

17 June 2016

File No: R/2015/14/B
Our Ref: 2016/307151

NSW Planning and Environment
GPO Box 39,
SYDNEY NSW 2000

Attention: Mr Ashley Cheong, Planning Officer
email: ashley.cheong@planning.nsw.gov.au

Dear Ashley,

RE: SSD 7056 – Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks

I write in relation to the Department's invitation to comment on Tallawoladah's Response to Submissions for State Significant Development Application SSD 7056 relating to the remediation, renewal and re-use of the Campbell's Stores in The Rocks.

The City generally supports the aims of the project and the evolution of the design following the submissions period.

Please find attached a table summarising the City's review of the Response to Submissions. The table nominates the issues raised within the City's submission to the DA, discusses the Proponent's response to the issues raised and outlines the City's sustained contentions in relation to the project.

Should you wish to speak with a Council officer about the above, please contact Russell Hand, Senior Planner, on 9246 7321 or rhand@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn
Director
City Planning | Development | Transport

SSD 7056 – Renewal and Re-use of Campbell’s Stores, The Rocks – City of Sydney comments on Response to Submissions Report

Issued raised in City submission	Applicant response	Issue addressed?	City’s contention
Design quality and resolution			
The roof and underside to the soffit of the “Bay 12” building needs to be approached as fifth and sixth elevations due to high visibility from the public domain and surrounding buildings.	The design has been refined. A warmer toned aggregate is to be used for exposed concrete on the soffit, warm coloured grout to be used for glass blocks and strategies have been devised to avoid the clutter of services. Other changes to the Bay 12 building include removal of slot windows and reduction in height of roof, parapet and lift overrun.	Yes	No further commentary.
Existing ad-hoc weather protection at the site is indicative of a future outcome if the proposed planter beds with retractable screens are ineffective for rain and wind. Tenants having their own umbrellas below awning level or their own plastic covers should be avoided by careful consideration at this stage through weather modelling and strengthening the defensiveness of the infrastructure.	A retractable sunshade blind to the underside of the glass awning is to provide sun shade. Windtech have provided additional analysis on the suitability of the proposed weather protection infrastructure for the outdoor seating areas. The analysis confirms wind effects are not anticipated to be detrimental to patron comfort. The weather infrastructure has been designed in consultation with SHFA and is considered to be an appropriate balance between maximising the visibility of the heritage building and the usability and comfort for patrons.	Yes	No further commentary.
Planning and assessment issues			
Plans, elevations and images are not aligned for the “Bay 12” building. Clarification should be provided.	The design has been clarified. Slot windows have been removed and the drawings modified accordingly.	Yes	No further commentary.

The Department should carry out an independent view loss assessment for properties to the west of the "Bay 12" building.	The height of Bay 12 has been reduced. Further visual analysis has been provided. This confirms the existing views are currently obscured by the existing Fig Tree. The Bay 12 building sits in front of the Fig Tree and does not create any additional view loss for residential properties.	No	The Department should carry out its own view loss assessment as per planning principles.
A Tenant Fitout Guide and Tenant Signage Strategy should be prepared prior to DA determination to give certainty to the proposed scope of works and extent of heritage and visual impacts. The tenancy fitout guide should include guidance on outdoor furniture selection, branding and fixed vs relocatable infrastructure.	A preliminary Tenancy Fit-out and Furniture Guide has been development and will govern the future internal and external services provision, restaurant/dining fitout, seating areas and furniture selection. The Preliminary Fitout and Signage Guide has been prepared having regard to the policies and guidelines of the Conservation Management Plan.	Yes	No further commentary.
A signage strategy should be prepared for the waterfront tenancies to give a consistent approach to restaurant name signs, menu boards and regulatory signage.	A Preliminary Signage and Lighting Strategy has been developed and will govern the location, type and design of each sign and the approval process. The signage strategy has been prepared having regard to the City of Sydney's DCP signage provisions.	Yes	No further commentary.
The EIS should address the NSW Government's Liquor Act amendments for the Sydney CBD Entertainment Precinct.	Campbell's Stores currently contains licences to operate to up to 2am. All licences are anticipated to be allocated to the future incoming tenancies, created within the current licensed areas. Any additional tenancies which require license will need to seek and obtain new licenses that conform to the licensing regime at the time.	No	The Department is requested to address the CBD Entertainment Precinct and determine whether the development would be increasing the existing licensed area or increasing the number of people entering into the Entertainment Precinct to consume alcohol. A forensic review of the existing licensed area versus proposed area is required.

