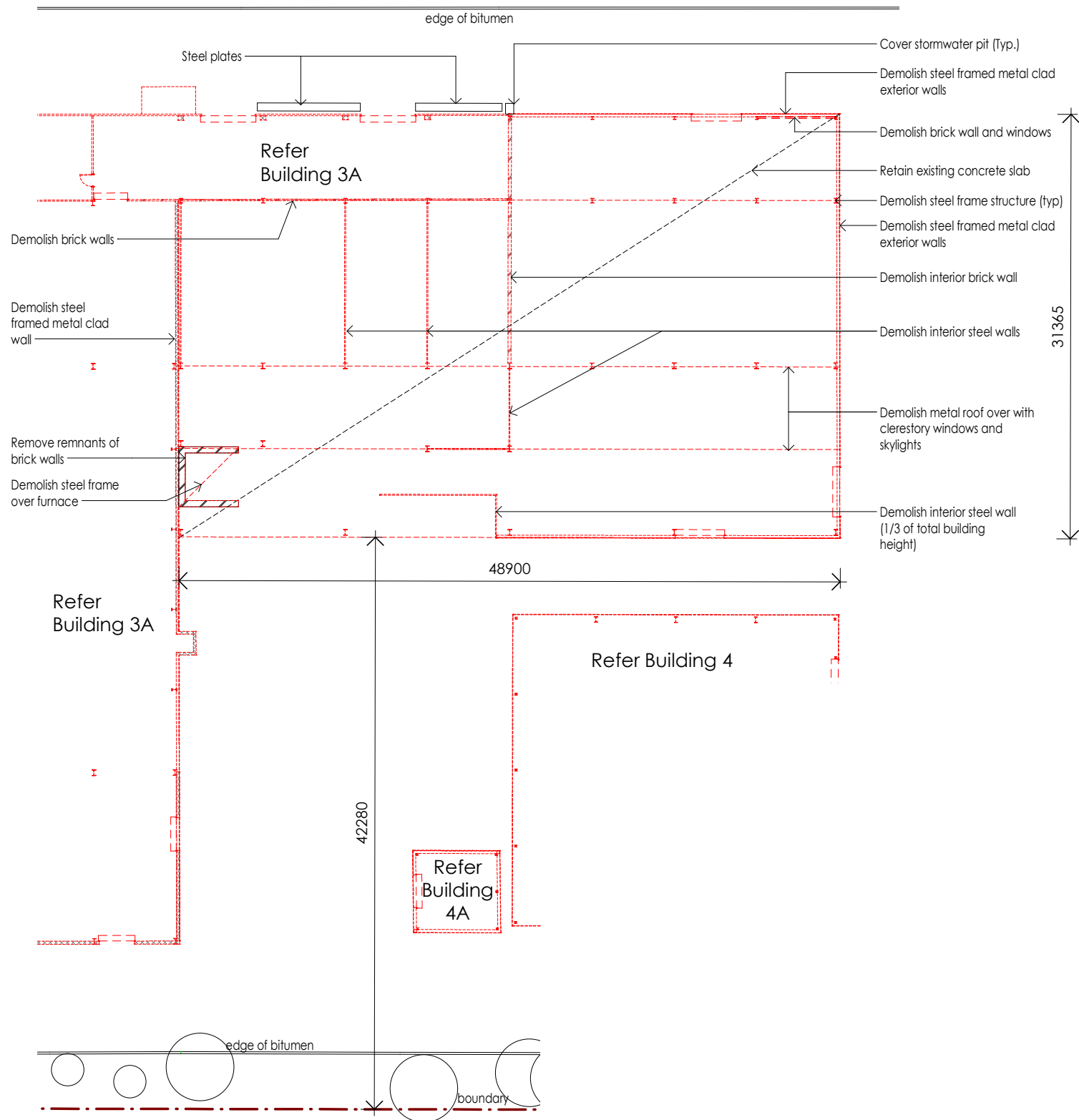


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Title
Demolition Plan Building No. 3A
Former Processing Shed & Lab

DA ISSUE



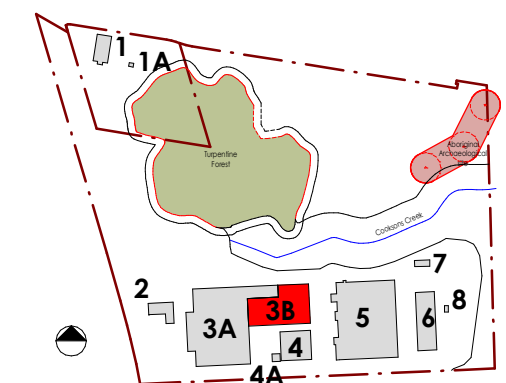
1 Building No. 3B



Building 3B Description:

Single storey former industrial building
Building height: 11m approx.
Metal clad roof steel framed roof with skylights
Part steel framed metal clad / part brickwork external walls
Brickwork and Steel plate internal walls
Steel portal frames
Concrete slab on ground

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 200	
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Scales As indicated @ A1	Drawn JSA
Project No. 171101	Checked JH
Drawing No. DA3.05	Approved KJ 6460
Plot Date: 10-10-19 9:18:21 AM	Revision 1

