

Project Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation issued 5 November 2011, the Planning Assessment Commission of New South Wales (the Commission) approves the project application referred to in schedule 1, subject to the conditions in schedules 2 to 3.

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.



Donna Campbell
Member of the Commission



Richard Thorp
Member of the Commission

Sydney 22 November 2011

SCHEDULE 1

Application No.:	MP 10_0181
Proponent:	Housing NSW
Approval Authority:	Minister for Planning and Infrastructure
Land:	Kentucky Road, Washington Avenue and Vermont Crescent, Riverwood (Lots 445-446, 450, 459-460 and 464 and Part Lots 449 and 458 in DP 243672)
Project:	Stage 1 of the Riverwood North Residential Estate Renewal Project, including: <ul style="list-style-type: none">• construction of Phase 1 of the concept plan comprising three residential flat buildings for social housing purposes, comprising 13,287 sqm of GFA (Buildings A, B & C) including basement car parking for 30 car spaces• site preparation works across the entire concept plan site, including remediation and excavation• landscaping and public domain improvements across the entire concept plan site• consolidation of the concept plan site and super lot subdivision into nine lots.

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DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Canterbury City Council
Department	Department of Planning & Infrastructure or its successors
Director-General	Director-General of the Department of Planning & Infrastructure, or nominee
EA	Environmental Assessment titled <i>Riverwood North Estate Residential Renewal Project Environmental Assessment Stage One Project Application and Appendices</i> prepared by <i>Urbis</i> , dated February 2011
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
GFA	Gross floor area means floor space which includes all wall thicknesses, ducts, vents, staircases and lift wells, but does not include: (a) any car parking space in a building, being a space provided to meet the standards required by the responsible authority (but not car parking space provided in excess of those standards), or any internal access to that car parking space; (b) space used for the loading or unloading of goods; or (c) lift towers, cooling towers, machinery and plant rooms and any storage space related thereto.
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning & Infrastructure, or nominee
PPR	Preferred Project Report titled <i>Riverwood North Estate Residential Renewal Project Preferred Project Report for Stage 1 Project Application and Appendices</i> prepared by <i>Urbis</i> , dated August 2011
Project	The project and the accompanying plans and documentation described in Schedule 2, Terms of Approval, Condition A1
Proponent	Housing NSW, or anyone else entitled to act on this Approval
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
Subject Site	Kentucky Road, Washington Avenue and Vermont Crescent, Riverwood (Lots 445-446, 450, 459-460, 464 and Part Lots 449 and 458 in DP 243672)
Statement of Commitments	The proponent's Statement of Commitments in Schedule 3

SCHEDULE 2
PART A - ADMINISTRATIVE CONDITIONS

TERMS OF APPROVAL

Development Description

A1. Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1 and development must be carried out consistently with the Statement of Commitments (Schedule 3).

Development in Accordance with Plans and Documents

- A2. The proponent shall carry out the project generally in accordance with the:
- (a) *Riverwood North Estate Residential Renewal Project Environmental Assessment Stage One Project Application* prepared by *Urbis*, dated February 2011;
 - (b) *Riverwood North Estate Residential Renewal Project Preferred Project Report for Stage 1 Project Application* prepared by *Urbis*, dated August 2011;
 - (c) The following plans:

Architectural (or Design) Drawings prepared by <i>turner + associates</i>			
Drawing No.	Revision	Name of Plan	Date
PA103	D	Site Plan_Roof Plan	01/08/11
PA110	E	Lower Ground Floor_Plan Plans	31/08/11
PA111	F	Ground Floor_Plan	20/09/11
PA112	F	Level 01_Plan	20/09/11
PA113	F	Level 02_Plan	20/09/11
PA114	F	Level 03_Plan	20/09/11
PA115	F	Level 04_Plan	20/09/11
PA116	F	Level 05_Plan	20/09/11
PA117	F	Level 06_Plan	20/09/11
PA118	D	Level 07_Plan	01/08/11
PA200	D	North & South Elevation	01/08/11
PA201	D	East & West Elevation	01/08/11
PA300	G	Sections [AA_Building A] & [BB_Building B]	26/09/11
PA301	G	Sections [CC_Building C] & [DD_Building B]	26/09/11
PA302	D	Sections [EE_Buildings A,B & C] & [FF_Building A]	01/08/11
PA505	D	Material Sample Board	01/08/11
Subdivision Plan			
Drawing No.	Revision	Name of Plan	Date
33401PS	-	Plan of Proposed Subdivision of Lots 445, 446, 449, 458, 459 & 460 IN D.P 243672	12-11-10
Landscape and Public Domain Drawings prepared by <i>turf</i>			
Drawing No.	Revision	Name of Plan	Date
LA4	B	LANDSCAPE MASTER PLAN	29.07.11
LA5	B	GARDEN SQUARE DETAIL PLAN	29.07.11
LA6	B	SECTION B DETAIL	29.07.11
LA8	B	CENTRAL PARK DETAIL PLAN	29.07.11
LA9	B	CENTRAL PARK SECTION A	29.07.11
LA10	B	CENTRAL PARK SECTION B	29.07.11
LA12	B	PLANTING	29.07.11
LA12-2	A	GARDEN SQUARE – PLANT PALETTE	29.07.11
LA13	B	TREE MANAGEMENT PLAN	29.07.11
LA14	B	TREE MANAGEMENT PLAN	29.07.11
LA15	B	TREE MANAGEMENT PLAN	29.07.11
LA16	B	VEGETATION OF SIGNIFICANCE	29.07.11
TRP-TP-01	A	TREES WITH POTENTIAL FOR RELOCATION	23.05.11
TRP-RP-01	A	TREE RELOCATION PLAN	29.07.11