Heritage issues			
The large LED sign toward the south-west corner of the site is not supported and should be re-evaluated. The proposed sign appears to be located on the Overseas Passenger Terminal land owned by Newcastle Ports Corporation.	The LED sign has been removed. A low key sign has been incorporated on a re-built sandstone retaining wall along Hickson Road.	Yes	No further commentary.
Existing trachyte stone kerbs should be retained in-situ along Hickson Road.	Trachyte kerbs are to be retained and displayed in-situ as part of the landscaping works.	Yes	No further commentary.
Public domain issues			
The use of cobbled stone at the proposed pedestrian crossing raises issues for accessibility. Further detail is required on the specification and finish.	The materiality has been further developed to address accessibility issues. Drawings have also been modified to comply with RMS pedestrian crossing requirements.	Yes	No further commentary.
Noise issues			
Individual tenancies should be given a calculated maximum sound level that may be emitted before any tenant DAs are considered. This will assist in choosing internal fitouts methods and, if necessary, the type of entertainment suitable to a particular tenancy. The suitability of the site for noise generating uses should be established with reference to acoustic performance criteria and their associated heritage impacts.	The SSD does not seek approval for the use of the tenancies within the Campbell's Stores as the size, location and operational requirements of each tenancy are not known. Without knowing the size, location and operational requirements, setting a maximum noise level for all users may result in unreasonable restrictions as this would be to assume that all tenancies would contribute noise evenly. By ensuring that each tenancy is assessed as part of the future fit-out, noise emissions can be appropriately controlled so as to not unfairly restrict trade.	No	Individual tenancies should be given a maximum sound level that may be emitted from each premises before any individual applications are considered. This should also aid in choosing internal designs and materials and if necessary the type of entertainment suitable. To resolve potential inconsistencies and to achieve the best noise outcome for all, the Applicant should have the acoustic consultant provide maximum sound levels that may be produced and emitted from each tenancy so that each tenancy can consider such goals and plan or design accordingly in advance. The

			acoustic consultant should ensure that maximum noise levels for each premises achieve cumulative noise goals and include recommendations regarding maximum number of patrons for outdoor and indoor areas and maximum amplified sound levels for each tenancy.
Traffic and transport issues			
The Local Pedestrian, Cycling and Traffic Calming Committee (LPCTCC) would need to review a separate submission for road works. The Central Sydney Traffic and Transport Committee (CSTTC) may need to review the proposal.	The proposed changes on Hickson Road will require an application to the LPCTCC. Referral to the CSTTC and the CBD Coordination Office is required. A submission is currently being prepared.	Yes	No further commentary.
Tree management issues			
Recommended tree management conditions can be provided regarding works in the vicinity of the Hills Weeping Fig.	Noted	Yes	Recommended conditions are below.
Health and food premises issues			
The proposal needs to include provision for enhanced mechanical filtration. Ducting needs to be future-proofed to allow for additional enhance smoke and odour mitigation. Recommended health related and food premises conditions can be provided.	Northrop Engineers have confirmed that the proposed kitchen ventilation systems will incorporate exhaust hoods with multi-stage filtration including high efficiency grease filters and electrostatic treatments capable of removing 99% of all cooking grease from exhaust air. Cooking odours will be managed through an ozone generating system which will neutralise odours before discharge to outside.	Yes	Recommended conditions are below.

Recommended Tree Management Conditions

(1) TREES APPROVED FOR REMOVAL

All trees detailed in Table 1 below are approved for removal.

Table 1 – Tree Removal:

That the following trees be removed during the development works on the subject site.

Tree No	Botanical/Common Name	Location
1x	Celtis occidentalis (Common Hackberry)	Northern side of Campbell's Stores

(2) TREES THAT MUST BE RETAINED

That the existing trees detailed in Table 2 below be retained and protected throughout the proposed development.

Table 2 – Tree Retention:

Tree No	Botanical/Common Name	Location
1	Ficus microcarpa var. Hillii (Hills Weeping Fig)	Northern corner of Campbell's Stores

(3) TREE PROTECTION ZONE

- (a) Before the commencement of works, a/the Tree Protection Zone/s (TPZ) must be established around all tree/s to be retained not less than the distance indicated in the TPZ schedule below. Tree protection must be installed and maintained in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.

