

Powerhouse MDC
Approved DA Consent Conditions – DPIE Works Staging Submission

The following table seeks to nominate which consent conditions apply to each specific works package based on the proposed staging of construction of the project. The two works packages, being undertaken by two separate contractors are:

- **Early Works (TAFE Carpark)**
- **Main Works (all remaining works, namely the construction of Building J and associated works)**

Condition	Works Staging Package	
	Early Works (TAFE Carpark)	Main Works (Bldg J and associated works)
PART A- ADMINISTRATIVE CONDITIONS		
A1. The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS as amended by the RtS, RFI and SRtS; (d) in accordance with the approved plans in the table below (except as amended by the conditions of consent):	X	X
A2. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A2(a) .	X	X
A3. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in conditions A2(a) to A2(b) . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A2(b) , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X
A4. This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	X	
A5. This development consent does not approve or authorise the following: (a) signage design, content and associated illumination; within the approved signage zones.	X	X
A6. Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	X	X
A7. Consistent with the findings of the Pre-Construction Dilapidation Report (required under Condition B5) and Post-Construction Dilapidation Report (required under Condition E15) and unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	X	X
A8. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA;		X
A9. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	X	X
A10. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X
A11. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	X	X
A12. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	X	X
A13. Any advice or notice to the consent authority must be served on the Planning Secretary.	X	X
A14. With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	X	X
A15. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X

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A16. The Planning Secretary must be notified within 24 hours after the Applicant becomes aware of any incident. The notification must be made in writing via the Major Projects portal, identifying: (a) the development and application number (b) details of the incident (including date, time, location, duration, a brief description of the incident and why it is classified as an incident) (c) how the incident was detected and when the Applicant became aware of the incident (d) any actual or potential non-compliance with conditions of consent (e) the immediate steps taken in response to the incident (f) further action(s) to be taken in relation to the incident (g) a project contact for further communication regarding the incident (h) other relevant public authorities this incident was notified. Within 30 days of the date on which any incident occurred, a detailed report on the incident must be provided to the Planning Secretary and any relevant public authorities (determined by the Planning Secretary), providing: (a) a summary of the incident (b) outcomes of an incident investigation, including identification of the cause of the incident (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence (d) details of any communication with other stakeholders regarding the incident.	X	X
A17. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance. The notification must identify the development (using development application number), the relevant condition(s) of consent, the way in which the development does not comply, the reasons for the non-compliance (if known), the duration of non-compliance (if applicable) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance notified as an incident does not need to also be notified as a non-compliance.	X	X
A18. Independent Environmental Audits, prepared in accordance with the <i>Independent Audit Post Approval Requirements</i> , must be submitted to the Planning Secretary: (a) within 12 weeks of the commencement of construction (b) at intervals no greater than 26 weeks from the initial audit during the construction phase (c) at any other time directed by the Planning Secretary, such as following an incident.	X	X
A19. The mitigation and enhancement measures outlined in the Social Impact Assessment prepared by Ethos Urban dated 2 February 2021 shall be implemented throughout, the prior to and during construction and operation of the development.	X	X

Condition	Early Works (TAFE Carpark)	Main Works (Bldg J and associated works)
PART B- PRIOR TO CONSTRUCTION COMMENCING		
B1. The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	X	X
B2. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	X	X
B3. At least 48 hours before the commencement of construction and until the completion of all works under this consent, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition A1 of this consent (ii) all current statutory approvals for the development (iii) all approved strategies, plans and programs required under the conditions of this consent (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs (vi) a summary of the current stage and progress of the development (vii) contact details (including 24 hour contact number, postal address and email address) to enquire about the development or to make a complaint (viii) a complaints register, updated monthly (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report (x) any other matter required by the Planning Secretary (b) keep such information up to date, to the satisfaction of the Planning Secretary.	X	X
B4. Prior the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifier and Council.	X	X
B5. Prior to construction commencing, a Pre-Construction Dilapidation Report is to be prepared by a qualified structural engineer and submitted to the Certifier, Planning Secretary, Council and any affected property owner. The report is to detail the current structural condition of all retained existing and adjoining buildings, infrastructure, public domain areas and roads within the 'zone of influence'.	X	X

