

Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I approve the application referred to in Schedule 1, subject to the Conditions in Schedules 2 to 7.

These Conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the Project.



The Hon Anthony Kelly MLC
Minister for Planning

Sydney

24 SEP 2010

2010

SCHEDULE 1

Application No:	09_0037
Proponent:	Smartskip NSW Pty Ltd
Approval Authority:	Minister for Planning
Land:	Fariola St Site: 19-23 Fariola St Lots 3, 4 & 5 DP 5818 Derby St Site: 29 Derby St Lot 12 DP 5818; Lot 11 DP 135314
Project:	Smartskip Materials Recycling Facility Expansion Project

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SCHEDULE 2 - DEFINITIONS

AM Peak Hour Period	Between 8:00 am and 10:00 am
BCA	Building Code of Australia
Construction	The demolition of buildings or works, carrying out of works and erection of buildings and other infrastructure covered by this approval
Council	Auburn City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
DII	Department of Industry and Investment NSW
Director-General	Director-General of the Department (or delegate)
EA	Environmental assessment titled <i>Environmental Assessment - Expansion of Processing Capacity at the Smartskip Materials Recycling Facility</i> , dated November 2009 and the associated response to submissions, dated 13 April 2010.
EPA	Environment Protection Authority of DECCW
EP&A Act	Environmental Planning & Assessment Act 1979
EP&A Regulation	Environmental Planning & Assessment Regulation 2000
EPL	Environmental Protection Licence
Feasible	Feasible relates to engineering considerations and what is practical to build
Waste	General Solid Waste (Non-Putrescible) - As defined in the <i>Waste Classification Guidelines</i> (DECCW)
Heavy Vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Incident	An incident causing or threatening material harm to the environment, and/or an exceedance of the limits or performance criteria in this approval
Land	In general, the definition of land is consistent with the definition in the EP&A Act.
LGA	Local Government Area
Material harm to the environment	Harm to the environment is material if it involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Minister	Minister for Planning
Mitigation	Activities associated with reducing the impacts of the Project
NOW	NSW Office of Water
Operations	Operations are triggered by the commissioning of works for the Project
PM Peak Hour Period	Between 3:00pm and 5:00pm
POEO Act	Protection of the Environment Operations Act 1997
Privately-owned Land	Land not owned by the Proponent or where a private agreement does not exist between the Proponent and the land owner
Project	The development described in the EA
Proponent	Smartskip NSW Pty Ltd, or its successor
Reasonable	Reasonable relates to the application of judgment in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
RTA	Roads and Traffic Authority
Site	Includes both the Fariola St Site and the Derby St Site. Reference to the Fariola St Site means the Lot in the Deposited Plan referred to as such in Schedule 1; and reference to the Derby St Site means the Lots in the Deposited Plans referred to as such in Schedule 1.
Statement of Commitments	The Proponent's Statement of Commitments in Appendix 1

SCHEDULE 3 - ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation or decommissioning of the Project.

TERMS OF APPROVAL

2. The Proponent shall carry out the Project generally in accordance with the:
 - a) EA;
 - b) statement of commitments (see Appendix 1);
 - c) site layout plans (see Appendix 2); and
 - d) Conditions of this approval.
3. If there is any inconsistency between the above, the Conditions of this approval shall prevail to the extent of any inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this approval; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

LIMITS ON APPROVAL

5. The Proponent shall ensure that the Project does not receive more than 70,000 tonnes per annum of waste.
6. The Proponent shall ensure that all vehicles enter and leave the Fariola St site in a forward direction during the AM & PM peak hour periods.
7. The Proponent shall ensure that all vehicles enter and leave the Derby St site in a forward direction.
8. Unless the Director-General agrees otherwise, the Proponent shall ensure that the Project does not generate more than 100 heavy vehicle movements in each direction in any one day, and not more than 80 heavy vehicle movements a day when averaged over a week.

EXISTING DEVELOPMENT CONSENTS AND RIGHTS

9. The Proponent shall surrender all existing development consents in accordance with Clause 97 of the EP&A Regulation for the land referred to in Schedule 1, within twelve (12) months of this approval.

STRUCTURAL ADEQUACY

10. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.

Notes:

- *Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the Project.*

DEMOLITION

11. The Proponent shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601:2001: The Demolition of Structures*, or its latest version.

PROTECTION OF PUBLIC INFRASTRUCTURE

12. The Proponent shall:
 - a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the Project; and
 - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the Project.