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C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
Former Cookson Plibrico Site
Sandon Point, Bulli
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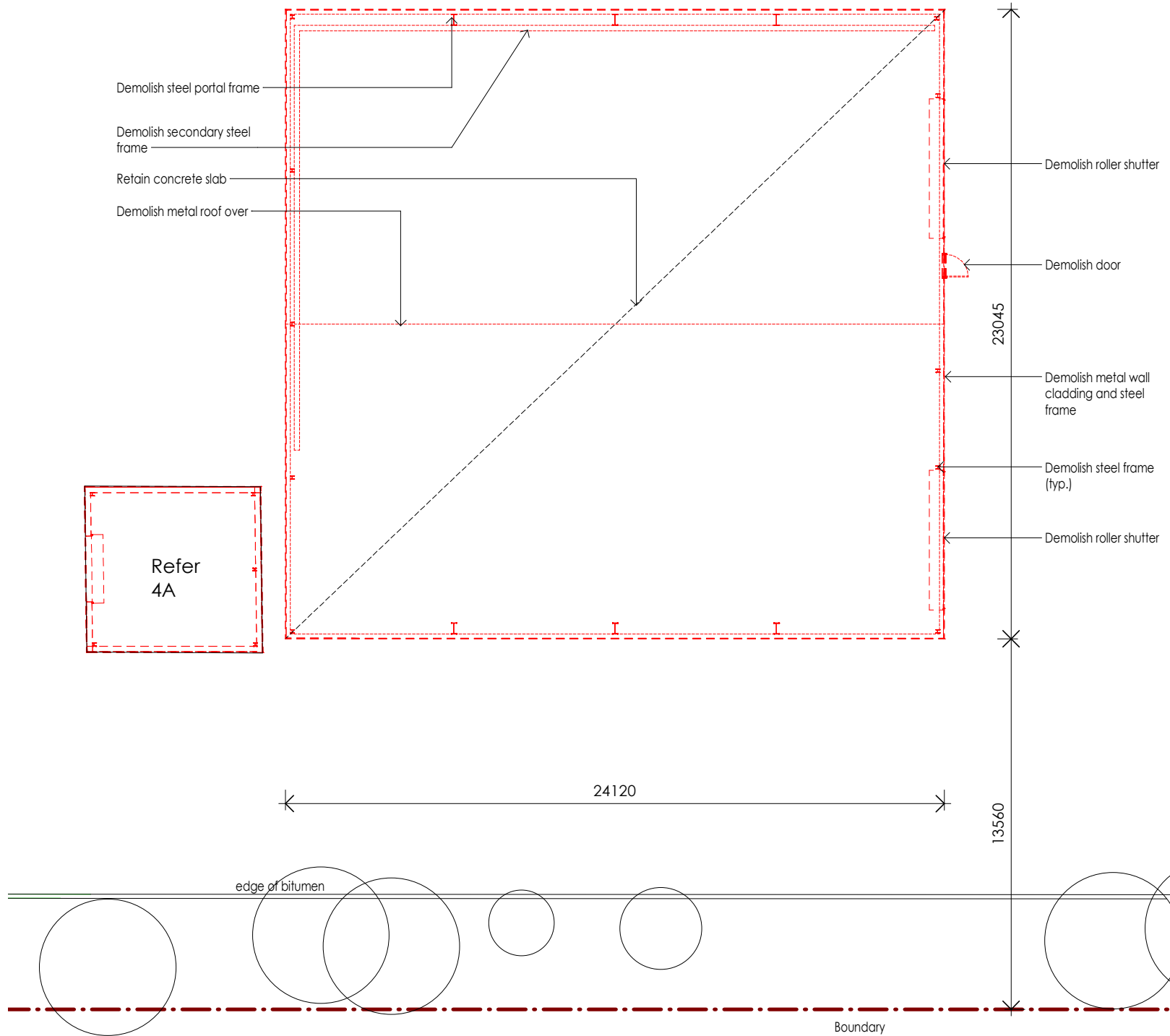


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Title
Demolition Plan Building No. 3B
Former Despatch Store

DA ISSUE



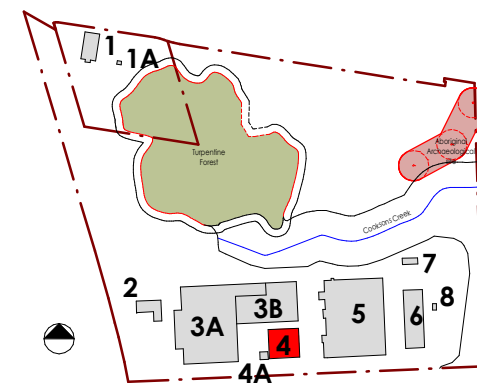
1 Building No. 4



Building 4 Description:

Single storey former industrial building
Building height: 5.87m
Steel framed metal clad roof with skylights
Steel framed metal clad external walls
Steel portal frames
Concrete slab on ground

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 100	
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Scales As indicated @ A1	Drawn JSA
Project No. 171101	Checked JH
Drawing No. DA3.06	Approved KJ 6460
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C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
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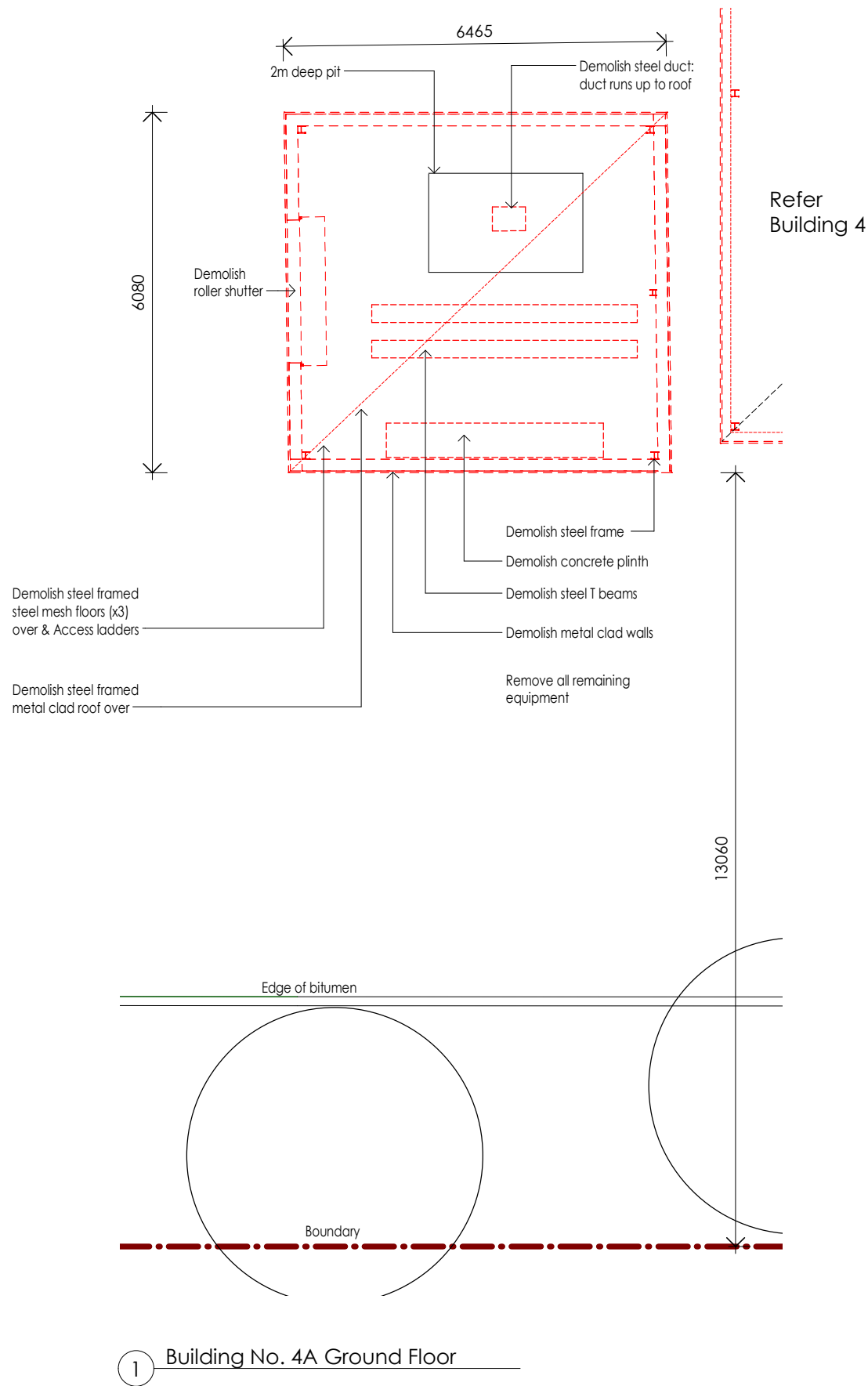