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Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building may fall within the 'zone of influence'. Should access to undertake a Pre-Construction Dilapidation Report be denied by an adjoining owner, the Applicant must demonstrate, in writing, to the Certifier that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.		
B6. Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001)</i> . Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures (Standards Australia, 2001)</i> must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.		X
B7. The height of the buildings shall not exceed the following approved maximum building height of RL127,685, including plant enclosures and lift overruns and excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifier prior to construction commencing.		X
B8. Prior to commencement of construction of Building J, structural drawings signed by a suitably qualified practising Structural Engineer, demonstrating compliance with the relevant clauses of the BCA and this development consent, must be submitted to the Certifier.		X
B9. The external walls and cladding must comply with the relevant requirements of the BCA. Prior to commencement of construction of Building J, evidence must be submitted to the Certifier demonstrating that the products and systems proposed for use in the construction of external walls, including finishes and cladding such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must submit a copy of the documentation given to the Certifier to the Planning Secretary within seven days after being accepted by the Certifier.		X
B10. Prior to commencement of construction of Building J, a report prepared by a suitability qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities, including sanitary facilities, for people with a disability in accordance with the BCA, must be submitted to the Certifier.		X
B11. Prior to commencement of construction of Building J, evidence must be submitted to the Certifier demonstrating that the development has incorporated, all design and construction measures as identified in the ESD report titled 'Sustainability Report Powerhouse Museums Discover Centre' ,revision E prepared by Northrop dated 10.09.2020.		X
B12. Prior to any tree removal, archival recordings must be undertaken of the trees to be removed. The archival recordings should specifically include a detailed account of the trees and photographs of the trees from within the site, from the street and its surroundings. A copy of the final recordings shall be provided to Council.	X	X
B13. Prior to commencement of construction of Building J, a final Tree Replacement Implementation Plan (TRIP) must be developed in consultation with Council and approved by the Planning Secretary. The TRIP must include the final planting locations, species, pot sizes, maintenance of the replacement planting for 674 trees within Council's open space.		X
B14. Prior to commencement of construction, an Existing Tree Protection Plan must be prepared in accordance with AS4970- 2009 (Protection of Trees on Development Sites) and AS4373:2007 (Pruning of Amenity Trees) and submitted to Council and the Certifier. These documents must: (a) be prepared by a qualified Level 5 Arborist recognised within the Australian Qualification Framework with a minimum five years of continual experience within the industry of operational amenity arboriculture and covered by appropriate and current types of insurance (the Project Arborist) (b) confirm the Project Arborist will supervise all construction works, including demolition and site management, within five metres of any existing tree to be retained	X	X
B15. Prior to commencement of construction of the landscape works, a detailed landscape design including plans and details drawn to scale, by a registered landscape architect, is to be prepared in consultation with Council and submitted to and approved by the Planning Secretary. These documents must include: (a) location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots. (b) location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, stairs, infill pit lids, timber decking and seating, rain gardens, water features, walls, decorative screens with climbing wires, furniture, , removable bollards, bike racks, light poles, signage, drainage, services, shade structures, other features, and all associated footings. (c) details on how the landscape design recognises and reflects the indigenous and non-Aboriginal history of the site and includes interpretation of the former MDC plantation (d) coordinated services plan including location and approximate depth of all existing and proposed pits, sign posts etc. (e) detailed grading plan with existing and proposed levels, falls, and pits (f) details of earthworks and soil depths including finished levels and any mounding. Soil volumes for trees on slab are to be consistent with the Sydney Landscape Code Volume 2. (g) planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity. In particular: i. plant shrubs should be roughly 1 plant per 2 m2, with ground covers planted around 4 to 8 plants per 1 m2 ii. planting for shrub and ground cover should be extended into areas between the existing dam and Green Road (h) details of any drainage, waterproofing and watering systems.		X
B16. In accordance with the NSW Biodiversity Offsets Policy for Major Projects and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy, one (1) species credit must be retired prior to the commencement of any vegetation clearing. Details confirming compliance with this condition must be submitted to the Certifier and Planning Secretary.	X	
B17. A Flora and Fauna Management Plan shall be prepared by an appropriately qualified ecologist which addresses mitigation measures to be implemented during construction in accordance with the <i>Powerhouse Museum Discovery Centre Expansion Project Biodiversity Development Assessment Report</i> prepared by WSP Revision C dated 21/9/2020. A copy of the Flora and Fauna Management Plan shall be submitted to the Certifier prior to construction commencing.	X	
B18. Prior to commencement of construction of Building J, plans demonstrating compliance with the following traffic and parking requirements must be submitted to the Certifier: (a) all vehicles to enter and leave the site in a forward direction (b) car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) must be in accordance with AS 2890.1-2004, AS2890.6 for accessible spaces and AS 2890.2-2002 for heavy vehicle usage (c) pedestrian advisory signs are to be provided at the egress from the car park (d) all works/regulatory signposting associated with the proposal must be at no cost to the roads authority (e) the swept path of the longest vehicle (including garbage trucks) entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with AUSTROADS (f) the loading and servicing area must be sufficiently designed to accommodate servicing by garbage trucks.		X