OPERATION OF PLANT AND EQUIPMENT

13. The Proponent shall ensure that all plant and equipment used for the Project is:
 - a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

STAGED SUBMISSION OF PLANS OR PROGRAMS

14. With the approval of the Director-General, the Proponent may submit any plan or program required by this approval on a progressive basis.

CONTRIBUTIONS TO COUNCIL

15. The Proponent shall make a contribution to Council in accordance with the *Auburn Development Contributions Plan 2007*, or its successor.
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SCHEDULE 4 - SPECIFIC ENVIRONMENTAL CONDITIONS

WASTE

Restrictions on Receipt, Storage & Handling of Waste

1. The Proponent shall only receive waste on the Fariola St Site that is authorised for receipt by an EPL.
2. No waste shall be received or processed at the Derby St Site.

Waste Screening and Acceptance

3. The Proponent must:
 - a) implement auditable procedures to:
 - ensure that the site does not accept wastes that are prohibited; and
 - screen incoming waste loads; and
 - b) ensure that:
 - all waste that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; and
 - staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste.

Monitoring

4. The Proponent shall prepare and implement a Waste and Resource Recovery Monitoring Program for the site to the satisfaction of the Director-General. This program must:
 - a) be prepared in consultation with DECCW, and submitted to the Director-General within six (6) months of this approval; and
 - b) monitor:
 - the quantity, type and source of waste received on site per annum;
 - the outputs produced by the facility that are exported from the site; and
 - the effectiveness of the resource recovery measures (see Condition 3 above).

Pest & Vermin

5. The Proponent shall:
 - a) implement suitable measures to manage pests and vermin on site; and
 - b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests or vermin are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in surrounding area.

TRANSPORT

6. The Proponent shall ensure that:
 - a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Project are constructed and maintained in accordance with the latest versions of AS 2890.1 and AS 2890.2;
 - b) the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AUSTROADS;
 - c) the Project does not result in any vehicles queuing on the public road network;
 - d) heavy vehicles and bins associated with the Project do not park or stand on local roads or footpaths in the vicinity of the site;
 - e) all vehicles are wholly contained on site before being required to stop;
 - f) all loading and unloading of materials is carried out on site; and
 - g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.
7. The Proponent shall prepare and implement a Traffic Management Plan for the Project in consultation with Council and to the satisfaction of the Director-General. This plan

shall be prepared by an independent and suitably qualified expert and submitted to the Director-General within three (3) months of this approval, and must:

- a) describe the measures that would be implemented to ensure compliance with Condition 6 above;
- b) describe the measures that would be implemented to ensure compliance with Conditions 6 and 7 of Schedule 3 of this approval;
- c) describe the traffic management measures that would be implemented to manage the reversing of trucks onto site, to ensure the safety of other road users and pedestrians;
- d) include a program for monitoring and auditing the effectiveness of these measures;
- e) describe contingency measures that would be implemented should the above measures be unsuccessful; and
- f) incorporate the Transport Code of Conduct which must describe the measures to be implemented to:
 - minimise the impacts of the Project on the local and regional road network, including traffic noise; and
 - ensure that heavy vehicles associated with the Project do not use the adjoining residential area of Newington as a thoroughfare.

AIR

Dust Suppression

8. The Proponent shall implement all reasonable and feasible measures on the site to minimise the dust generated by the Project.
9. The Proponent must ensure that:
 - a) the existing sprinkler system is upgraded to produce a finer mist to prevent dust generation beyond the site boundary within 6 months of the date of this approval;
 - b) all areas are maintained in a condition to minimise the emission of wind-blown or traffic-generated dust;
 - c) any materials, including sediment and oil, are not tracked onto the public road from the facility;
 - d) all vehicles entering and leaving the site are covered at all times (except during loading and unloading) in a manner that will prevent emission of dust from the vehicle;
 - e) a device is provided to clean the wheels and tyres of heavy vehicles accessing the site to prevent dust, mud and any other substance from making its way onto the surrounding road network;
 - f) all road surfaces are paved and regularly cleaned;
 - g) the height of any stockpile of material must not exceed three (3) metres in height; and
 - h) any mobile crusher used at the site is fitted with appropriate dust suppression measures.