TPZ Schedule

Tree No	Species Name	Location	Radius (m) From Trunk
1	Ficus microcarpa var. Hillii	Northern corner of Campbell's Stores	12.8 metres

- (b) Each TPZ must be:

- (i) Enclosed with a 1.8m high fully supported chainmesh protective fencing. The fencing must be secure and fastened to prevent movement. The fencing must have a lockable opening for access. Woody roots must not be damaged or destroyed during the establishment or maintenance of the fencing;
- (i) Kept free of weed and grass for the duration of works;

- (ii) Have two signs identifying the name and contact details of the site Arborist attached facing outwards in a visible position. All signs must remain in place throughout all work on site.
 - (ii) Tree Protection Fencing shall not be relocated unless approved by the site Arborist.
- (c) The following works must be excluded from within any TPZs (unless approved by and under the direct supervision of the Project Arborist):
 - (i) Soil cut or fill including excavation and trenching
 - (ii) Soil cultivation, disturbance or compaction;
 - (iii) Stockpiling, storage or mixing of materials;
 - (iv) The parking, storing, washing and repairing of tools, equipment and machinery;
 - (v) The disposal of liquids and refuelling;
 - (vi) The disposal of building materials;
 - (vii) The siting of offices or sheds;
 - (viii) Any action leading to the impact on tree health or structure.
- (d) All work undertaken within or above the TPZ must be:
 - (i) Supervised by a qualified Consultant Arborist, who holds a Diploma in Horticulture (Arboriculture) Level 5 under the Australia Qualification Framework;
 - (ii) Undertaken in accordance with all directions given by the Site Arborist and/or Council;

(4) SERVICES - TREES

- (a) Any trenching works for services / hydraulics / drainage etc must not be undertaken within a Tree Protection Zone (TPZ), and be referred to the Site Arborist with regard to tree protection, prior to commencement of any works.
- (b) Alternative installation methods for services, such as directional boring/drilling, or redirection of services shall be employed where large woody roots greater than 40mm diameter are encountered during the installation of any services adjacent to the specified TPZ.

(5) TREE PRUNING (private property)

- (a) Pruning of the Hills Weeping Fig tree shall be limited to removal of 15% canopy in order to allow appropriate clearance for construction of the new building
- (b) All pruning work must be undertaken in accordance with Australian Standard 4373–2007, Pruning of Amenity Trees.
- (c) All pruning works must be carried out by a qualified Arborist, with a minimum Australian Qualification Framework (AQF) of Level 3 in arboriculture.

(6) SITE SUPERVISION AND REPORTING

- (a) An Arborist with minimum qualifications in Arboriculture of Level 5 (under the Australian Qualification Framework) must oversee various stages of work within the Tree Protection Zone in accordance with Australian Standard AS4970 Protection of Trees on Development Sites. The Arborist must certify compliance with each key milestone detailed below to the Director of City Planning, Development and Transport:
 - (i) The installation of tree protection measures prior to the issuing of a Construction Certificate;
 - (ii) During demolition of any ground surface materials within the Tree Protection Zone
 - (iii) During removal of the sandstone wall on the western side of the Hills Weeping Fig tree
 - (iv) During removal of the sandstone flagging on the western side of the Hills Weeping Fig tree
 - (v) During installation of the stormwater pipes on the western side of the Hills Weeping Fig tree
 - (vi) During any excavation and trenching within the Tree Protection Zone;
- (b) A monthly compliance report shall be submitted to the Director of City Planning, Development and Transport which provides details on the health and structure of tree to be retained and protected and must include:
 - (i) Certification of compliance with each key milestone;
 - (ii) Details of any other works undertaken on any tree to be retained or within TPZ/s;
 - (iii) Documentary evidence of compliance with tree protection and measures (including photographs and site notes);

Recommended Health and Food Premises Conditions

(1) COMPLIANCE WITH THE ACOUSTIC REPORT PRIOR TO CONSTRUCTION AND OR OCCUPATION CERTIFICATES

- (a) All performance parameters, requirements, engineering assumptions and recommendations contained in the acoustic report prepared by Acoustic Logic, dated 23/10/2015, ref 20150802.1/2310A/R4/HS, titled Noise and Vibration Impact Assessment must be implemented as part of the detailed design assessment and implemented into the design drawings prior to the commencement of the use of the premises in accordance with the requirements of (b) and (c) below and to the satisfaction of the certifying authority.
- (b) Prior to the issue of a Construction Certificate, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant* (see definition below) to be in accordance with the requirements of the DA acoustic report set out below. Specifically, the consultant will prepare a written Acoustic Certification Report with reference to drawings, to the satisfaction of the Certifying Authority which addresses the following requirements:
 - (i) New outdoor dining areas are not to be used after midnight, with numbers restricted as follows:

20 patrons using Dining Area 1;

60 Patrons using Dining Area 2.

Any deviation from this should be approved following a development application for use by the prospective tenant.
 - (ii) Disposal of bottles/waste in internal areas shall be done prior to 10pm.
 - (iii) Detailed review of mechanical plant (typically refrigeration equipment, kitchen ventilation and air-conditioning) should be undertaken at CC stage, once plant selections and locations are finalised. Compliance with EPA Industrial Noise Policy requirements will be achievable using standard acoustic treatments (in duct lining/attenuators, equipment enclosures etc).
 - (iv) There shall be no queuing in external areas of Hickson Road.
- (c) Prior to the issue of an Occupation Certificate, a suitable qualified acoustic consultant is to provide a written Acoustic Verification Report to the satisfaction of the Certifying Authority that the development complies with the requirements set out in the Assessment and in (a) and (b) above.

Note: Suitably qualified Acoustic Consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants at the grade of member.

(2) NOISE - ENTERTAINMENT VENUES

- (a) The $L_{A10, 15 \text{ minute}}$ noise level emitted from the use must not exceed the background noise level ($L_{A90, 15 \text{ minute}}$) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) by more than 5dB between the hours of 7.00am and 12.00 midnight when assessed at the boundary of any affected residence.
- (b) The $L_{A10, 15 \text{ minute}}$ noise level emitted from the use must not exceed the background noise level ($L_{A90, 15 \text{ minute}}$) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) between the hours of 12.00 midnight and 7.00am when assessed at the boundary of any affected residence.
- (c) Notwithstanding compliance with (a) and (b) above, noise from the use when assessed as an $L_{A10, 15 \text{ minute}}$ enters any residential use through an internal to internal transmission path is not to exceed the existing internal $L_{A90, 15 \text{ minute}}$ (from external sources excluding the use) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed within a habitable room at any affected residential use between the hours of 7am and 12midnight. Where the $L_{A10, 15 \text{ minute}}$ noise level is below the threshold of hearing, T_f at any Octave Band Centre Frequency as defined in Table 1 of International Standard ISO 226 : 2003- Normal Equal-Loudness-Level Contours then the value of T_f corresponding to that Octave Band Centre Frequency shall be used instead.
- (d) Notwithstanding compliance with (a), (b) and (c) above, the noise from the use must not be audible within any habitable room in any residential use between the hours of 12.00 midnight and 7.00am.
- (e) The $L_{A10, 15 \text{ minute}}$ noise level emitted from the use must not exceed the background noise level ($L_{A90, 15 \text{ minute}}$) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) by more than 3dB when assessed indoors at any affected commercial premises.

Note: The $L_{A10, 15 \text{ minute}}$ noise level emitted from the use is as per the definition in the Australian Standard AS1055-1997 Acoustics – Description and measurement of environmental noise. The background noise level $L_{A90, 15 \text{ minute}}$ is to be determined in the absence of noise emitted by the use and be representative of the noise sensitive receiver. It is to be determined from the assessment L_{A90} / rating L_{A90} methodology in complete accordance with the process listed in the NSW EPA Industrial Noise Policy and relevant requirements of AS1055.1997.

(3) NOISE - GENERAL

- (a) The emission of noise associated with the use of the premises including the cumulative operation of any mechanical plant and equipment, and air conditioning shall comply with the following:
 - (i) The $L_{Aeq, 15 \text{ minute}}$ noise level emitted from the use must not exceed the project specific noise level for that receiver as determined in accordance with the *NSW EPA Industrial Noise Policy*. Noise must be measured in accordance with the Industrial Noise Policy and relevant requirements of Australian Standard AS 1055-1997 Acoustics – Description and measurement of environmental noise.
 - (ii) Project specific noise levels shall be determined by establishing the existing environmental noise levels, in complete accordance with the assessment $L_{A90, 15 \text{ minute}}$ / rating $L_{A90, 15 \text{ minute}}$ process to be in accordance with the

requirements for noise monitoring listed in the *NSW EPA Industrial Noise Policy* and relevant requirements of Australian Standard AS1055-1997 Standard AS 1055-1997 Acoustics – Description and measurement of environmental noise.