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Title
Demolition Plan Building No. 4
Former Despatch Building

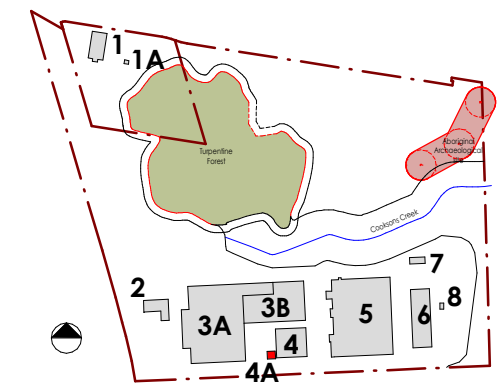
DA ISSUE



Building 4A Description:

4 storey former industrial building
Building height: 9m (approx.)
Steel framed metal clad roof and walls
Concrete slab on ground
Steel mesh steel framed upper floors (x3)
Remains of equipment

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 50	
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Scales	As indicated @ A1
Project No.	171101
Drawing No.	DA3.07
Plot Date:	10-10-19 9:18:32 AM
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Revision	1

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A	Issued for Information		16.09.19
B	Issued for Information		20.09.19
C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
Former Cookson Plibrico Site
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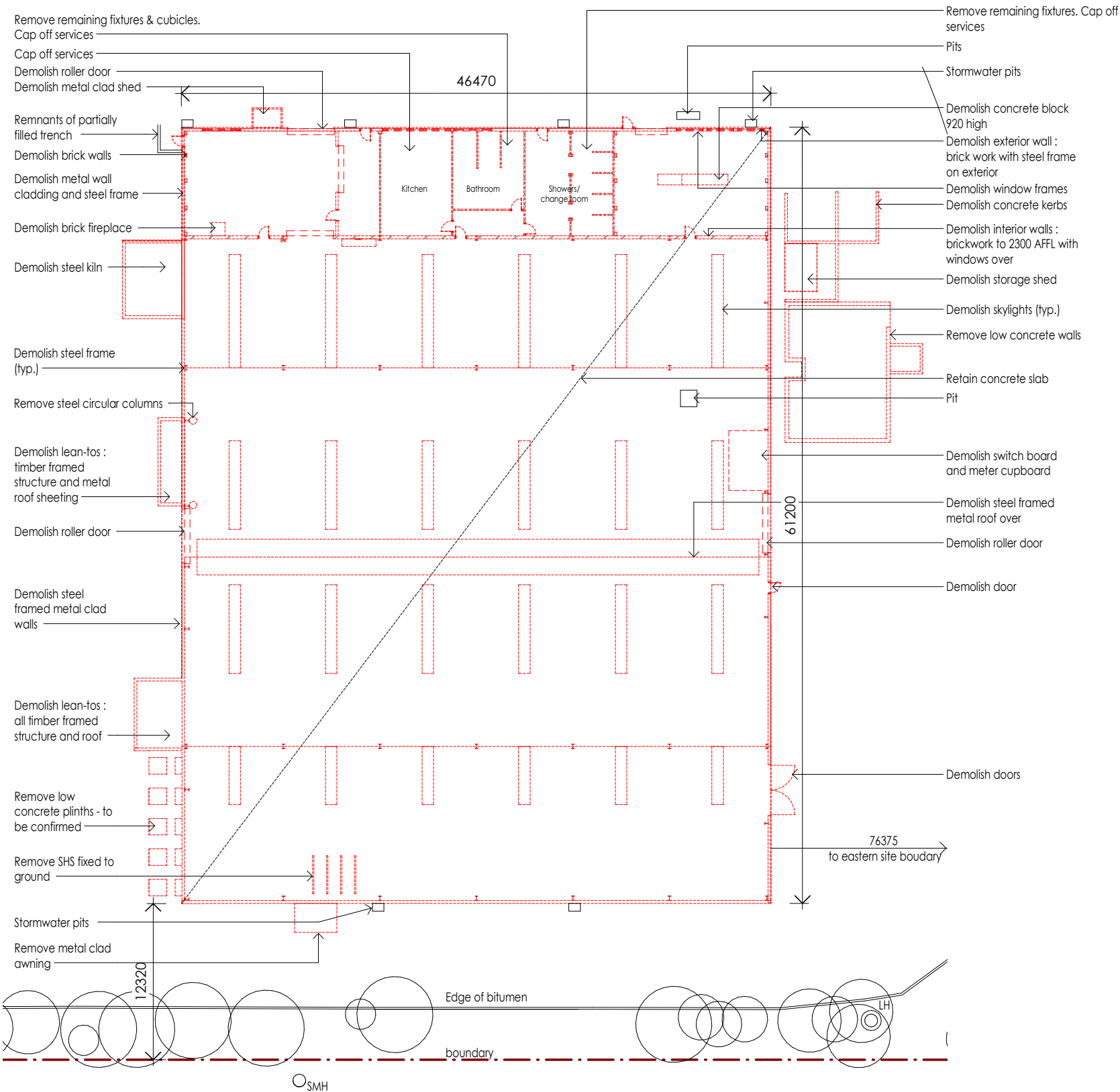


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Title
Demolition Plan Building No. 4A
Former Dry Materials Loading

DA ISSUE



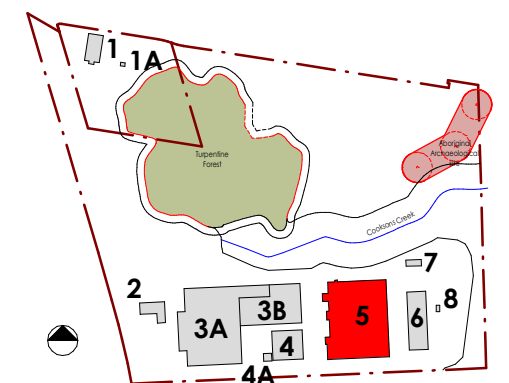
1 Building No. 5



Building 5 Description:

Single storey former industrial building
Building height: 6.91 m
Steel framed metal clad roof with skylights
Steel framed metal clad external walls partly lined internally with brickwork
Brickwork internal walls
Steel portal frames
Concrete slab on ground

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 200	
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Scales	As indicated @ A1
Project No.	171101
Drawing No.	DA3.08
Plot Date:	10-10-19 9:18:38 AM
Drawn	JSA
Checked	JH
Approved	KJ 6460
Revision	1

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B	Issued for Information		20.09.19
C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
Former Cookson Plibrico Site
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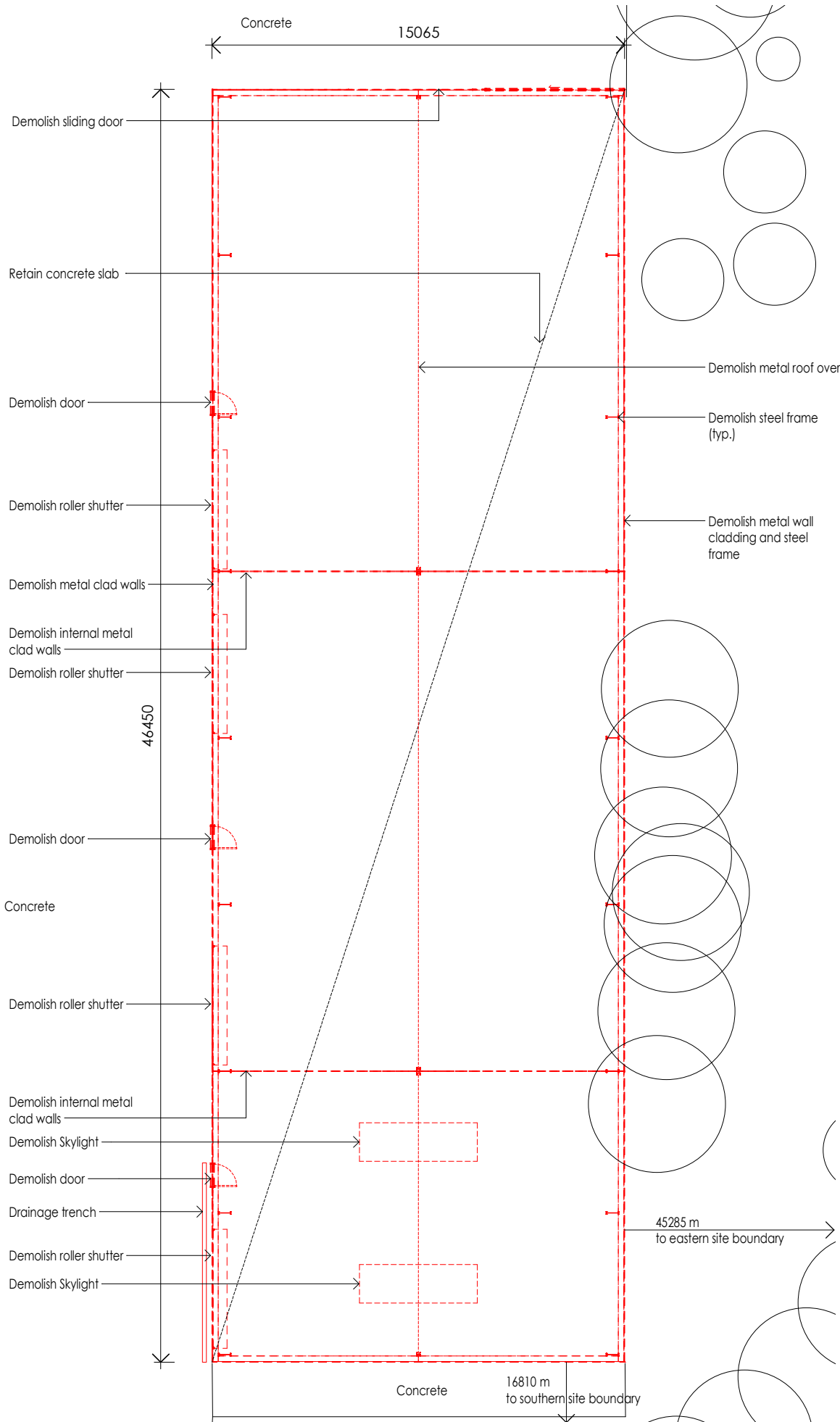
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Title
Demolition Plan Building No. 5
Former Warehouse and Kilns

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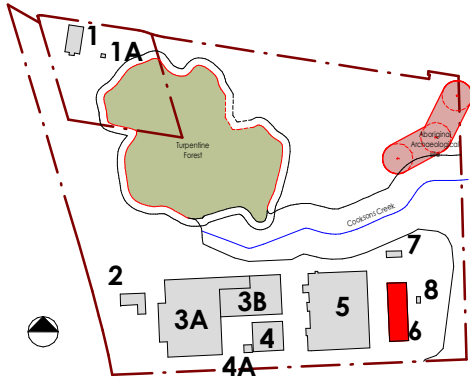
1 Building No. 6



Building 6 Description:

Single storey former industrial building divided into 3 parts
Building height: 7.15m
Steel framed metal clad roof and external walls
Steel framed metal clad internal division walls
Steel portal frame
Concrete slab on ground