Monitoring

10. The Proponent shall prepare and implement an Air Quality Management and Monitoring Plan for the Project, in consultation with DECCW, and to the satisfaction of the Director-General. The Air Quality Management and Monitoring Plan shall be submitted to the Director-General within three (3) months of this approval, and must:
 - a) describe the measures that will be implemented to ensure compliance with Conditions 8 and 9 above;
 - b) describe the operational air quality objectives for the Project and assess the potential air emissions from the Project against these objectives;
 - c) include, where the objectives are predicted to be exceeded, an analysis of feasible and reasonable mitigation measures that can be implemented to reduce air quality impacts;
 - d) describe management methods and procedures and specific dust mitigation treatments that will be implemented to control dust emissions during operation, including specific details on stockpile constraining bays, on-site truck movements, dust suppression systems and general housekeeping; and

- e) detail a system of monitoring practices that identifies non-conformances, initiates and monitors corrective and preventive actions (including disciplinary action for breaches of procedures), and assesses the implementation and improvement of the Plan.

Odour

11. The Proponent shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the POEO Act.

Greenhouse Gas

12. The Proponent shall implement all reasonable and feasible measures to minimise:
 - (a) energy use on site; and
 - (b) the greenhouse gas emissions produced on site, to the satisfaction of the Director-General.

NOISE

13. The Proponent shall ensure that the noise generated by the Project complies with the noise limits in Table 1.

Table 1: Project Noise Limits (dB(A))

Activity	Time	Day (L_{Aeq} (15 minute))
Construction	Monday – Saturday	55
Operation	Monday – Saturday	50

Note: For the purposes of this Condition, day is defined as the period from 7am to 6pm, Monday to Saturday.

14. The Proponent shall comply with the construction and operation hours in Table 2, except in emergencies or as otherwise agreed with the Director-General.

Table 2: Construction and Operation Hours for the Project

Activity	Day	Time
Construction	Monday – Friday	7:00am to 6:00pm
	Saturday	8:00am to 1:00pm
	Sunday and Public Holidays	Nil
Operation	Monday - Friday	7:00am to 6:00pm
	Saturday	7:00am to 4:00pm
	Sunday and Public Holidays	Nil

Note: Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any premises beyond the boundary of the site. impact assessment criteria dB(A).

15. The proponent shall ensure that all articulated rigid vehicles located within the collection area turn off their engines whilst loading and un-loading.

Monitoring

16. Within six (6) months of this approval and during a period in which the Project is operating under normal operating Conditions, the Proponent shall conduct a Noise Audit of its operations. This Audit shall:
 - a) be undertaken by a suitability qualified and experienced person;
 - b) assess whether the Project is complying with the criteria specified in Table 1 of this schedule;
 - c) identify what additional measures would be implemented to ensure compliance should any non-compliance be detected and clearly indicate who would implement these measures, when these measures would be implemented, and

- how the effectiveness of these measures would be measured and reported to the Director-General; and
- d) provide details of any complaints received relating to noise generated by the Project, and action taken to respond to those complaints.

Within 28 days of conducting the Noise Audit, the Proponent shall provide the Director-General and the DECCW with a copy of the Noise Audit report.

SOIL & WATER

Discharge Limits

17. Except as may be expressly provided in an EPL for the site, the Proponent shall comply with Section 120 of the POEO Act

Wastewater

18. The Proponent must ensure that no wastewater leaves the site.

Stormwater

19. The Proponent shall collect all the runoff from the site in the existing surface water management system on site.

Bunding

20. The Proponent shall store all chemicals, fuels and oils used on site in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund, unless double-skinned tanks are used. These bunds shall be designed and installed in accordance with the requirements of all relevant Australian Standards, and/or DECCW's Environmental Protection Manual *Technical Bulletin Bunding and Spill Management*.

Erosion and Sediment Control

21. During the construction of the Project, the Proponent shall implement suitable erosion and sediment control measures on site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction* guideline

VISUAL AMENITY

Lighting

22. The Proponent shall ensure that the lighting associated with the Project:
- a) complies with the latest version of AS 4282(INT) - *Control of Obtrusive Effects of Outdoor Lighting*; and
 - b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage

23. The Proponent shall not install any advertising signs on site without the written approval of the Director-General.

FIRE & EMERGENCY RESPONSE

Fire Management

24. The Proponent shall:
- (a) implement suitable measures to minimise the risk of fire on site;
 - (b) extinguish any fires on site promptly; and
 - (c) maintain adequate fire-fighting capacity on site.