- (d) conditions of this approval; and
- (e) Proponent's Statement of Commitments (Schedule 3).

except for any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA.

Inconsistency between plans and documentation

- A3. If there is any inconsistency between the plans and documentation referred to above and the Statement of Commitments in Schedule 3, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency.

Prescribed Conditions

- A4. The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

Development Expenses

- A5. It is the responsibility of the proponent to meet all expenses incurred in undertaking the project, including expenses incurred in complying with conditions imposed under this approval.

Limits of Approval

- A6. This approval will lapse 5 years from the date of this approval unless the building works associated with the project have physically commenced.

PART B – PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS

Stormwater & Drainage - Residential

- B1. Prior to the certification of Crown building works detailed stormwater plans for each residential lot are to be submitted to and approved by Council. The plans must be prepared by a practicing Civil Engineer and include levels reduced to Australian Height Datum (AHD). The plans are to demonstrate that the stormwater and drainage system:
- has been prepared in accordance with Australian Standard AS 3500.3-2003 Stormwater Drainage, Council's Stormwater Management Manual ~ Specification 9 (SWMM~9) NATSPEC 0074 Stormwater Drainage (Design). While the SWMM~S9 allows for up to 25% of a site to bypass the detention, the bypass is to be accounted for in the discharge rate and storage volume of the detention system. Calculations are to be provided supporting the proposed site storage volume, orifice diameter, and permissible site discharge.
 - provides for onsite stormwater detention
 - limits site discharge for all lots to 150 litres per second per hectare
 - provides storage for the 1 in 10 year design storm where a lot drains to an existing or proposed public road
 - provides storage for the 1 in 100 year design storm where the drainage or overflow from a lot enters another lot
 - includes details of sediment/silt arrestor pits, surface inlet pits, grated drains, pipe lengths, grades and diameters, surface and invert levels of all elements of the systems and locations, dimensions and details for the on-site detention systems and rainwater tanks. The location and size of any orifice plates are to be clearly noted on the plans. The rainwater tanks are to comply with the requirements of the BASIX certificate
 - provides additional treatments including disinfection where any of the captured roof water is intended for use in irrigating public open spaces.

Street/Trunk Drainage – Public Domain

- B2. Prior to the certification of Crown building works detailed plans for the proposed stormwater and drainage assets within the public domain shall be submitted to Council's Director of City Works. The plans must be prepared by a practicing Civil

Engineer and include levels reduced to Australian Height Datum (AHD). The street/trunk drainage system must:

- a) be designed to cater for the 1 in 10 year design storm where there is a safe overland flow path within the road reserve or other public land, 1 in 20 year design storm where the overland flow path travels over private land, and 1 in 100 year design storm where the overland flow path causes potential hazards to private property or areas highly sensitive to inundation
- b) satisfy the requirements of Australian Standard AS3500.3-2003 Stormwater Drainage, Natspec 0074 Stormwater Drainage (Design) and City of Canterbury's Stormwater Management Manual ~ Specification 9
- c) maintain the capacity of the existing street/trunk drainage system within the site
- d) be designed to cater for the full catchment being served by the system including public and private land to the south of the development site, bounded by Kentucky Road, Arizona Place, Virginia Place and Roosevelt Avenue

The submitted plans are to include details of the proposed network layout, gross pollutant traps, WSUD elements to be connected to the system, surface inlet and kerb inlet pits, grated drains, pipe lengths, grades and diameters, and surface and invert levels of all elements of the system.

Public Domain and Landscape Plans

- B3. Prior to the certification of Crown building works, final detailed landscape and public domain plans shall be submitted to Council's Director of City Works, including identification of relevant levels, location of bicycle storage areas and location of urban elements.

Water Sensitive Urban Design

- B4. Prior to the certification of Crown building works, detailed plans for the water sensitive urban design measures within the public domain shall be submitted to Council's Director of City Works.

