

# BlacktownCityCouncil

## NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION Environmental Planning and Assessment Act, 1979 (Section 81)

**Applicant:** RIVERSTONE PARADE PTY LTD  
PO BOX R544  
ROYAL EXCHANGE 1225

**Determination Number: 15-1001**

**Property Description:** LOT 211 DP830505, GARFIELD ROAD WEST, RIVERSTONE

**Development:** Bulk earthworks and ground contouring in the north eastern corner of the site and associated works including importation of virgin excavated natural material, construction of 2 sediment control basins and tree removal.

**Determination:** *Pursuant to 81 of the Act Council advises that the Development Application has been determined by:*

- GRANTING OF CONSENT SUBJECT TO THE CONDITIONS ATTACHED ON THE FOLLOWING PAGES

**BY DELEGATED AUTHORITY – DIRECTOR DESIGN AND DEVELOPMENT**

### Right of Appeal

Section 97 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 97 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

### Review of Determination

Section 82A of the Act provides that an applicant may request the Council to review the determination. Section 82A does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4 of the act in respect of Crown applications

**Note:** This Consent is generally valid for a period of five years effective from the date of this Notice, unless specified otherwise by Sections 83 and 95 of the Act, or by conditions of this Consent.

Kerry Robinson  
**GENERAL MANAGER**

Per 

**Date: 23 December 2015**

**1 ADVISORY NOTES**

**1.1 Terminology**

1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the Environmental Planning and Assessment Act 1979.

**1.2 Other Approvals**

1.2.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

1.2.2 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.

1.2.3 The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary development not approved by this consent, including:

- (a) building works;
- (b) subdivision;
- (c) construction of any retaining walls;
- (d) the removal of any trees not indicated for removal on the approved plans;
- (e) any fence, cut/fill works, advertising structure or other development not approved by this consent;
- (f) demolition of any existing buildings and associated structures; and
- (g) use of any cranes during construction.

**1.3 Services**

1.3.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Endeavour Energy
- (c) TransGrid
- (d) Natural Gas Company
- (e) The relevant local telecommunications carrier


regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to and stamped by a Sydney Water Corporation Limited

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Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

- 1.3.2 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
- 1.3.3 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.
- 1.4 **Sydney Water requirements**
- 1.4.1 As the proposed works are in close proximity to a Sydney Water asset, the developer may be required to carry out additional works to facilitate their development and protect the wastewater main. Compliance with the guidelines for building over/adjacent to Sydney Water assets must be adhered to as part of the development. All work undertaken must comply with Sydney Water guidelines and must not adversely affect the delivery of future infrastructure planned for the area.
- 1.5 **Transgrid and Endeavour Energy requirements**
- 1.5.1 Prior to commencement and throughout the duration of works, the applicant shall comply with the requirements of Transgrid and Endeavour Energy in relation to the transmissions lines.
- 1.5.2 The easement area surrounding Endeavour Energy's assets is to be kept clear of all obstructions, encumbrances and other services in order to provide a safe work area for Endeavour Energy personnel to ensure compliance with Work Cover and the Work, Health & Safety legislation.
- 1.5.3 TransGrid requests notification as early as possible for any development that is

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proposed to be constructed near their transmission line easements or seeks an encroachment. In such circumstances, it is recommended that developers consult with TransGrid ahead of lodging a Development Application.

- 1.5.4 TransGrid is to be notified of any amendments/modifications to the proposed bulk earthworks.

## 2 GENERAL

### 2.1 Consent Duration

- 2.1.1 All works, including the importation of fill material, approved/required by this consent are to be undertaken within a maximum period of **6 MONTHS** from the issue of a Construction Certificate. A copy of the Construction Certificate must be provided to Council for its records (where Council is not the Principal Certifying Authority) **within 7 days** of the Construction Certificate being approved.

### 2.2 Scope of Consent

- 2.2.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing/Report No.	Dated	Council's File Enclosure No.
967302/CC10 (B) – Locality Sketch	Undated	75B
967302/CC11 (D) – Index Legend & General Notes	17/04/15	75C
967302/CC12 (D) – Cut/Fill Plan	06/11/15	75D
967302/CC13 (C) – Site Sections & Details	17/04/15	75E
967302/CC14 (C) – Soil & Water Management Plan	15/04/15	75F
967302/CC15 (C) – Soil & Water Management Notes	15/04/15	75G
9673/SK25 (1) – Overhead Powerline Clearance Plan	28/07/15	75H
9673SA02 (A) – Site Analysis Plan	30/03/15	75I
Waste Management Plan	09/04/15	2B Appendix C
Salinity and Ground Water Assessment and Management Plan	27/09/13	11A
Noise Impact Assessment	10/04/15	2C
Contamination Assessment and Remedial Action Plan – Stage 1 Earthworks	26/09/13	2D

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\* Unless amended by any condition(s) of this consent.