Emergency Response

25. The Proponent must maintain and implement, as necessary a current emergency response plan for the site. The Proponent must keep the emergency response plan on the site at all times. The emergency response plan must:
- a) be submitted to the Director-General for approval prior to within three (3) months of this approval;
 - b) be kept on the site at all times; and
 - c) document systems and procedures to deal with all types of incidents (e.g. spills, explosion or fire) that may occur at the site or that may be associated with activities that occur at the site and which are likely to cause harm to the environment.
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SCHEDULE 5 - ENVIRONMENTAL MANAGEMENT, REPORTING & AUDITING

ENVIRONMENTAL MANAGEMENT STRATEGY

1. The Proponent shall prepare and implement an Environmental Management Strategy for the Project to the satisfaction of the Director-General. The Strategy must:
 - a) be submitted to the Director-General for approval within six (6) months of the date of this approval;
 - b) provide the strategic framework for environmental management of the Project;
 - c) identify the statutory approvals that apply to the Project;
 - d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Project;
 - e) include procedures for regular testing of output waste materials to check for contamination prior to disposal;
 - f) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the Project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the Project;
 - respond to any non-compliance; and
 - respond to emergencies;
 - g) include:
 - copies of the various strategies, plans and programs that are required under the Conditions of this approval once they have been approved; and
 - a clear plan depicting all the monitoring currently being carried out within the Project area.

Incident Reporting

2. Within 24 hours of detecting an exceedance of the limits/performance criteria in this approval or the occurrence of an incident that causes (or may cause) harm to the environment, the Proponent shall notify the Department and other relevant agencies of the exceedance/incident.
3. Within six (6) days of notifying the Department and other relevant agencies of an exceedance/incident, the Proponent shall provide the Department and these agencies with a written report that:
 - a) describes the date, time, and nature of the exceedance/incident;
 - b) identifies the cause (or likely cause) of the exceedance/incident;
 - c) describes what action has been taken to date; and
 - d) describes the proposed measures to address the exceedance/incident.

Independent Environmental Audit

4. Within two (2) years of this approval, and every three (3) years thereafter, unless the Director-General directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the Project. This audit must:
 - a) be conducted by a suitably qualified, experienced, and independent team of experts, including a traffic expert, whose appointment has been endorsed by the Director-General;
 - b) assess the environmental performance of the Project, and its effects on the surrounding environment;
 - c) assess whether the Project is complying with the relevant standards, performance measures, and statutory requirements;
 - d) review the adequacy of any strategy/plan/program required under this approval; and, if necessary,
 - e) recommend measures or actions to improve the environmental performance of the Project, and/or any strategy/plan/program required under this approval.
5. Within 3 months of submitting the audit report to the Director-General, the Proponent shall review and if necessary revise the strategies/plans/programs required under this approval, to the satisfaction of the Director-General.

Revision of Plans & Programs

6. Within 3 months of the submission of an:
- a) audit under Condition 10 of schedule 7;
 - b) incident report under Condition 8 of schedule 7; and
 - c) annual review under Condition 6 of schedule 7,
- the Proponent shall review, and if necessary revise the plans and programs required under this approval to the satisfaction of the Director-General.

Note: This is to ensure the plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Project.

ACCESS TO INFORMATION

7. From the commencement of the construction of the Project, the Proponent shall make the following information publicly available on its website as it is progressively required by the approval:
- a) a copy of all current statutory approvals;
 - b) a copy of the current plans and programs required under this approval;
 - c) a summary of the monitoring results of the Project, which have been reported in accordance with the various plans and programs approved under the Conditions of this approval;
 - d) a complaints register, which is to be updated on a monthly basis;
 - e) a copy of the Annual Reviews (over the last 5 years);
 - f) a copy of any Independent Environmental Audit, and the Proponent's response to the recommendations in any audit; and
 - g) any other matter required by the Director-General.
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APPENDIX 1
PROPONENTS STATEMENT OF COMMITMENTS
Statement of Commitments

6. DRAFT STATEMENT OF COMMITMENTS

In accordance with the Director-General's Environmental Assessment Requirements, this section provides draft Statement of Commitments to outline the measures the Proponent is prepared to make in respect of environmental management and mitigation at the site. The draft Statement of Commitments for the Project below specifies how the Project will be managed to minimise potential impacts during pre-construction, construction and operation.