Shared Zone

- B5. Prior to certification of Crown building works, the proponent shall obtain any relevant approvals required from the RTA or relevant traffic committee for shared vehicle and pedestrian zones.

Mechanical Ventilation

- B6. All mechanical ventilation systems shall be designed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 Microbial Control of Air Handling and Water Systems of Building, prior to certification of any Crown building works to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.

Disabled Access

- B7. Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy. Prior to certification of any Crown building works for the new building a certification of compliance with this condition from an appropriately qualified person shall be obtained.

Traffic, Car Parking and Access Details

- B8. Prior to certification of relevant Crown building works for the new building, plans that identify the following traffic and parking details are to be submitted to the Council's Director of City Works:
- a) all vehicles should enter and leave the site in a forward direction. In the event that site constraints do not permit heavy rigid vehicles to enter and leave the site in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;
 - b) car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) should be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicle usage;

- c) appropriate pedestrian advisory signs are to be provided at the egress from the car park; and
- d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority;
- e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS; and
- f) the levels of the street alignment are to be incorporated into the design of the internal pavements, car parks, landscaping and stormwater drainage.

Reflectivity

B9. The light reflectivity from any building materials used on the facades of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

Sydney Water – Notice of Requirements

B10. An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to certification of any Crown building works.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Your Business” section of the web site www.sydneywater.com.au then follow the “e-Developer” icon or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

Outdoor Lighting

B11. All outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Road Design

B12. Prior to the certification of Crown building works, detailed designs and documentation for the proposed road construction and reconstruction works shall be submitted to Council’s Director of City Works. The design is to include the kerb and gutter, pavement, dish drains, footpath, pedestrian and cycle facilities required for each new street. The detailed design is to be undertaken in accordance with Natspec, AUSTROADS, Australian Standard HB 153:2002: Urban Road Design: A guide to the Geometric Design of Major Urban Roads and the RTA Road Design Guide. All civil works are to be designed in accordance with NATSPEC 0160 Quality (Design).

PART C – PRIOR TO CONSTRUCTION

Street/Trunk Drainage – Public Domain

C1. Approval of the plans submitted to address Condition B2 must be obtained from Council’s Director of City Works prior to the commencement of any construction works.

Public Domain and Landscape Plans

C2. Approval of the plans submitted to address Condition B3 must be obtained from Council’s Director of City Works prior to the commencement of any construction works.

Water Sensitive Urban Design

C3. Approval of the plans submitted to address Condition B4 must be obtained from Council’s Director of City Works prior to the commencement of any construction works.

Road Design

- C4. Approval of the plans submitted to address Conditions B8 and B12 must be obtained from Council's Director of City Works prior to the commencement of any construction works.

Remediation

- C5. Prior to the commencement of construction works for Phase 1 Buildings, an Interim Audit Statement must be prepared by an independent NSW EPA accredited Site Auditor and submitted to the Certifying Authority, which confirms that the area of the site associated with Phase 1 buildings has been remediated to the standard suitable for the proposed land use.

Construction Management Plan

- C6. A Construction Management Plan shall be prepared in consultation with council and submitted to the department prior to the commencement of works. The Plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):
- a) **Hours of work**, which must be in accordance with the conditions of this approval;
 - b) **Contact details** of the site manager and all principal contractors;
 - c) **Traffic management**, which is to be developed in consultation with the RTA and the council if required and is to include:
 - identification of a work zone;
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - number and frequency of vehicles accessing the site and construction vehicle routes;
 - the times vehicles are likely to be accessing the site;
 - access arrangements and traffic control;
 - changes to on-street parking restrictions on roads;
 - management of construction traffic and car parking demand including preparation and distribution of a Travel Access Guide; and
 - management of existing vehicular and pedestrian movements / routes around the site throughout the various stages of construction;
 - d) **Erosion and sediment control**, identifying appropriate measures to be installed during construction which shall be designed in accordance with in accordance with the document *Managing Urban Stormwater – Soils & Construction Volume 1 (2004)* by Landcom;
 - e) **Construction noise and vibration management**, identifying specific activities that will be carried out and associated noise sources, identify all potentially affected sensitive receivers, noise and vibration monitoring reporting and response procedures, description of specific mitigation treatments management measures and procedures to be implemented as recommended in the *Riverwood North Residential Renewal Project Noise Impact Assessment* prepared by Acoustic Logic, dated 22 October 2010, and address any other relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*;
 - f) **Construction waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste; and
 - g) **Dust control** measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

Notice to be Given Prior to Commencement of Works/ Excavation

- C7. Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site for each stage of the project.

Road Occupancy Licence

C8. A road occupancy licence is to be obtained from the relevant Roads Authority, if required, prior to the commencement of works for any works that may impact on traffic flows on the surrounding street network.