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 100	
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Scales	As indicated @ A1
Project No.	171101
Drawing No.	DA3.09
Plot Date:	10-10-19 9:18:43 AM
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A	Issued for Information		16.09.19
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C	Issued for Information		25.09.19
D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
Former Cookson Plibrico Site
Sandon Point, Bulli
For
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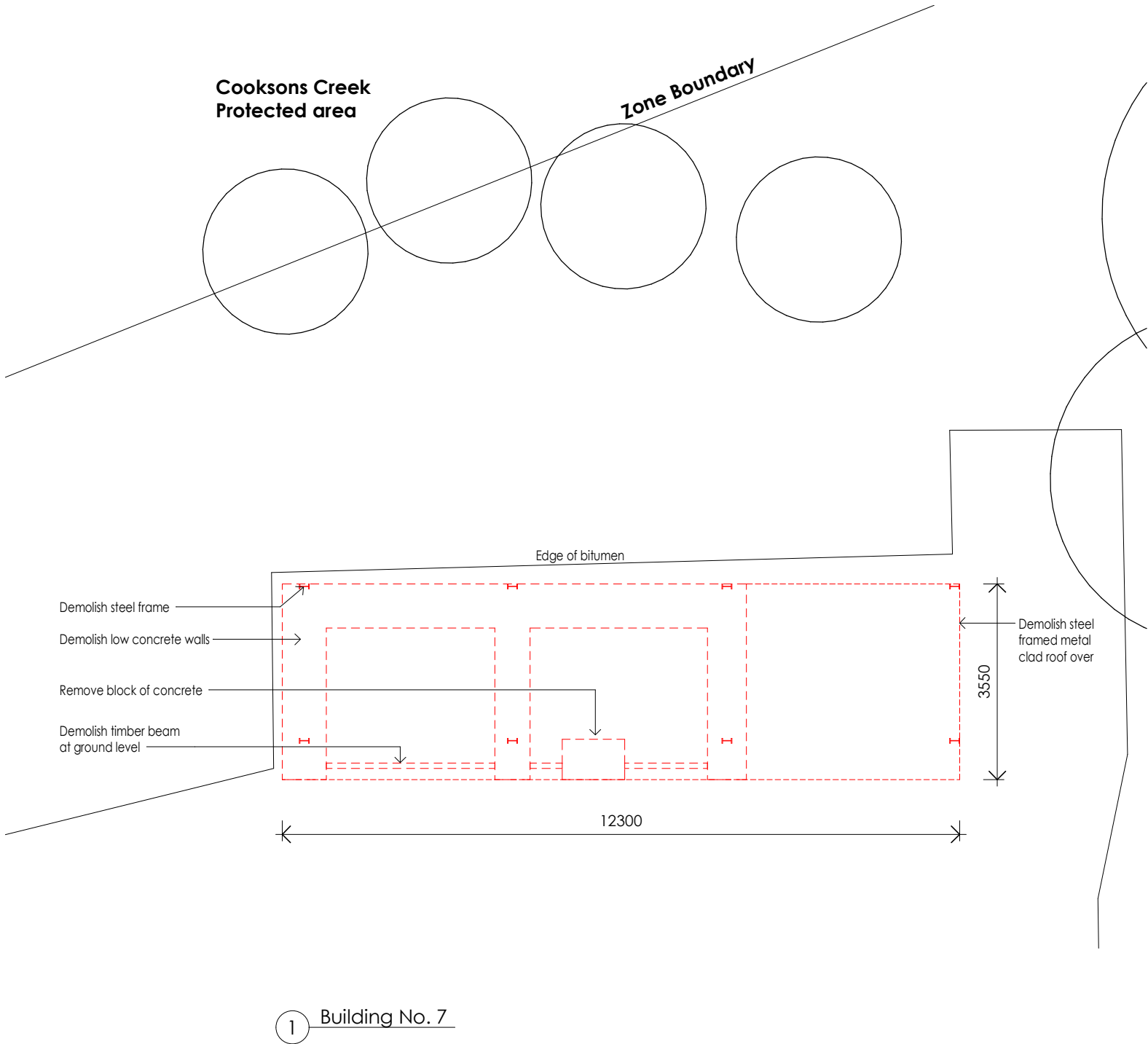


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Title
Demolition Plan Building No. 6
Former Andreco Hurl Shed

DA ISSUE



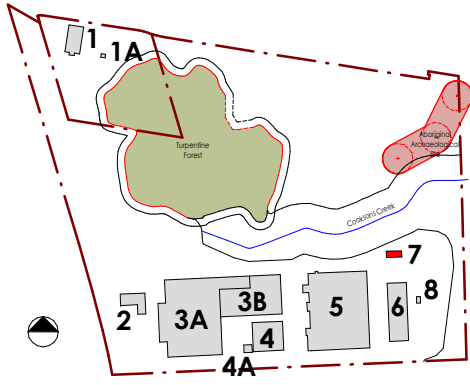
1 Building No. 7



Building 7 Description:

Awning over former water treatment plant
Building height: 3.5m approx
Metal clad awning
Steel frame
Concrete slab on ground
Low concrete walls

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 50	
0 500 1000 2500 5000	
Scales As indicated @ A1	Drawn JSA
Project No. 171101	Checked JH
Drawing No. DA3.10	Approved KJ 6460
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D	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
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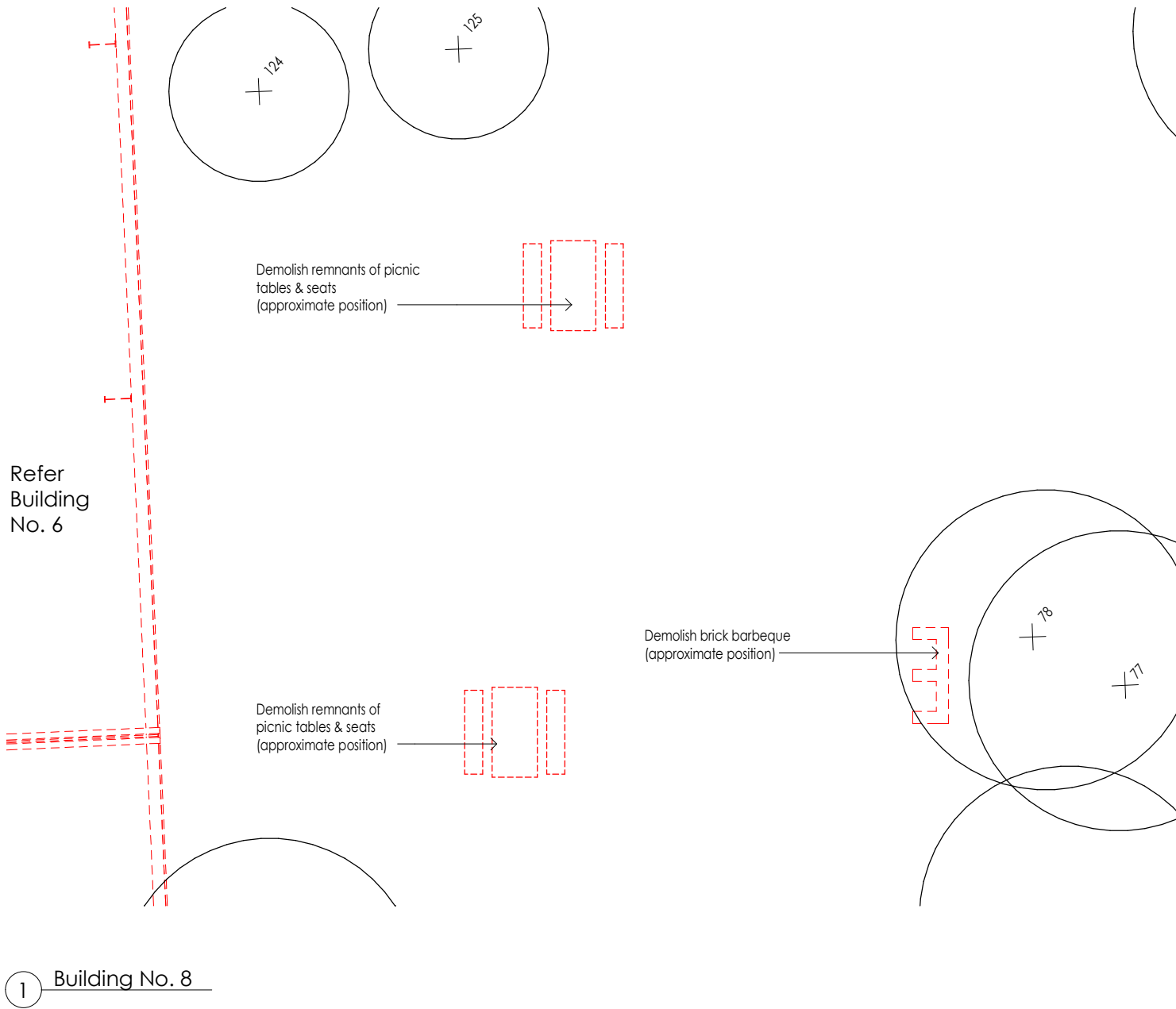