6.1 General

- A. The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners, including accompanying appendices.
- B. The development will be undertaken generally in accordance with the following drawings:-

<i>Environmental Assessment Plans, prepared by Doerfler Borg Architects</i>		
<i>Fariola Street Site</i>		
A02 Issue A	Ground Floor Plan	Nov 2007
A03 Issue A	Site / Roof Plan	Nov 2007
A04 Issue A	Streetscape Elevation (North)	Nov 2007
<i>Derby Street Site</i>		
A05 Issue A	Site Plan	Feb 2008

- C. The Project will be constructed and operated in accordance with the Statement of Commitments.
- D. The Proponent will develop a program of informing key stakeholders including the Department of Planning, Department of Environment and Climate Change and Auburn Council, of demolition and construction staging and activities throughout the development process.

6.2 Pre-Construction Phase

Further Approvals

- A. Smartskip will obtain all necessary licences, permits and approvals required by State and Commonwealth legislation in undertaking the Project.
- B. The Proponent will obtain a Construction Certificate prior to the implementation of the engineering and building works.



Complaints Handling

Prior to construction commencing, the proponent will establish a complaints handling procedure available for community complaints.

Construction and Environmental Management Plan (“CEMP”)

The proponent will prepare and implement a CEMP to outline all environmental management practices and procedures to be followed during the construction of the Project. The CEMP is to contain the following plans and studies:

- a. an Erosion and Sediment Control Plan prepared in accordance with Landcom's Managing Urban Stormwater: Soils and Construction (“the Blue Book”);
- b. a Construction Management Plan;
- c. a Noise Management Plan and Noise Monitoring Program incorporating the mitigation measures outlined in the Construction Noise and Vibration Plan prepared Acoustic Logic Consultancy;
- d. a Dust Management Plan and Dust Monitoring Program incorporating the findings of the Air Quality Assessment prepared by Heggies Australia;
- e. a Construction Waste Management Plan addressing the type and quantities of materials to be removed from the site, the name and address of the contractor and the address of the proposed disposal site; and
- f. a Construction Traffic and Pedestrian Management Plan.

Site Management Plan

The proponent will establish a Site Management Plan before work commences on-site to detail safe work methods and procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements. Such a plan to address safety risks during demolition and construction activity, including:-

- stability of adjacent structures;
- falls from heights;
- protection of the public; and
- traffic controls around the perimeter of the site.

Safety Plan

The construction contractor will establish a Safety Plan before work commences on site to detail safe work methods and procedures to be followed on site and to ensure compliance

with Occupational Health and Safety requirements. Such a plan is to address safety risks during demolition and construction activity, including:-

- Stability of structures;
- Falls from height;
- Protection of the public;
- Traffic controls at the entrance and exit to the site;
- Working with high voltage electricity supply; and
- Working with high pressure water supply.

6.3 Construction Phase

Hours of Work

- A. The hours of construction, including deliveries of materials to and from the site, shall be:
- Monday to Friday inclusive: 7:00am to 6:00pm;
 - Saturday: 7:00am to 4:00pm; and
 - No work on Sundays or Public Holidays.
- B. Notwithstanding the above, construction work may be undertaken outside the above hours where the delivery of materials is required outside these hours by the RTA, Police or other authorities.

Site Notices, Documentation

- A. The building contractor will ensure that a 24 hour contact telephone number is displayed and attended by a person with authority over the works for the duration of the Project.
- B. A site notice will be predominantly displayed at the Fariola Street and Derby Street boundaries of the sites for the purpose of informing the public of the Project details.
- C. A copy of the approved and certified plans, specifications and documents including conditions of approval shall be kept on site at all times.

Protection of Public Places and Local Approvals

- A. The proponent undertakes to obtain any approval necessary under the Local Government Act 1993 to erect a hoarding in a public place.
- B. The proponent undertakes to ensure that the public way is not obstructed by any materials, vehicles, skip bins or the like during the construction period.



- C. For construction activities which warrant the use of a mobile crane on the site or land surrounding the site, a permit will be obtained from Auburn Council. Any such permit will be obtained 48 hours in advance of any partial road closure required or 4 weeks in advance of any full road closure required.

Building Code of Australia

All building works will be carried out in accordance with the BCA as relevant at the time of lodgement of the Construction Certificate.

Services

The proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development. Any public utility adjustments/relocation works necessitated by the Project shall be the responsibility of the Proponent.