Barricade Permit

C9. Where construction/building works require the use of a public place including a road or footpath, approval for a Permit is to be obtained from council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of council.

Road/Asset Opening Permit

C10. A Road / Asset Opening Permit must be obtained from the relevant Roads Authority, if required, prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993, and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.

Vehicle Cleansing

C11. Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

Utility Services

C12. Prior to the commencement of work the proponent is to negotiate with the utility authorities (e.g. Energy Australia, Sydney Water Corporation Limited and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the proponent.

C13. Any necessary alterations to public utility installations being at the proponent's/demolisher's expense and to the requirements of both council and the appropriate authorities.

C14. Where possible, all services shall be provided underground.

Contact Telephone Number

C15. The proponent shall ensure that a 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development. The contact number shall be forwarded to council and the department prior to commencement of works.

Haulage Routes

C16. The routes for import of any fill materials or export of any spoil being submitted to and agreed to by the relevant road authorities prior to the commencement of haulage, if required. Unacceptable deterioration or failures within public roads attributable to these operations is to be restored to the requirements of, and at no cost to the road authorities.

PART D – DURING CONSTRUCTION

Tree Protection and Planting

D1. All trees identified for retention in the Tree Management Plan shall be protected at all times during construction. Any tree which is damaged and is required to be removed and/or replaced during construction shall be approved by Council.

D2. Tree planting shall be undertaken in accordance with the approved landscape plan.

D3. Tree removal and relocation shall be in accordance with the Tree Management Plan and shall be undertaken or supervised by a qualified Arborist or Horticulturist (minimum AQF Level 4). Any changes to the planting schedule shall be endorsed by Council.

Hours of work

- D4. The hours of excavation and work on the development must be as follows:
- (a) All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools) in connection with the approved development must only be carried out between the hours of:
 - 7.00am and 6.00pm on Mondays to Fridays
 - 8.00am and 1.00pm on Saturdays
 - No work must be carried out on Sundays or public holidays.
 - (b) Works may be undertaken outside these hours where:
 - the delivery of materials is required outside these hours by the Police or other authorities
 - It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm
 - the work is approved by the Director General or his nominee.

Site Notice

- D5. A site notice(s) shall be prominently displayed at the boundaries of the site for the duration of works for the purposes of informing the public of project details including, but not limited to:
- (a) details of the Builder and Structural Engineer for all stages of the project;
 - (b) the approved hours of work;
 - (c) the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
 - (d) to state that unauthorised entry to the site is prohibited.

Excavation

- D6. If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the owners of the roadway are to be given at least 7 days notice. This notice is to include complete details of the work.

Noise Control

- D7. All work, including excavation and construction work must comply with the Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites' and shall be undertaken in accordance with the noise mitigation measures recommended in the *Riverwood North Residential Renewal Project Noise Impact Assessment* prepared by Acoustic Logic, dated 22 October 2010.
- D8. Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the Protection of the Environment Operations Act 1997 must be satisfied at all times.

Standards and Codes

- D9. All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.

Work Cover Requirements

- D10. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding Requirements

- D11. The following hoarding requirements shall be complied with:
- (a) No third party advertising is permitted to be displayed on any hoarding/fencing.
 - (b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

No obstruction of public way

D12. The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

Disposal of seepage and stormwater

D13. Any seepage or rainwater collected on-site during excavation shall not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant Authority.

Erosion and sediment control

D14. Sediment controls are to be in place for the duration of the works to ensure that no sediment, fines, and like material can enter the waterway or drainage system. The proponent is to carry out works generally in accordance with the Construction Management Plan and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

Dust Control Measures

D15. Dust control measures are to be in place or are to be undertaken for the duration of the works to prevent dust from affecting the amenity of the immediate area during construction. The proponent is to carry out works generally in accordance with the Construction Management Plan, and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

Pedestrian Access During Construction

D16. Pedestrian access along Washington Avenue and Kentucky Road is to be maintained as far as feasible throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided.

Setting Out of Structures

D17. The new buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels.

Directional Signage

D18. Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area. Particular attention is to be paid to:

- (a) wheelchair accessible paths of travel;
- (b) safe road crossing areas including signalised and other designated crossings;
- (c) key landmarks;
- (d) access to transport nodes including public transport; and
- (e) the vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorised signs and pavement markings.

Traffic Movement

D19. The following traffic movement requirements shall be complied with:

- (a) All loading and unloading associated with works must occur on site.
- (b) All vehicles must enter and leave the site in a forward direction, where feasible. In the event that site constraints do not permit heavy rigid vehicles to enter and leave the site in a forward direction, then all reversing movements should be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing;
- (c) The cost of all traffic management works shall be borne by the proponent.
- (d) No trucks associated with the approved works are permitted to park or stand on public roadways.
- (e) Gates shall be closed between vehicle movements.