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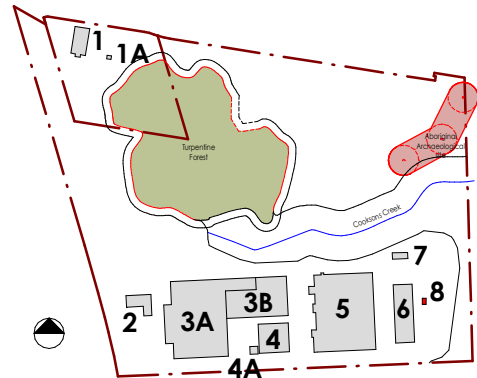
Title
Demolition Plan Building No. 7
Former Water Treatment Plant

DA ISSUE



Building 8 Description:
Former barbeque and remnants of picnic tables and seats
Brick barbeque
Remains of timber table and seats

NOTE:
Refer Demolition Notes on DA1.01
Refer DA1.01 for location and type of fencing/hoarding



Key Plan

Scale 1: 50	
0 500 1000 2500 5000	
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ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD NOMINATED ARCHITECT:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		20.09.19
B	Issued for Information		25.09.19
C	Final Draft		27.09.19
1	DA Issue		10.10.19

Project
Former Cookson Plibrico Site
Sandon Point, Bulli
For
ANGLICARE



JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Demolition Plan Building No. 8
Former Barbeque area

DA ISSUE

Attachment 4. Compliance with Wollongong Development Control Plan 2009

CHAPTER E21: DEMOLITION AND HAZARDOUS BUILDINGS MATERIALS MANAGEMENT

The Applicant has satisfied the requirements of this Chapter. A Demolition Work Plan has been provided to Council along with a Hazardous Buildings Materials Assessment and Site Waste Minimisation and Management Plan. Demolition will be required to be carried out with the Australian Standards and the Applicant will be required to comply with relevant EPA and SafeWork NSW requirements. Relevant conditions of consent are therefore recommended.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan (Cardno, October 2019) has been provided and assessed as satisfactory. The report details the buildings proposed for demolition along with waste classification, waste minimisation and waste management procedures. Conditions in relation to waste management have been imposed.

CHAPTER E9 HOARDING AND CRANES

This Chapter outlines regulations with regard to the use of hoardings and cranes. A hoarding is proposed along the northern boundary where the demolition site adjoins a public thoroughfare with a footpath.

The use of cranes are also proposed. Consultation has been carried out with Sydney Trains and conditions have been provided with regard to the use of cranes near a railway line.

Conditions are recommended with the regard to the use of hoardings and cranes and also compliance with SafeWork NSW requirements.

CHAPTER E11 HERITAGE CONSERVATION and CHAPTER E10 ABORIGINAL HERITAGE

The application has been referred to the NSW DPIE along with Council's Heritage Officer and conditions provided as outlines in this report. There are no impact anticipated upon the existing Heritage listed Turpentine forest.

CHAPTER E18 THREATENED SPECIES

Council has recommended that a survey be undertaken prior to the carrying out of any demolition works for the potential use of the buildings by micro-bats. Relevant conditions have been provided and found in the draft consent

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

The proposal does not comprise a change of use and there are no significant earthworks. Conditions of consent are recommended regarding disposal of any excavated material. Conditions specifically in relation to asbestos removal and clearance certificates has been imposed.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended for appropriate sediment and erosion control measures to be in place during demolition works. Particularly in relation to erosion controls for vehicular entry/exit points.

Attachment 5: DRAFT CONDITIONS: DA-2019/1210

1. The development shall be implemented substantially in accordance with the details and specifications set out on Project No. 171101, Sheets 1.01, 3.01-3.11 dated 10 October 2019 (Revision 1) prepared by JSA Studio 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. **Demolition Work Plan**
Demolition work shall be carried out in accordance with the approved Demolition Work Plan (JSA Studio, 10 October 2019), approved by this consent.
3. **Transport for NSW**
Requirements issued by Sydney Trains dated 24 December 2019 as attached shall form part of this Notice of Determination.

Prior to the Commencement of Works

4. **Ecologist to Carry Out Pre-Building Demolition Microchiropteran Bat Survey Work and Supervise Installation of Habitat Boxes**
The applicant shall provide written evidence to Wollongong City Council that a suitably qualified and experienced fauna ecologist has been engaged to carry out pre-building demolition microchiropteran bat survey work and to supervise the installation of habitat boxes (if required) and building demolition works prior to the commencement of works.
5. **Microchiropteran Bat Survey Effort Prior to Demolition of Buildings**
No earlier than seven (7) days prior to the demolition of the buildings on the site, survey effort to determine whether microchiropteran bats are roosting in any of the buildings to be demolished shall be carried out by a suitably qualified and experienced fauna ecologist with all appropriate permits and licences. This shall involve daytime inspection of potential roosting locations, and over two (2) consecutive nights when evening temperatures are above 14oC, echolocation call recording (minimum of two Anabat or similar recorders all night starting at dusk) and watching potential exits at dusk–early evening. The results of the survey effort shall be submitted as a report to Wollongong City Council’s Environmental Strategy and Planning Division prior to any demolition.