Access, Traffic and Car Parking

- A. That 10 car parking spaces will be provided at the Fariola Street site and 6 truck parking spaces will be provided at the Derby Street site for the Project.
- B. The layout of the proposed car parking areas (including driveways, grades, turning paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) shall be in accordance with AS 2890.1 – 2004 and AS 2890 – 2002 for heavy vehicles.
- C. That the driveways and gutter crossings on the eastern and western driveways of the Fariola Street site be widened to accommodate the turning movements of trucks into and out of the site to conform to AS2890.1.
- D. Vegetation and proposed landscaping/fencing shall not hinder sight lines to and from the proposed access driveways to motorists, pedestrians and cyclists.
- E. All works/regulatory signposting associated with the Project are to be the responsibility of the Proponent.

Noise and Dust Management

- A. During the construction of the Project, measures as outlined in the Noise, Dust and Traffic Management Plans as required by the Commitments in the pre-construction phase of the Project shall be implemented.
- B. During the construction of the Project, the recommendations of the Construction Noise and Vibration Management Plan shall be followed. These include, but are not limited to:-

- During resurfacing of hard stand areas, the concrete pump must be located such that there is no line of sight between the pump and the nearest residences; and
- Complaints handling procedures as outlined in Section 10 and 11 of the Noise and Vibration Management Plan shall be implemented.

C. New sprinkler heads above the processing area are to be installed to create a fine mist spray, designed to suppress dust particles in the size range 10 – 50 microns.

Outdoor Lighting

Any new outdoor lighting shall comply with AS 1158.3: Pedestrian Area Lighting, and AS 4282: Control of the Obtrusive Effects of Outdoor Lighting.

6.4 Operational Phase

General

A contact telephone number shall be provided via which the public may seek information or make a complaint. A log of complaints should be maintained and actioned by the site superintendent in a responsive manner.

Hours of Operation

The use of the premises shall be generally limited to the hours between 7:00am and 6:00pm Mondays to Friday and 7:00 to 1:00pm Saturdays. No work shall be undertaken on Sundays or Public Holidays. The operation of processing machinery shall only occur between the approved hours. There will be no processing of materials outside those hours.

Materials Handling

- A. All materials stockpiled within the site shall not exceed a height of 5m to ensure the effective operation of the dust suppression system.
- B. Any metal parts or compartments will be inspected prior to arrival at the facility to ensure there is no presence of residual liquids such as acid, fuel or oil.

Acoustic Matters

- A. At all times, the concurrent use of plant and machinery at the facility shall be limited to times only when necessary.
- B. All plant used in the construction and operation of the facility is to be properly maintained to ensure rated noise emissions levels are not exceeded.



- C. The use of the site shall not give rise to the emission of an “offensive noise” as defined in the Protection of the Environment Operations Act.
- D. The use of the site shall not exceed the established Project specific noise levels (“PSNL”) as determined by Acoustic Logic Consultancy in the Noise Impact Assessment.
- E. Vehicles, mobile and fixed plant shall be installed with the manufacturer’s low noise kits where possible, such as low noise exhaust attenuators.
- F. Walking floor trucks in the collection area shall turn their engines off whilst loading and unloading.
- G. Once operational, all on-site plant will be assessed and diagnosed by a qualified acoustical consultant to establish whether further noise controls at source are reasonable and practicable.

Air Quality Matters

- A. Water carts, sprinklers or hoses shall be used on any day there are visible dust emissions.
- B. The roads immediately in front of the sites shall be regularly swept to ensure that accumulated dust is collected. The road sweeper shall be a Tennant Power Sweeper Model 3640, or similar.

Odour

The facility will not accept any materials that cause or permit the emission of any offensive odour pursuant to the Protection of the Environment Operations Act.

Risk Management

- A. Fire protection systems are to be compliant with the BCA and AS 1940 – Storage and Handling of Flammable and Combustible Liquids.
- B. An Asbestos Management Plan shall be prepared.

Vehicle Access

- A. The driveways and car parking spaces shall be unobstructed at all times.
- B. The turning areas within the car park are to be kept clear of any obstacles, including parked cars, at all time.
- C. All skip bin vehicles are to enter and exit the site in a forward direction. A prominent sign shall be erected on the site to ensure that vehicles do so.