2.2.2 This consent grants approval for the following, subject to full compliance with all other conditions of this consent:

(a) All works, including the importation of fill material, are to be undertaken between 7.00am to 6.00pm, Mondays to Fridays and 8.00am to 1pm, Saturdays. No such work or deliveries are to be undertaken at any time on Sundays or public holidays.

Note: The construction noise management measures outlined in Chapter 4 of the Noise Impact Assessment, undertaken by EMGA Mitchell McLenna dated 10 April 2015, are to be adopted at all times.

(b) Importation of approximately 43,000 cubic metres of virgin excavated natural material (VENM) to achieve the necessary levels. Only clean fill is permitted to be imported and must be validated at the source by a suitably qualified consultant as VENM fill material, non-slightly saline and non-aggressive to concrete or steel prior to being transported to the site.

(c) Bulk earthworks and ground contouring in the north eastern corner of the site. No works, including the stockpiling of cut or imported material, are to be undertaken within any floodprone or major creeks land at any time.

(d) Access to the site by construction vehicles via Bandon Road. Only over-sized vehicles are to gain access via Garfield Road West. A maximum of 90 daily construction vehicle trips (two way) are permitted at the entry/exit on Bandon Road.

2.2.3 THE APPROVAL OF THESE PREPARATORY BULK EARTHWORKS IN NO WAY PRE-EMPTS THE FINAL LEVELS NOR THE APPROVAL OF ANY FUTURE DEVELOPMENT/SUBDIVISION ON THE SITE.

## 2.3 Sydney Trains requirements

2.3.1 Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the applicant/developer is required to comply with.

## 2.4 Suburb Name

2.4.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:


Suburb: Riverstone

## 2.5 Engineering Matters

These conditions are imposed for the following reasons:

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**2.5.1 Definitions**

- 2.5.1.2 Any Construction Certificate issued in relation to this consent shall incorporate and address the design of those works required by Scope of Engineering Works and other sections of this consent which do not require separate Roads Act 1993 or Local Government Act 1993 approval and any ancillary works necessary to make the construction effective. All works on existing public roads require separate engineering approval pursuant to the Roads Act 1993.

**2.5.2 Design and Works Specification**

- 2.5.2.1 All engineering works required by Scope of Engineering Works and other sections of this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council with any application for Construction Certificate, Road Act 1993 or Local Government Act 1993 Approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documentations.

NOTE: Any variations from these design requirements must be separately approved by Council.

**2.5.3 Payment of Engineering Fees**

- 2.5.3.1 If it is the applicant's intention to engage Council to undertake the checking of the engineering design plans and the issue of the Construction Certificate for the engineering works nominated in the "Prior to Construction Certificate (Engineering)" section, it will be necessary to submit the relevant engineering plans to obtain a quote for this service.


A verbal quote will be provided within 48 hours based upon Council's Goods and Services Pricing Schedule. This will also be confirmed in writing.

- 2.5.3.2 If it is the applicant's intention to engage Council to undertake Construction inspections and the issue of the Compliance Certificate for engineering works, it will be necessary to contact Council's Development Services Engineer for a quote.

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A verbal quote will be provided within 48 hours based upon Council's Goods and Services Pricing Schedule. This will also be confirmed in writing.

### **3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)**

#### **3.1 DA Plan Consistency**

- 3.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

#### **3.2 Riverstone West Precinct DCP 2009**

- 3.2.1 Except as otherwise approved, the design plans which accompany the Construction Certificate shall comply with the design criteria specified in Riverstone West Precinct Development Control Plan 2009. The site levels to be achieved following the approved cut and fill are to be consistent with the Riverstone West DCP.

#### **3.3 Fees and Bonds**

- 3.3.1 The following current fees and bond (which is subject to periodic review and may vary at time of payment) shall be lodged with Council:

- (a) Road inspection fee of \$164.00;
- (b) Road maintenance bond of \$5,000; and
- (c) Administration fee of \$97.00.