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B19. Prior to commencement of construction of Building J, confirmation that the development will comply with the following requirements must be submitted to the Certifier: (a) A minimum of five secure bicycle parking spaces will be provided within proximity of Building J; (b) A minimum of two showers (one female and one male) and five lockers within Building J; (c) the bicycle parking spaces, the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance.		X
B20. Prior to commencement of installation of the mechanical plant, the following must be submitted to the Certifier: (a) evidence that noise mitigation measures for all mechanical plant, as detailed in Acoustic Report for State Significant Development Application Powerhouse Museum Discovery Centre (prepared by Northrop and dated 12.02.2021), are included in the construction drawings (b) certification from an appropriately qualified acoustic engineer that these measures will achieve compliance with the NSW Industrial Noise Policy and other guidelines applicable to the development.		X
B21. Prior to installation of the substation, the Applicant must comply with the requirements of Endeavour Energy. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant.		X
B22. Prior to commencement of construction of Building J, an application must be made to Sydney Water for a Certificate under Section 73 of the Sydney Water Act 1994 and the certificate of compliance must be submitted to the Certifier.		X
B23. Prior to commencement of construction of Building J, confirmation that the building façade materials have a maximum normal specular reflectivity of visible light of 20 per cent and any glare will not cause discomfort or threaten the safety of pedestrians or drivers must be submitted to the Certifier.		X
B24. Prior to commencement of construction, details of any works within a drainage easement must be submitted to and approved by Council, and include: (a) pre and post construction survey and CCTV inspection of all existing piped infrastructure (b) details to show adequate cover is maintained over existing pipes and/or culverts (c) details of the proposed connections to the existing pits, pipes and/or culverts (d) plans to show that the drainage easement will remain clear of any infrastructure not associated with the existing drainage system.		X
B25. Prior to commencement of construction, confirmation that all stormwater runoff from the development will be managed in accordance with Council's requirements must be submitted to the Certifier. The stormwater design shall for the TAFE car park must be updated in consultation with Council to include onsite detention and/or water quality treatment in accordance with Council's requirements.	X	X
B26. Prior to commencement of construction, confirmation that all new impervious surfaces, including driveways and paved areas, will be drained to the nominated discharge controls must be submitted to the Certifier.	X	X
B27. Prior to the commencement of construction, a Construction Environmental Management Plan (CEMP) must be submitted to the Planning Secretary, Council and Certifier. The CEMP must provide / address the following matters: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (ix) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition B28); (c) Construction Noise and Vibration Management Sub-Plan (see Condition B29); (d) Construction Soil and Water Management Sub-Plan (see Condition B30); (e) Construction Waste Management Sub-Plan (see Condition B31) (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site. The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent prevails.	X	X
B28. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network. The CTPMSP shall be prepared in consultation with TfNSW (Sydney Coordination Office) and shall specify, but not be limited to, the following: (a) a description of the development; (b) location of any proposed work zone(s); (c) location of any crane(s); (d) haulage routes; (e) a detailed plan identifying all construction vehicle access arrangements; (f) estimated number of construction vehicle movements, including measures to reduce the number of movements during the AM and PM peak periods; (g) construction program; (h) proposed construction hours; (i) any potential impacts to general traffic, cyclists, pedestrians and buses within the vicinity of the site from the construction of the development; and (j) proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMSP.	X	X
B29. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	X	X