- (f) Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- (g) The Contractor shall make provision for safe, continuous movement of traffic and pedestrians in public roads and private roads accessible to the public and erecting traffic warning signs conforming to the Roads and Traffic Authority's General Specifications (RTA Spec. Part G10 "Control of Traffic" and RTA Spec. 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with Australian Standard 1742.3 – 2002.

Approved Plans to be On-site

D20. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal by any officer of the department or council.

Historical Archaeological Items

D21. If any unidentified historical archaeological remains or deposits are exposed during the works excavation is to cease immediately in the affected areas and the archaeologist is to undertake an evaluation of the potential extent and significance of such relics. The Heritage Council is to be notified in accordance with section 146 of the NSW Heritage Act, 1977.

D22. Should any Aboriginal relics or artefacts be discovered during the course of any works on-site, then work is to cease immediately. Work may only be resumed following written consent being obtained from the Department of Environment, Climate Change and Water.

Excavated Material

D23. Any excavated material to be removed from the site being assessed, classified, transported and disposed of in accordance with the EPA's Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes.

Imported Fill

D24. Any imported fill onto the site being validated to ensure its suitability for the proposed land use from a contamination perspective. Imported fill is to be certified that it is not contaminated, based upon analysis or the known past history of the site from which it is obtained.

Drainage Construction – Residential

D25. The stormwater system is to be constructed in accordance with the plans approved by Council's Director of City Works. The drainage works are to be inspected by a suitably qualified professional at the following stages:

- (a) prior to backfilling of trenches
- (b) prior to pouring of concrete in OSD areas,
- (c) prior to landscaping of detention basins,
- (d) on completion of drainage works.

Civil Works -Street/Trunk Drainage and Road Construction

D26. The proponent shall undertake the construction of the street/trunk drainage system and WSUD elements in accordance with the plans approved by Council's Director of City Works. The street/trunk drainage system is to be constructed in accordance with NATSPEC 1351 Stormwater Drainage (Construction), 1352 Pipe Drainage, Australian Standard AS3500.3-2003 Stormwater Drainage and other relevant standards and specifications. All street/trunk drainage pipe work is to be constructed of rubber ring jointed reinforced concrete pipes. All work being carried out at the proponents cost.

D27. The proponent shall undertake the construction of all new roads and reconstruction of existing roads, within the development in accordance with the plans approved by Council's Director City Works, including the kerb and gutter, pavement, dish drains, footpath, pedestrian and cycle facilities required for each new street. All work being carried out at the proponents cost.

D28. The proponent shall undertake the reconstruction of footpath, kerb and gutter and road shoulder along the full length of all existing roads on which the development has frontage. All work being carried out at the proponents cost. The work is to be carried

out in accordance with Council's "Specification for the Construction by Private Contractors of: a) Vehicle Crossings, b) Concrete Footpath, c) Concrete Kerb & Gutter" and standard drawing SD627 Standard kerb & gutter, dish crossing.

D29. All civil works for the proposed new roads, street/trunk drainage, footpaths, kerb and gutter and traffic facilities are to be constructed in accordance with the following specifications.

NATSPEC:

- 0161 Quality (Construction),
- 0271 Pavement base and subbase,
- 0272 Asphaltic Concrete,
- 0273 Sprayed bituminous surfacing,
- 0274 Concrete pavement,
- 0275 Segmental pavers – mortar bed,
- 0276 Segmental pavers – sand bed,
- 0277 Pavement ancillaries,
- 0310 Concrete – combined,
- 0310 Minor Concrete Works,
- 0311 Concrete formwork,
- 0312 Concrete reinforcement,
- 0314 Concrete in situ,
- 0315 Concrete finishes,
- 1101 Control of Traffic,
- 1102 Control of erosion and sedimentation,
- 1112 Earthworks (roadways),
- 1113 Stabilisation,
- 1121 Open drains including kerb and channel gutter,
- 1131 Rolled concrete subbase,
- 1132 Mass concrete subbase,
- 1133 Plain and reinforced concrete base,
- 1134 steel fibre reinforced concrete base,
- 1135 Continuously reinforced concrete base,
- 1136 cold milling of asphalt and base course,
- 1141 Flexible pavements,
- 1142 Bituminous cold mix,
- 1143 Sprayed bituminous surfacing,
- 1144 Asphaltic concrete (roadways),
- 1145 Segmental paving,
- 146 Bituminous microsurfacing,
- 1171 subsurface drainage,
- 1172 Subsoil and foundation drains,
- 1173 Pavement drains,
- 1174 Drainage mats,
- 1191 Pavement markings,
- 1192 signposting,
- 1193 Guide posts,
- 1194 Non-rigid road safety barrier systems (Public domain),
- 1195 Boundary fences for road reserves

City of Canterbury standard drawings:

- SD100 Standard Grated Gully Pit with Kerb Inlet
- SD101 Standard Surface Inlet Pit
- SD624 Standard Light Duty Vehicular Crossing
- SD625 Standard Heavy Duty & Extra Heavy Duty Vehicular Crossing
- SD627 Standard Kerb & Gutter, Dish Crossing & Gutter Profiles
- SD633 Standard Concrete Footpath Paving
- SD643 Standard Kerb Ramp Details
- SD645 Standard Raised Threshold.