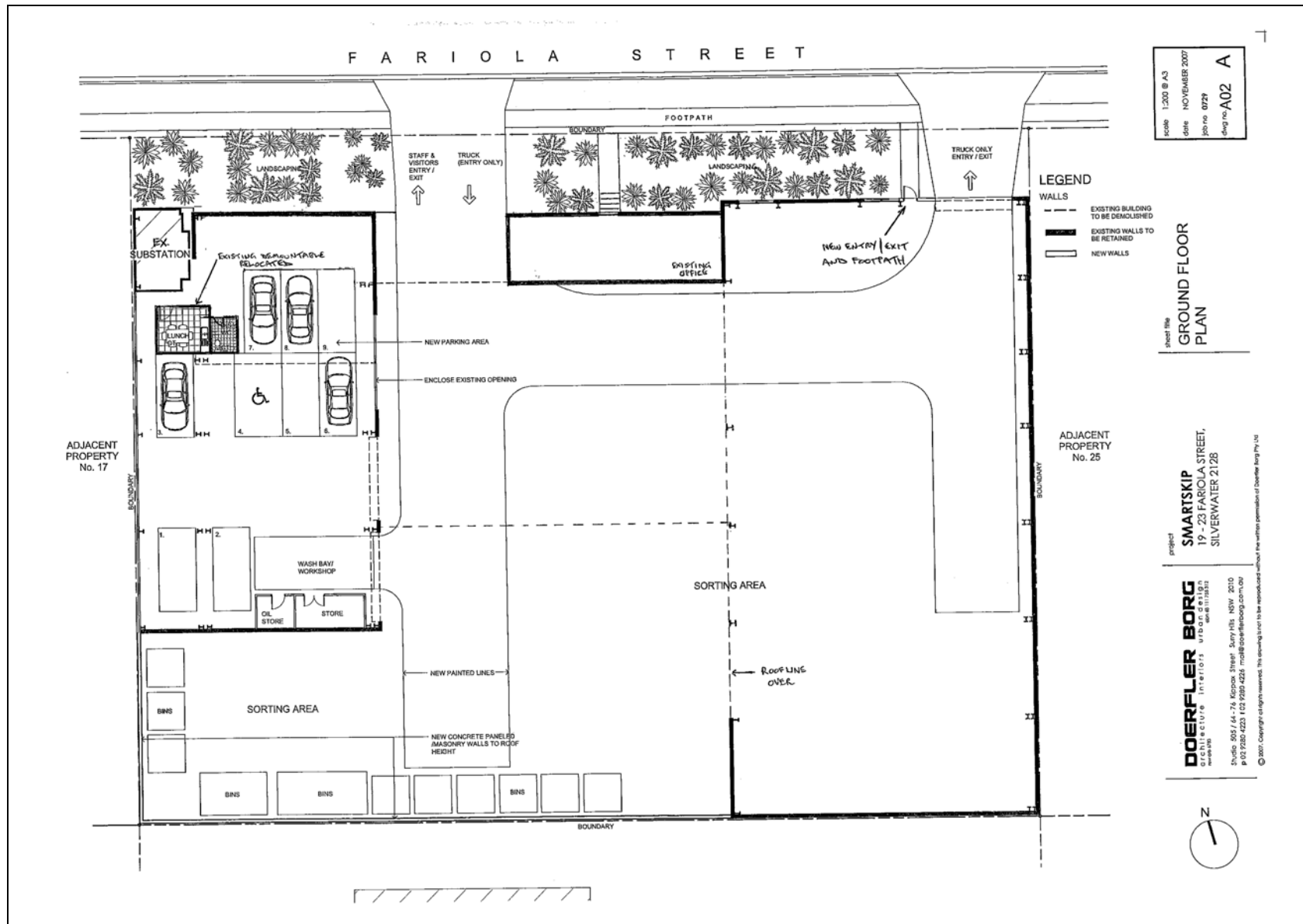
- D. The access and egress of walking floor trucks be managed through traffic controllers to ensure that through traffic on Fariola Street are managed to reduce vehicle conflict points.
- E. That all operational staff be fully trained to be traffic controllers.
- F. The arrival of walking floor vehicles is given sufficient notice to allow for the traffic controllers to be ready to manage the traffic.
- G. All vehicles shall be wholly contained on site before being required to stop.
- H. All loading and unloading is to be carried out on site.
- I. The swept path of the longest vehicle entering and exiting the sites, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.