The bond is required to cover the cost of any damage to Council's public assets (eg: road, guttering, footpaths, drainage systems) arising from development works. The bond (less an administration fee) will be refunded upon the completion of the development should there be no damage to Council's assets as a result of the development works.

The road inspection fee covers Council's costs to inspect public assets adjacent to the development site before and after development work.

#### **3.4 Special Infrastructure Contribution – Western Sydney Growth Areas**

- 3.4.1 The applicant is to make a special infrastructure contribution in accordance with any determination made by the Minister administering the Environmental Planning and Assessment Act 1979 under Section 94EE of that Act that is in force on the date of the consent, and must obtain a certificate to that effect from the Department of Planning and Infrastructure before a Construction Certificate is issued in relation to any part of the development to which this consent relates.

#### **More information**

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Information about the special infrastructure contribution can be found on the Department of Planning and Environment's website:  
<http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/abid/75/guage/en-US/Default.aspx>

Please contact the Department of Planning regarding arrangements for the making of a payment. Written evidence of these arrangements is to be submitted to Council's Town Planning Officers.

#### **4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)**

##### **4.1 Sydney Trains requirements**

4.1.1 Prior to the issue of a Construction Certificate the developer/applicant shall submit to Sydney Trains the following documentation for separate approval:

- (a) Correspondence from a Qualified & Practicing Geotechnical Engineer stating rail property and infrastructure will not be adversely impacted by the proposed works.
- (b) Details regarding the dust suppression measures to be implemented
- (c) Detailed methodology in relation to the excavation (cut) and fill works.
- (d) Details of the machinery to be used during works. It should be noted that excavations undertaken in rock are to maintain and limit vibration to levels that will not adversely impact Sydney Trains assets.
- (e) A Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works (especially in relation to any impacts on rail corridor).

A Construction Certificate will not be approved until Sydney Trains written endorsement has been obtained and may require the applicant to make adjustments to satisfy Sydney Trains requirements.

Note: Adjustments to the approved plans may warrant the need for a Section 96 application and therefore should also be discussed with Council Officers.

4.1.2 The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of Sydney Trains. All details are to be submitted for Sydney Trains endorsement.

4.1.3 In the event craneage or aerial operations are to be used, the applicant/developer is to submit to Sydney Trains a plan showing all craneage and aerial operations for the development. The use of any craneage or aerial operations must comply with all of Sydney Trains requirements.

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## 4.2 Dilapidation survey

- 4.2.1 Prior to release of the Construction Certificate, the applicant/developer is to contact Sydney Trains to determine if a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise advised in writing by Sydney Trains.

## 4.3 Endeavour Energy's requirements

- 4.3.1 Prior to release of a Construction Certification the applicant/developer is to enter an agreement in writing with Endeavour Energy to address the following requirements as outlined in Endeavour Energy's letter dated 19 October 2015 and held at Enclosure 61G on Council's file DA-15-1001:

- (a) The fill as described in the sketch (9673/SK25) attached is acceptable if provision is made to relocate the fibre optic cable OP0112 shown on drawing No. 381886 (attached- sheet 11).
- (b) The fibre optic cable has not been installed to date, but will need to be installed prior to the earthworks.
- (c) The fibre optic cable will need to be relocated **prior** to the earthworks within the easement.
- (d) The 144 fibre optic cable would need to be relocated underground in an additional 50mm conduit between pole 1 & pole 9 as indicated on the scan of project ARP2964 attached.
- (e) The fibre works will require installation, jointing (2XOH to UG) & testing at the customers cost.
- (f) Endeavour Energy has no objection to the 11kV & fibre conduits to be installed in a common trench within the existing 132kV easement to avoid further restriction to the subdivision. *Please liaise with Lee Tutunoa (98537219), for further information on the ADSS program dates.*
- (g) Bunting shall be used to indicate the maximum height clearances and concrete barriers must be installed around Endeavour Energy's pole infrastructure to prevent inadvertent contact.
- (h) Any metallic fencing (temporary or permanent) shall be Isolated and Earthed as per Endeavour Energy Regulations and the AS3000.
- (i) All approvals granted are subject to the encroachment being removed or

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relocated at the Owners Expense should Endeavour Energy require this for maintenance, construction or emergency works.