D30. The street/trunk drainage works are to be inspected by a suitably qualified professional at the following stages:

- (a) Prior to backfilling of trenches
- (b) On completion of drainage works.

PART E – PRIOR TO SUBDIVISION

Subdivision Certificate

E1. The proponent shall ensure that:

- (a) The final subdivision plan, including and easement(s), right of carriageways, building management statements are to be endorsed by or on behalf of the Crown prior to registration of the subdivision certificate; and
- (b) Prior to registration of the final subdivision plan in the Office of the Registrar-General, a Part 4A certificate is to be obtained under section 109D(1) of the EP&A Act for each stage of the subdivision (if any).

Registration of Easements, Restrictions to Use, Right of Carriageway

E2. The proponent shall ensure that:

- (a) the creation of easements for services, rights of carriageway and restrictions as to user are applicable under section 88B of the Conveyancing Act 1919, including (but not limited to) the following:
 - i. easements for sewer, water supply and drainage over all public services/infrastructure on private property;
 - ii. drainage easements are to be placed over all subsurface drains and interallotment drainage, benefiting and burdening the property owners (maintenance of subsurface drains is to be included in the 88B instrument).
 - iii. documentary easements for access must be created over the appropriate lots in the subdivision to provide for public access and access to lifts, lobbies, fire stairs, service areas, loading areas and car parking areas;
- (b) any section 88B Instrument creating restrictions as to user, rights of carriageway or easements which benefit council contain a provision enabling such restrictions, easements or rights of way to be revoked, varied or modified only with the consent of council.

Condition E3 Works-As-Executed – Residential

- E3. A Works-as-Executed plan for the stormwater system must be submitted for approval to Council's Director of City Works prior to the release of the subdivision certificate. The plan must clearly show illustrated dimensions and details of the site drainage and the OSD system. The plan shall be prepared by a registered surveyor or an engineer.
- E4. Construction compliance certification must be submitted for approval to Council's Director of City Works prior to the release of the subdivision certificate, to verify that the constructed stormwater system and associated works has been carried out in accordance with the approved plan(s), relevant codes and standards. The required certification must be issued by an accredited professional in accordance with the accreditation scheme of the Building Professional Board issued 1st March 2010.
- E5. An appropriate instrument must be registered on the title of the property, concerning the presence and ongoing operation of the OSD system as specified in appendix 7.5 of Council's Stormwater Management Manual – Specification 9.

Condition E4 Works-As-Executed – Civil Works and Public Domain

- E6. Works-as-Executed plans for the street/trunk drainage system and the new and reconstructed roads must be submitted for approval to Council's Director of City Works prior to the release of the subdivision certificate, the plan must clearly show illustrated dimensions, details and finished levels of the street/trunk drainage system, the new and reconstructed roads within the development and associated works. The plan shall be prepared by a registered surveyor or an engineer.
- E7. A construction compliance certification must be submitted for approval to Council's Director of City Works prior to the release of the subdivision certificate, to verify that the constructed street/trunk drainage system, the new and reconstructed roads within the development and associated works has been carried out in accordance with the approved plan(s), relevant codes and standards. The required certification must be issued by an accredited professional in accordance with the accreditation scheme of the Building Professional Board issued 1st March 2010.
- E8. A final inspection of the constructed street/trunk drainage system, the new and reconstructed roads within the development and associated works will be undertaken by Council's Director of City Works, or his representative, to ensure the satisfactory condition of public assets prior to the release of the subdivision certificate.

PART F – PRIOR TO OCCUPATION

Remediation

- F1. Prior to the occupation of Phase 1 buildings, a Site Audit Statement must be prepared and submitted by an independent NSW OEH accredited Site Auditor to the Certifying Authority, which confirms that the site has been remediated to the standard suitable for the proposed land use.

Transport Access Guide

F2. Prior to occupation of the building, a relevant Transport Access Guide shall be prepared and provided to all residents.

Noise Control – Plant and Machinery

F3. Prior to occupation of the building a report is to be prepared by a qualified acoustic engineer confirming that the installation and performance of the mechanical systems complies with:

- (a) the Building Code of Australia;
- (b) Australian Standard AS1668 and other relevant codes;
- (c) the project approval and any relevant modifications; and
- (d) any dispensation granted by the New South Wales Fire Brigade.