If a microchiropteran bat maternity roosting colony is detected in any of the buildings to be demolished on the site, then the building shall be fenced off and a report prepared by a suitably qualified and experienced fauna ecologist to address the presence of the microchiropteran bat maternity colony shall be submitted to and accepted by Wollongong City Council’s Environmental Strategy and Planning Division prior to the demolition of the building.

If roosting (non-maternity) microchiropteran bats are detected in any of the buildings to be demolished on the site, then a report shall be prepared by a suitably qualified and experienced fauna ecologist and submitted for acceptance to Wollongong City Council’s Environmental Strategy and Planning Division. The report shall include details of the survey findings and the proposed method of microchiropteran bat exclusion from the building(s) prior to demolition, and details of the installation of a suitable number of microchiropteran bat roosting boxes, including the type, number, timing, method and location of installation, and proposed monitoring, maintenance and reporting.

The microchiropteran bat roosting boxes shall be installed under the supervision of a suitably qualified and experienced fauna ecologist at least two (2) days prior to the demolition of the building containing the microchiropteran bats. If other buildings are to be demolished prior to the installation of the microchiropteran bat roosting boxes, then the building where the

microchiropteran bats are roosting shall be fenced off until the microchiropteran bat roosting boxes have been installed and the microchiropteran bats have been excluded from the building.

A report detailing the installation, locations and the number of microchiropteran bat roosting boxes shall be prepared by the supervising fauna ecologist and submitted to the Wollongong City Council's Environmental Strategy and Planning Division within seven (7) days after completion of installation.

6. **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2018), a monetary contribution of \$16,240.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the commencement of works.

This amount has been calculated based on the estimated cost of development and the applicable percentage rate.

The contribution amount will be subject to indexation until the date of payment. The formula for indexing the contribution is:

$$\text{Contribution at time of payment} = \$C \times (CP2/CP1)$$

Where:

\$C is the original contribution as set out in the Consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website – Catalogue No. 6401.0 - Consumer Price Index, Australia.

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 1171021	<ul style="list-style-type: none">• Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	<ul style="list-style-type: none">• Cash• Credit Card• Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

A copy of the Wollongong City-Wide Development Contributions Plan (2018) and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at www.wollongong.nsw.gov.au

7. **Heritage - Photographic Recording**

Prior to the commencement of works the existing building condition is to be documented through a photographic recording prepared in accordance with the NSW Heritage Branch Guidelines. A copy of the recording is to be provided to Council's Heritage Staff for written approval prior to the commencement of works. A copy of the final recording is to be provided to Wollongong City Council for inclusion in the local studies collection of the Wollongong City Library.

8. **Temporary Toilet/Closet Facilities**

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a) a standard flushing toilet; and
- b) connected to either:
 - i) the Sydney Water Corporation Ltd sewerage system or
 - ii) an accredited sewage management facility or
 - iii) an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

9. **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

10. **Enclosure of the Site and Signposting**

The site must be enclosed with a suitable security fencing to prohibit unauthorised access. No demolition work is to commence until the fence is erected and appropriate signposting installed.

11. **Demolition Works**

The demolition of the existing structures 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 Council. 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.

12. **Demolition Notification to Surrounding Residents**

Demolition must not commence unless at least 2 days written notice has been given to adjoining residents of the date on which demolition works will commence.

13. **Asbestos Hazard Management Strategy**

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>). The strategy shall be submitted to the Principal Certifier and Council (in the event that Council is not the Principal Certifier prior to the commencement of any works).

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a licensed asbestos assessor and submitted to Council. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for the development.

14. **Consultation with SafeWork NSW – Prior to Asbestos Removal**
A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.
15. **Contaminated Roof Dust**
Any existing accumulations of dust in ceiling voids and wall cavities must be removed prior to any demolition work commencing. Removal must take place by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.
16. **Dust Suppression Measures**
Activities occurring during demolition must be carried out in a manner that will minimise the generation of dust.
17. **Erosion Controls – Vehicular Entry/Exit Points**
The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.
18. **Works in Road Reserve – Major works**
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.
- The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council’s website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, 5 days prior to the works within the road reserve are intended to commence. An application must be submitted must be obtained from Wollongong City Council’s Development Engineering Team prior to any 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.
- Restoration must be in accordance with the following requirements:
- a All restorations are at the cost of the Applicant and must be undertaken in accordance with Council’s standard document, “Specification for work within Council’s Road reserve”.
 - b Any existing damage within the immediate work area or caused as a result of the work/ occupation, must also be restored with the final works.
19. **Tree Protection**
No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones

During Demolition, Excavation or Construction

20. Traffic Management

- Vehicle movements are not to occur between school travel times (8 - 9:30am and 2:30 - 4pm).
- Vehicles travelling north must use Bulli Pass for northbound traffic. Vehicles are not to use Lawrence Hargrave Drive (travelling north) as a haulage route.

21. Restricted Hours of Construction Work

The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the Principal Certifier and/or Council. No work is permitted on public holidays or Sundays.

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

- a the variation in hours required (length of duration);
- b the reason for that variation (scope of works);
- c the type of work and machinery to be used;
- d method of neighbour notification;
- e supervisor contact number;
- f any proposed measures required to mitigate the impacts of the works.

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 NSW Environment Protection Authority's Interim Construction Noise Guideline (July, 2009), the noise from construction (LAeq (15 min)) must not exceed the background noise level (LA90 (15 min)) plus 10 dB(A), and a LAeq (15 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 m from the residence, the location for measuring noise levels is at the most noise-affected point within 30 metres of the residence.

22. 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.

23. 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 demolition operations.

Any damage to Council's assets shall be made good at the full expense of the developer.