Maintenance

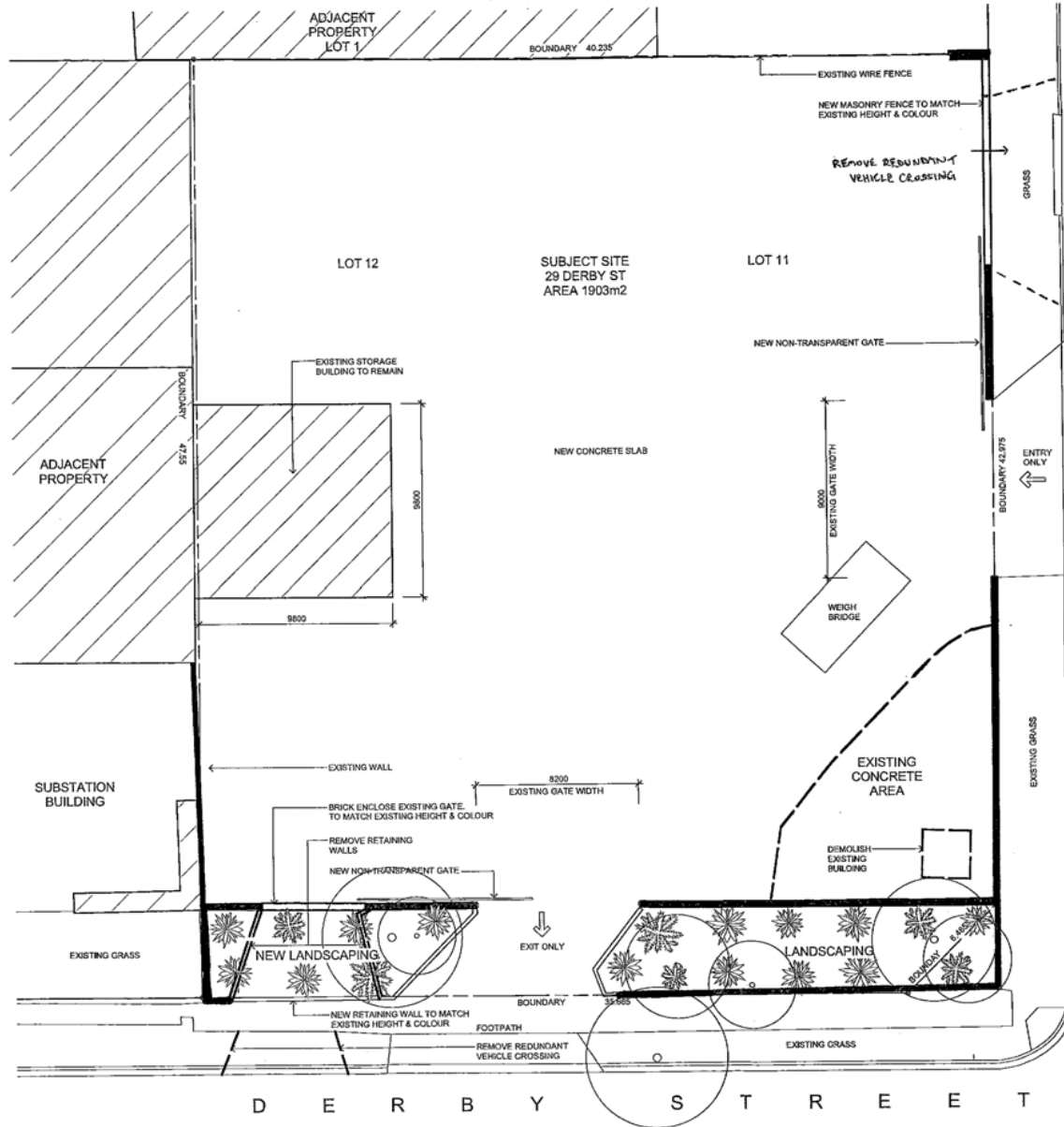
The proponent will keep the site in clean and tidy order during the operation of the Project.

APPENDIX 2 GENERAL LAYOUT OF THE PROJECT SITES

Fariola St Site



Derby St Site



LEGEND

WALLS

EXISTING BUILDING
TO BE DEMOLISHED

EXISTING WALLS TO
BE RETAINED

NEW WALLS

TREES

TREES

①

EXISTING TREE TO BE RETAINED

NEW TREES

DAY STREET

scale 1:200 @ A3

date	FEB 2008
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job no 0729

dwg no. A05 A

sheet size
SITE PLAN

project
SMARTSKIP
29 DERBY STREET,
SILVERWATER NSW 2128

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