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(b) incorporate recommendations of the Acoustic Report for <i>State Significant Development Application Powerhouse Museum Discovery Centre</i> revision 6 prepared by Northrop, dated 20.02.2021 (c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (d) hours of construction in accordance with Conditions C6 to C9 ; (e) outline regular community liaison with sensitive receivers around the site (f) outline how noise and vibration impacts would be monitored during construction (g) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers; (h) include a complaints management system that would be implemented for the duration of the construction; and (i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures.		
B30. The Construction Soil and Water Management Plan (CSWMSP) must address, but not be limited to the following: (a) be prepared by a suitably qualified expert; (b) describe all erosion and sediment controls to be implemented during construction as a minimum, in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) provide a plan of how all construction works will be managed in wet weather events (i.e. storage of equipment, stabilisation of the Site); and (d) detail all off-Site flows from the Site.	X	X
B31. Prior to the commencement construction, a Waste Management Plan (WMP), prepared in accordance with Appendix A of Council's DCP, must be submitted to the Planning Certifier, Council and Certifier. The WMP must: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) identify an appropriate area for the storage of garbage bins and recycling containers for all waste and recyclable material generated by the works (c) demonstrate compliance with relevant legislation, particularly with regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air (d) require that all waste generated during the project is assessed and classified and managed in accordance with the EPA's 'Waste Classification guidelines, Part 1 Classifying Waste.'	X	X
B32. Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets. A copy of the strategy must be submitted to the Planning Secretary and Council for information.	X	X
B33. If required, a Work Zone Permit must be sought and issued by Council to allow any obstructions of the public way, footpaths, road reserves and the like, by any mobile cranes, materials, vehicles, refuse, skips, loading and unloading or the like, prior to the installation of any obstructions. Where supported by the relevant authority, the Work Zone Permit should be given for the shortest possible time, so as not to restrict movement or use of the public domain. Consideration should be given to issuing the permit for a specific time period(s) or specific works.	X	X
B34. Prior to the commencement of construction on a public road or public footpath, evidence that the relevant approvals have been obtained under Section 138 of the Roads Act 1993 must be submitted to the Planning Secretary, Council and Certifier. This includes approvals to erect a hoarding and/or scaffolding on or above a public road or footpath, barricade a public road or in order to obtain a road occupancy licence.	X	X
B35. Prior to the commencement of construction of Building J, amended plans shall be submitted to and approved by the Planning Secretary showing the location of informal car parking spaces wholly within the TAFE site, excluding the TfNSW road widening land reservation along Showground Road, in accordance with the requirements of development consent DA 1674/2007.		X

Condition	Early Works (TAFE Carpark)	Main Works (Bldg J and associated works)
PART C- DURING CONSTRUCTION		
C1. A copy of the approved and certified plans, specifications and documents, incorporating conditions of approval, modifications and certification must be kept on the Site at all times and must be readily available to view by any officer of the Department, Council or Certifier or a member of the public	X	X
C2. A site notice(s) must be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details, including details of the builder, Certifier and structural engineer. The notice(s) must satisfy the following requirements: (a) be able to be read by the general public (b) be rigid, durable and weatherproof and displayed throughout the works period (c) specify the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries and complaints (d) mounted at eye level on the perimeter hoardings/fencing (e) include a statement that unauthorised entry to the Site is not permitted (f) include a map of the Site and the work zone.	X	X
C3. The 24-hour contact telephone number must be continually attended by a person(s) with authority over the works for the duration of the development.	X	X
C4. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X
C5. The building must be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor must then submit a plan to the Certifier confirming that structural works are in accordance with this development consent.		X
C6. Construction, including the delivery of plant, equipment and any materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 5 pm, Mondays to Fridays inclusive; and (b) between 8 am and 1 pm, Saturdays.	X	X