Fire Safety Certificate

F4. A Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this approval prior to occupation of the building. A copy of the Fire Safety certificate must be submitted to the relevant authority and council.

Structural Inspection Certificate

F5. A Structural Inspection Certificate for any structural work is to be obtained prior to occupation of the building.

Sydney Water

F6. A Compliance Certificate issued under Part 6, Division 9, section 73 of the Sydney Water Act 1994 shall be obtained prior to occupation of the building.

Roads and Footpaths

F7. The footpath, kerb and gutter shall be reconstructed for all road frontages to Phase 1 buildings.

F8. Geotechnical assessment shall be undertaken to confirm that existing road pavements can withstand additional loads.

F9. The cost of repairing any damage caused to council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the proponent prior to the occupation of the building.

F10. All new roads shall be constructed in accordance with RTA guidelines and AMCORD Guidelines.

Waste Management

F11. Prior to occupation of the building the proponent must ensure that waste handling works have been completed in accordance with the Waste Management Plan; other relevant approval conditions; and any relevant council policy.

PART G – DURING OPERATIONS

Annual Fire Safety Certificate

G1. An annual Fire Safety Statement must be given to council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

Noise Control – Operational

G2. The use of the premises shall not cause a nuisance, or an offensive noise as defined in the *Protection of the Environment Operations Act 1997*, to adjoining properties or the public.

Noise Control – Plant and Machinery

G3. Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:

- Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy;

- A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and
- Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.

Loading and Unloading

G4. All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.

Unobstructed Driveways and Parking Areas

G5. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

ADVISORY NOTES

Long Service Levy

AN1. Prior to certification of any Crown building works, payment of the long service levy under section 34 of the *Building and Construction Industry Long Service Payment Act 1986* must be paid (or, where such a levy is payable by instalments, the first instalment of the levy).

Use of Mobile Cranes

AN2. The proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the proponent shall ensure the following matters are complied with:

- (a) for special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from council:
 - at least 48 hours prior to the works for partial road closures which, in the opinion of council will create minimal traffic disruptions; and
 - at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of council, will create significant traffic disruptions;
- (b) the use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of council.

Movement of Trucks Transporting Waste Material

AN3. The proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

Disability Discrimination Act

AN4. This application is to comply with the Disability Discrimination Act 1992. The proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Temporary Structures

AN5. A Barricade/Hoarding Permit must be obtained prior to the commencement of construction works from the relevant Authority. The permit application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must also be submitted to the relevant Authority to certify the structural adequacy of the design of the temporary Barricades/Hoarding.

Structural Capability for Existing Structures

AN6. The structural capabilities of any existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN7. The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

SCHEDULE 3 PROPONENT'S STATEMENT OF COMMITMENTS

Built Form and Urban Design

1. The construction certificate drawings are to be generally in accordance with:
 - Architectural drawings prepared by Turner + Associates
 - Landscape report and drawings prepared by Turf Design Studios
 - Civil, Drainage, Water and Sewerage Infrastructure report and accompanying drawings prepared by Warren Smith & Partners
2. A landscape maintenance contractor will be engaged for a 12 month period starting at practical completion. Maintenance tasks will be undertaken on a weekly basis to ensure that a healthy and robust landscape is handed over at final completion.
3. An irrigation consultant will be engaged upon design approval and during documentation. Subsoil irrigation equal to the KISS system will be provided to all lawn and garden areas on structure. Deep soil landscape areas will be provided supplementary irrigation during establishment via watering carts or temporary irrigation systems.

Accessibility

4. Recommendations contained within the Access Review report dated 22 December 2010 by Moris-Goding Accessibility Consulting will be incorporated into the detailed design of the project prior to construction certificate.

Environmental and Residential Amenity

5. The species of trees selected for the footpaths along Kentucky Road, Green Street, the Through Site Link, and along Washington Avenue is to be of an evergreen and moderately well-foliating variety.
6. Impermeable balustrades are to be provided for private balconies and terraces.

Transport and Accessibility Impacts

7. Car parking is to be provided in accordance with the following rates:
 - Social housing - 1 space per 5 dwellings
 - Private dwellings: as per Council's DCP
8. Sustainable transport measures are to be implemented in Stage 1 of the renewal process, including:
 - Establish high quality and efficient pedestrian and cycle links to existing routes.
 - Incorporate fibre/internet connections to each dwelling
 - Community education to support public transport initiatives, including information packs for residents that identify walking, cycling and public transport options.

Social Impacts

9. The recommendations of the CPTED report will be implemented in the construction and management of the Stage 1 buildings.