- (iii) Modifying factors in Table 4.1 of the *NSW EPA Industrial Noise Policy* are applicable.
- (b) An $L_{Aeq,15 \text{ minute}}$ noise level emitted from the use must not exceed the $L_{A90, 15 \text{ minute}}$ noise level by more than 3dB in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed inside any habitable room of any affected residence or noise sensitive commercial premises provided that;
 - (i) Where the $L_{A90, 15 \text{ minute}}$ noise level is below the threshold of hearing, T_f at any Octave Band Centre Frequency as defined in Table 1 of International Standard ISO 226 : 2003- Normal Equal-Loudness-Level Contours then the value of T_f corresponding to that Octave Band Centre Frequency shall be used instead.
 - (ii) The $L_{Aeq,15 \text{ minute}}$ noise level and the $L_{A90,15 \text{ minute}}$ noise level shall both be measured with all external doors and windows of the affected residence closed;
 - (iii) The relevant background noise level ($L_{A90, 15 \text{ minute}}$) is taken to mean the day, evening or night rating background noise level determined in complete accordance with the methodology outlined in the *NSW EPA Industrial Noise Policy* and Australian Standard AS1055.1997 Acoustics – Description and measurement of environmental noise.
 - (iv) Background noise shall be established in the absence of all noise emitted from the use but with the ventilation equipment normally servicing the affected residence operating. Background noise measurements are to be representative of the environmental noise levels at the affected location.
 - (v) Modifying factors in Table 4.1 of the *NSW EPA Industrial Noise Policy* are applicable. Internal Noise measurements are not to be corrected for duration.

(4) MAXIMUM SOUND LEVELS PER TENANCY

An appropriately qualified acoustics consultant is to conduct an assessment relative to potentially affected receivers and provide a maximum sound power level that may be emitted from each tenancy. Any subsequent development applications addressing this maximum sound output providing any modifications necessary so that noise goals may be achieved satisfactorily.

(5) MECHANICAL VENTILATION

- (a) The premises must be ventilated in accordance with the *Building Code of Australia* and AS1668.1 and AS1668.2.
- (b) Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2(a)(iii) of the *Building Code of Australia*, must be submitted to the Principal Certifying Authority.

(6) EMISSIONS

The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health.

(7) NOTIFICATION – CONTAMINATION EVIDENCE

Any new information which comes to light during remediation, demolition, excavation or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the consent authority and the Principal Certifying Authority immediately.

(8) CONSTRUCTION AND FITOUT OF FOOD PREMISES

The construction, fitout and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the *Food Act 2003* and AS 4674 – 2004 Design, Construction and Fitout of Food Premises.

Note: Copies of AS 4674-2004 may be obtained from the Standards Australia Customer Service on telephone 1300 65 46 46 or by visiting the website www.standards.com.au.

Copies of the Food Standards Code (Australia) may be obtained by contacting the Food Standards Australia and New Zealand Authority on telephone (02) 6271 2222, email info@foodstandards.gov.au or by visiting the website www.foodstandards.gov.au.

(9) COOKING EQUIPMENT AND VENTILATION

- i. Cooking must not commence until an air handling system, in accordance with Part F4.12 of the BCA is approved, installed and operational. Cooking is defined as the process of changing any food from raw to cooked by applying heat, and also includes the preparation of food by heating it. This definition does not include heating food in a microwave, a sandwich press, a toaster or similar, unless the kW or MJ combined or separate exceed that specified in the BCA, or if the use of such equipment generates excessive heat, condensation or grease. Cooking equipment that requires an air handling system is specified in AS1668.2 and BCA F4.12.
- ii. Electrostatic filters are to be provided for kitchen exhaust canopies as suggested by SLR, Air Quality Impact Assessment, Report Number 610.15208-R1, dated 1/9/2015
- iii. Enhanced filtration installations and processes shall be installed and serviced in accordance with manufacturers specifications. Records of servicing being available to council officers upon request.
- iv. Kitchen exhaust mechanical equipment, including ducts, shall be designed and installed so that additional enhanced filtration systems may be installed easily and effectively if required.