24. **Heritage - Demolition – No Ground Disturbance**
The structures proposed for demolition are to be demolished down to existing concrete hardstand only. No earthworks or works requiring excavation are to be undertaken under this consent.
25. **Heritage - Unanticipated finds of Aboriginal cultural heritage**
If unanticipated Aboriginal objects or human skeletal remains are found during works, all work must stop without causing further harm to the suspected Aboriginal objects. Wollongong City Council must be contacted immediately on 4227 7111. The OEH must also be contacted immediately by calling Environment Line on 131 555. An Aboriginal Heritage Impact Permit (AHIP) under the National Parks & Wildlife Act 1974 may be required if harm to Aboriginal objects cannot be avoided. NSW Police must also be notified if human skeletal remains are found.
26. **Heritage – Unexpected Archaeological Finds**
Should an unexpected find be identified during ground disturbing works, work should cease and an archaeologist engaged to assess the condition and significance of the find. Should the find be determined to be of heritage significance (local or State), the Heritage Council should be notified under s.146 of the NSW *Heritage Act 1977*. Depending on the nature of the discovery, additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.
27. **New Information/Unexpected Finds**
In the event that Demolition and/or construction works cause the generation of odours or uncovering of previously unidentified contaminants or hazardous materials, works must immediately cease and the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) must be notified in writing within seven (7) days and an appropriately qualified environmental consultant appointed to undertake an assessment of the potential contaminant and works required to make the site safe from potential human health and environmental harm.
28. **Copy of Waste Disposal Receipts**
A copy of the relevant receipts concerning the disposal of hazardous materials at a NSW Environment Protection Authority licensed waste facility shall be forwarded to Council's Regulation and Enforcement Division.
29. **PCB Containing Electrical Equipment**
If any metal cased capacitors are found during demolition works that were previously identified or unidentified they shall be treated as containing Polychlorinated Biphenyls (PCBs). Details on storing, conveying and disposing of PCB material or PCB wastes can be found in *Polychlorinated Biphenyls Management Plan*, Environmental Protection & Heritage Council, Revised Edition April 2003.
30. **SMF Materials**
All Synthetic Mineral Fibre (SMF) containing materials must be removed in accordance with the *National Standard for the Safe Use of Synthetic Mineral Fibres* [National Occupational Health and Safety Commission:1004 (1990)] and the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [National Occupational Health and Safety Commission:2006 (1990)].
31. **Use of Cranes**
- i A crane must not be used to convey material over any public road reserve or other public land unless a Type B hoarding is in place and an appropriate approval for the use of the crane has been obtained from Council.
 - ii The use of cranes, hoists and / or concrete pumps shall not be placed upon any public road reserve or other public land without the prior approval of Council.

32. **Waste Inventory Report**

A Waste Inventory report must be maintained on-site during demolition work. The waste inventory is a register of all materials and waste removed from the site during the demolition work. The register must record each load or movement of material and waste from the site and must include at a minimum the following information:

- a) the description of material (including identified hazardous material including Asbestos, PCBs and SMF);
- b) an estimate of the quantity by volume and weight;
- c) the transporter and registration details of the relevant vehicle;
- d) the intended destination of the material;
- e) a copy of the National Association of Testing Authorities (NATA) accredited laboratory
- f) results for accumulated roof dust should be included with the Waste Inventory sent to Council.

33. **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**

The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>).

34. **Asbestos Clearance Certificate**

A Clearance Certificate to certify that the site area is free of asbestos is to be submitted to Council by a licensed asbestos assessor within fourteen (14) days of the completion of demolition works.

35. **Asbestos Waste Collection, Transportation and Disposal**

Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the Principal Certifier, and a copy submitted to Council (in the event that Council is not the Principal Certifier), prior to commencement of the construction works.

36. **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.

37. **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 & Traffic Authority;
- NSW Environment Protection Authority;
- NSW Police Service; and
- NSW Fire Brigades.

Reasons

The reasons for the imposition of the conditions are:

- 1 To minimise any likely adverse environmental impact of the proposed development.
- 2 To ensure the protection of the amenity and character of land adjoining and in the locality.
- 3 To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
- 4 To ensure the development does not conflict with the public interest.

DRAFT



24 December 2019

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

ATTENTION: Vanessa Davis

Dear Sir/Madam,

**STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007
DEVELOPMENT APPLICATION – DA-2019/1210 (CNR-2876)
Lots 2 & 3 DP 1176767 – Sturdee Avenue, Bulli NSW 2516**

I refer to Council's letter requesting comments for the above development application in accordance with Clause 85 of State Environmental Planning Policy (Infrastructure) 2007.

Council is advised that Sydney Trains, via Instruments of Delegation, has been delegated to act as the rail authority for the South Coast Line heavy rail corridor and to process the review for this development application.

As such, Sydney Trains now advises that the proposed development has been assessed in accordance with the relevant Transport for NSW Assets Standard Authority standards and Sydney Trains requirements. To ensure that the proposed development is undertaken in a safe manner Council is now requested to impose the conditions provided in Attachment A.

In the event that this development proposal is the subject of a Land and Environment Court appeal, Council's is requested to notify Sydney Trains should such an event occur.

Council is also advised that the Sydney Trains requested conditions of consent in provided in Attachment A are not to be amended, replaced or superseded by any subsequent submission provided by any other rail authority, without the further agreement from Sydney Trains.

Please contact Sydney Trains Town Planning Unit via DA_sydneytrains@transport.nsw.gov.au should you wish to discuss this matter. Finally, Sydney Trains requests that a copy of the Notice of Determination and conditions of consent be forwarded to Sydney Trains.

Sydney Trains is a NSW Government agency
Level 3 - East, 36-46 George Street, Burwood NSW 2134 - PO Box 459 Burwood NSW 1805
Email DA_sydneytrains@transport.nsw.gov.au
www.transport.nsw.gov.au/sydneytrains ABN 38 284 779 682





Yours sincerely,

A handwritten signature in black ink, appearing to read "Mpooley".

Maddison Pooley
Assistant Town Planner

Sydney Trains is a NSW Government agency
Level 3 - East, 36-46 George Street, Burwood NSW 2134 - PO Box 459 Burwood NSW 1805
Email DA_sydneytrains@transport.nsw.gov.au
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Attachment A

- A1.** *The applicant shall not at any stage block the corridor access gate on Geraghty Street, and should make provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.*
- A2.** *No work is permitted within the rail corridor, or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an Agreement with, Sydney Trains/RailCorp has been obtained by the Applicant. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- A3.** *During all stages of the development the Applicant must take extreme care to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.*
- A4.** *Excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.*
- A5.** *Prior to the issuing of a Construction Certificate the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.*
- A6.** *The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:*
- i. oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;*
 - ii. acts as the authorised representative of the Applicant; and*
 - iii. is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.*
- A7.** *Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.*



- A8. Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is Illawarra Interface and they can be contacted via email on Illawarra.Interface@transport.nsw.gov.au.*
- A9. Copies of any certificates, drawings, approvals/certification or documents endorsed by, given to or issued by Sydney Trains or RailCorp must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.*
- A10. Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.*

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Sydney Trains is a NSW Government agency
Level 3 - East, 36-46 George Street, Burwood NSW 2134 - PO Box 459 Burwood NSW 1805
Email DA_sydneytrains@transport.nsw.gov.au
www.transport.nsw.gov.au/sydneytrains ABN 38 284 779 682