10. The proponent is to liaise with Canterbury City Council and the Riverwood Community Centre regarding the preparation and implementation of a community capacity building and community enterprise plan, which may include:
- Delivering the concept plan vision for better integrated public open space (eg garden square) which enable greater social interaction between social and private residents
 - Continuing facilitation of community development initiatives and capacity building, including the development of specific social inclusion framework for Riverwood North
 - Hosting/support of community events (such as cinema in park, markets, community BBQs, music)
 - Assisting in planning of community social enterprises (café/gardening) to provide local jobs.
 - Social enterprise in community space on the ground floor of proposed Building B
 - Development of healthy older persons programme in conjunction with the new indoor sports centre
 - Development of an online community portal to enable greater community involvement, participation, inclusiveness and connections

The plan is to be finalised prior to the occupation of Stage 1 and implemented immediately upon occupation.

Ecologically Sustainable Development (ESD)

11. The design and construction of Stage 1 will be in accordance with the commitments outlined in the BASIX report and Certificate.

Aboriginal Heritage

12. Should Aboriginal objects and/or historic relics be encountered during works, all works are to cease in the vicinity of the find and an Aboriginal and/or historic archaeologist be contacted to assess the find.
13. Housing NSW is not to disturb the native gum trees located within the public open space in the centre of Vermont Crescent. Details of any required tree protection measures are to be provided with the construction certificate(s) for works within or in close proximity to these trees or for any works that could potentially impact on these trees (eg installation of mobile cranes, use of heavy vehicles or the like).

Drainage and Flooding

14. The Stormwater Management Plan is to be implemented in the detailed stormwater design for Stage 1 development.

Utilities

15. Utility services are to be upgraded during the appropriate phase of the project, taking into account the requirements of Sydney Water, Energy Australia, Jemena and other service providers.

Noise and Vibration

16. Upgraded single glazing with acoustic seals is to be provided as outlined in the following table:

ROOM TYPE	GLAZING THICKNESS	ACOUSTIC SEALS
Bedrooms	6mm Float	Yes
Living Rooms	6mm Float	Yes
Wet Areas	4mm Float	No

17. The STC rating of the glazing fitted into openable frames and fixed into the building opening should not be lower than the values listed in the following table. Where nominated, this will require the use of acoustic seals around the full perimeter of openable frames and the frame will need to be sealed into the building opening using a flexible sealant. Mohair seals in windows and doors are not acceptable where acoustic seals are required.

GLAZING ASSEMBLY	ACOUSTIC SEALS	MINIMUM STC OF INSTALLED WINDOW
6mm Float	Yes	28
4mm Float	No	22

18. Work will be undertaken during normal construction hours:
- Between 7:00am and 6:00pm, Mondays to Fridays inclusive;
 - Between 7:00am and 4:00pm, Mondays to Fridays inclusive for vehicles over 8 tonne;
 - Between 7:00am and 4:00pm, Saturdays, if inaudible on residential premises and between 8:00am and 1:00pm, Saturdays, if audible on residential premises;
 - No work on Sundays and public holidays.
19. A noise management plan will be prepared including appropriate noise control measures to facilitate compliance with AS2436-1981, which could include:
- Selection of alternate appliance or process for piling - CFA/Bored piling will be utilised where practical to minimise impact driven piling and reduce noise levels at the receivers by up to 15dB(A).
 - Selection of alternate appliance or process for excavation - where practical, alternative quieter process will be utilised in order to limit noise emissions to receivers.
 - Provision of acoustic barrier - noise barriers or screens can be located either at the source or receiver. Barriers are to be constructed from materials which have a noise reduction performance which is approximately 10dB(A) greater than the maximum reduction provided by the barrier. Where the barrier obscures the line of sight, noise reduction of approximately 5 to 10 dB(A) will be achieved at the locator site.
 - Silencer devices - all main appliances will be fitted with silencing devices with either engine shrouding or special industrial silencers fitted to exhausts to enable noise reductions of 10-20 dB(A).
 - Material handling - material handling areas will be located away from residential receiver areas.
 - Treatment of specific equipment - it may be possible to specially modify a piece of equipment to dramatically reduce sound levels.
 - Establishment of site practices – eg fortnightly noise checks, regular scheduled meetings for a finite period, complaints handling procedures.

Waste

20. The waste management plan prepared by Dasco Australia Pty Ltd is to be implemented in the construction and operational phases of the future buildings.
21. A Traffic Control Plan is to be provided to Canterbury City Council prior to works commencing on site.

Site Contamination and Geotechnical

22. The site will be remediated in accordance with the Remediation Action Plan by JBS Environmental Pty Ltd.
23. The recommendations listed in the Geotechnical Assessment prepared by Jeffrey & Katauskas Pty Ltd are to be implemented in the construction phase of the future buildings.

Consultation

24. Ongoing community consultation will be held with residents and the local community to provide additional information regarding the likely timing and duration of the construction and respond to any potential impacts.