(10) COOLROOMS

Cool room(s), refrigerated chambers and strong-rooms are to be constructed in accordance with G 1.2 of the *Building Code of Australia*:

- (a) The floor of the coolroom must be graded to the door and a floor trapped waste outlet must be located outside the coolroom as near as possible to the door opening.

- (b) All proposed shelving in the coolroom must be free-standing, constructed of galvanised steel angle section or other approved material with the lowest shelf at least 150mm clear of the floor.
- (c) The floor of the coolroom must be constructed of impermeable concrete or coated, topped or otherwise finished with an impervious material to a smooth even surface and coved at the intersections with the walls to a minimum radius of 25mm.
- (d) A door which can be opened at all times from inside without a key.
- (e) An approved audible alarm device must be located outside the coolroom(s) but controllable only from within the coolroom(s) and be able to achieve a sound pressure level outside the chamber or coolroom(s) of 90 d B (A) when measured 3 metres from the sounding device.

(11) GREASE TRAPS

A grease trap (if required by Sydney Water) must not be installed in any kitchen, food preparation or food storage area. The grease trap room must have a piped connection to the boundary so that it can be emptied. Note: Sydney Water Authority also have requirements for grease arrestors that you need to comply with.

(12) WASTE ROOMS

- (a) To ensure the adequate storage and collection of waste from the occupation or the use of the food premises, all garbage and recyclable materials emanating from the premises must be stored in a designated waste storage area. The waste storage area must be designed and constructed in accordance with AS 4674 – Design, Construction and Fitout of Food Premises, and must be:
 - (i) Provided with a hose tap connected to the water supply;
 - (ii) Paved with impervious floor materials;
 - (iii) Coved at the intersection of the floor and walls;
 - (iv) Graded and drained to a waste disposal system in accordance with the relevant regulatory authority (Sydney Water);
 - (v) Adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour as defined by the *Protection of the Environment Operations Act 1997*;
 - (vi) Fitted with appropriate interventions to meet fire safety standards in accordance with the *Building Code of Australia*.
- (b) Detailed plans and specifications for the construction of the waste storage area are to be submitted to the Certifying Authority with the Construction Certificate.

(13) ASBESTOS REMOVAL WORKS

- (a) All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Workcover NSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal Licence which ever applies.

- (b) Five days prior to the commencement of licensed asbestos removal, Workcover must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.
- (c) All works must be carried out in accordance with the *Work Health and Safety Regulation 2011* and the NSW Government and Workcover document entitled *How to manage and control asbestos in the work place: Code of Practice (NSW WorkCover)* and the *City of Sydney Managing Asbestos Policy*.
- (d) The asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal work area should be specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos.
- (e) Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance.
- (f) Asbestos to be disposed of must only be transported to waste facilities licensed to accept asbestos. The names and location of these facilities are listed in Appendix F of the City of Sydney's Managing Asbestos Guidelines.
- (g) No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).
- (h) No asbestos laden skips or bins are to be left in any public place without the approval of Council or the relevant public domain managers.
- (i) A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.

The site notice board must include the following:

- (i) contact person for the site;
- (ii) telephone and facsimile numbers and email address; and
- (iii) site activities and time frames.

(14) HAZARDOUS AND INDUSTRIAL WASTE

Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the NSW Work Cover Authority pursuant to the provisions of the following:

- (a) *Protection of the Environment Operations Act 1997*
- (b) *Protection of the Environment Operations (Waste) Regulation 2005*
- (c) *Waste Avoidance and Resource Recovery Act 2001*
- (d) *Work Health and Safety Act 2011*
- (e) *Work Health and Safety Regulation 2011.*

(15) HAZARDOUS MATERIALS ASSESSMENT

The building is to be assessed by an appropriately qualified person for hazardous materials and a detailed report being provided documenting hazardous materials and specifying the safe removal of hazardous materials from the building.

(16) ACID SULFATE SOILS

Any new information which comes to light during excavation works which has the potential to alter previous conclusions about acid sulfate soils shall be notified to the City's Area Planning Manager and the Principal Certifying Authority immediately and where necessary all works are to be in accordance with the NSW Acid Sulfate Soils Management Advisory Committee, Acid Sulfate Soils Assessment Guidelines 1998 for the works that are classified as being in an Acid Sulfate Soils zone.