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(c) No work may be carried out on Sundays or public holidays.		
C7. Construction activities may be undertaken outside of the hours in Condition C6 : (a) if required by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers.	X	X
C8. Notification of such construction activities as referenced in Condition C7 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X
C9. Rock breaking, rock hammering, sheet piling, piledriving and similar activities may only be carried out between the following hours: (a) 9.00 am to 12.00 pm, Monday to Friday; (b) 2.00 pm to 5.00 pm, Monday to Friday; and (c) 9.00 am to 12.00 pm, Saturday.	X	X
C10. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X
C11. The development must achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the CEMP and CNVMP .	X	X
C12. If the noise from a construction activity is substantially tonal or impulsive in nature, 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	X	X
C13. Heavy vehicles and oversized vehicles must not queue or idle on surrounding local roads outside of construction zones.	X	X
C14. The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline.	X	X
C15. Where sensitive receivers may be affected, piling activities are to be completed using bored piles. If driven piles are required, they must only be installed where outlined in the CEMP .	X	X
C16. Vibration caused by construction at any residence or structure outside the subject site must be limited to: (a) for structural damage vibration to buildings (excluding heritage buildings), <i>British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings</i> (b) for human exposure to vibration, the evaluation criteria presented in <i>British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings</i> (1Hz to 80 Hz) for low probability of adverse comment (c) the above limits, unless otherwise outlined in the CEMP .	X	X
C17. Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed noise limits for the site.	X	X
C18. The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	X	X
C19. All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.	X	X
C20. Any seepage or rainwater collected on-site during construction must be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater must not be pumped to the street stormwater system unless separate prior approval is issued by Council.	X	X
C21. Notwithstanding the WMP referred to in Condition B31 , the applicant must ensure that: (a) all waste generated by the development is classified and managed in accordance with the EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste 2014</i> (b) all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste (c) waste (including concrete waste, rinse litter, debris or other matter) are not disposed of on the site and do not enter the waters of Sydney Harbour (d) any vehicle used to transport waste, materials and/or excavation spoil from the site is covered before entering the public roadway (e) the wheels of any vehicle, trailer or mobilised plant are cleaned of debris prior to leaving the site.	X	X
C22. Adequate measures must be taken to prevent dust from affecting the neighbouring amenity during construction. In particular, the following measures must be implemented: (a) physical barriers erected at right angles to the prevailing wind direction or placed around and over dust sources to prevent wind or activity from generating dust emissions (b) earthworks and scheduling activities managed to coincide with the next stage of development to minimise the amount of time the site is left in a cut or exposed (c) all materials stored or stockpiled not to exceed 4 meters in height, are constructed and maintained to prevent cross contamination, include suitable erosion and sediment controls, and are covered, if necessary, to control emissions of dust and/or VOCs/odour (d) the surface dampened slightly to prevent dust from becoming airborne, but not be wet to the extent that run-off occurs (e) all vehicles carrying spoil or rubble to or from the site covered to prevent the dust or other materials escaping (f) all equipment wheels washed before exiting the site using manual or automated sprayers or drive-through washing bays (g) gates closed between vehicle movements and fitted with shade cloth (h) cleaning of footpaths and roadways carried out regularly.	X	X
C23. The public way, footpaths, road reserves and the like, must not be obstructed by any mobile cranes, materials, vehicles, refuse (waste), skips or the like, under any circumstances unless in accordance with a Work Zone Permit (See Condition B33). Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	X	X
C24. All loading and unloading associated with demolition and construction must be accommodated on-site, unless in accordance with a Work Zone Permit (See Condition B33).	X	X
C25. Any damage to the public way, footpaths, road reserves and the like, including trees, kerbs, paving, gutters, road carriageway and the like, must immediately be made safe and functional by the Applicant.	X	X

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C26. If non-Aboriginal historical archaeological deposits are discovered unexpectedly during works, the deposits must be dealt with according to the unexpected finds procedure contained in the Unexpected Finds Policy in the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects dated 21 January 2021	X	X
C27. Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.	X	X
C28. All materials requiring removal from the site must be classified in accordance with Waste Classification Guidelines (NSW EPA, 2014). The Applicant must ensure that demolition works are undertaken so that cross-contamination of the site does not occur.	X	X
C29. Removal of asbestos and other hazardous building materials must only be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be submitted before waste classification, disposal or site validation is undertaken.	X	X
C30. The Applicant must implement the Unexpected Finds Protocol for Contamination (see Condition B27) for the duration of construction. Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Planning Secretary must be immediately notified and works in the immediate area must cease. Works must not recommence on site until the Planning Secretary confirms works can recommence.	X	X
C31. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements.	X	X
C32. The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing (b) the removal of all graffiti from any hoarding/fencing or the like within the construction area must be removed within 48 hours of its application.	X	X
C33. Tree removal works must be undertaken in accordance with the Aborigicultural Impact Statement prepared by Mackay Tree Management dated September 2020.	X	X