- (j) Statutory clearances to the conductors are to be maintained at all times. It should be noted that power lines are designed to allow for sag and swing sideways, consequently allowance for this needs to be considered at all times. The statutory clearance from 0kv to 132kv Conductors is 3 metres, in all directions, at all times. This measurement applies to, but is not limited to; persons, vehicles, hand tools and equipment, cranes, lifting gear, plant and load. Consideration needs to be given and the clearances increased where there is the likelihood of any inadvertent movement or swinging of the plant, crane, load or lifting gear towards the power lines.
- (k) Vehicles, plant or equipment having a height when fully extended that exceeds 4 metres shall not be brought onto an easement area without the prior written approval of Endeavour Energy. Vehicles with extendable operating equipment i.e. earth moving vehicles, loaders; tip trucks, cranes, etc. are not to be operated within the easement except with that equipment in the travelling position. **Aerial boom concrete pumps are not permitted in any overhead easement.**
- (l) No lengths of metal, metal pipes, metal girders or other lengths of material are to be located with the easement area.
- (m) Buildings, site sheds, other substantial structures or parts thereof, shall not be erected within the easement area.
- (n) No soil or other material is to be stored, loaded or unloaded (which creates a significant reduction in conductor height) within the easement area.
- (o) All personnel are to be advised of the hazards of working in close proximity to high voltage wires. Extreme caution to be observed when working within the easement area and around any poles and structures
- (p) All machinery or plant within an electricity easement is to be operated by adequately trained and accredited persons.
- (q) Endeavour Energy recommends the use of a suitably trained safety observer when work is being carried out within the easement area.
- (r) A hazard identification and risk assessment should be carried out within the easement area. A safe work method statement should be provided for any work carried out within the easement area. All staff should be briefed regularly, or when there are any changes, as to the contents of the risk assessment and safe work method statement.
- (s) For the attention of staff and visitors to the site and to ensure constant vigilance, Endeavour Energy recommends that clearly visible safety signs

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be erected, in accordance with the relevant safety standards, alerting attention to the transmission lines and associated hazards.

- (t) The final surface area within the easement must be clear, level and accessible for Endeavour Energy personnel to carry out line maintenance, construction or emergency works.
- (u) Unobstructed access to the easement area and associated structures must be available on a 24hr/7day a week basis.
- (v) No other work is permitted within the easement area without approval from Endeavour Energy.

#### **4.4 Fencing**

- 4.4.1 Details of the proposed fencing/gate to secure the site shall be submitted to Council prior to the issue of any Construction Certificate. The location of the fencing/gate is to be shown on the Construction Certificate plans.

#### **4.5 Aboriginal archaeology**

- 4.5.1 The applicant has elected to separately obtain an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the National Parks & Wildlife Act.

A Construction Certificate is not to be issued until the AHIP has been issued over the activity area by NSW Office of Environment and Heritage (OEH). This includes undertaking any necessary salvage excavation works and consulting with the relevant local Aboriginal groups.

#### **4.6 Salinity**

- 4.6.1 All recommendations of the salinity and ground water assessment and management plan undertaken by EMGA Mitchell McLennan dated 27 September 2013 held at Enclosure 11A on Council's file DA-15-1001 are to be included as part of the Construction Certificate plans and implemented during construction.

#### **4.7 Dust monitoring**

- 4.7.1 A dust monitoring and control strategy is to be submitted to Council for approval prior to the release of any Construction Certificate for the earthworks. The report is to identify the dust monitoring measures to be implemented, air quality standards to be achieved, and an appropriate strategy to control dust and actions to be implemented at various dust levels. Dust monitoring results are to be submitted to Council on request (e.g. on receipt of a justified complaint).


### **5 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)**

#### **5.1 Compliance with Conditions**

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- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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- 5.1.1 All conditions in the "Prior to Construction Certificate (Engineering)" Section and the relevant conditions in the "General" Section of this consent, must be complied with prior to the issue of any Construction certificates.

**5.2 Traffic Management Plan**

- 5.2.1 A Construction Traffic Management Plan (TMP) is to be prepared and submitted to Council for separate approval prior to the issue of a construction certificate. The TMP is to address the following:

- (a) construction vehicle and truck routes;
- (b) source of the fill:  
Note: Approval has been granted for the importation of approximately 43,000 cubic metres of virgin excavated natural material (VENM). Only clean fill is permitted to be imported and must be validated at the source by a suitably qualified consultant as VENM fill material, non-slightly saline and non-aggressive to concrete or steel prior to being transported to the site.
- (c) number of truck movements and volume of fill;  
Note: A maximum of 90 daily construction vehicle trips (two way) are permitted at the entry/exit on Bandon Road.
- (d) hours of construction/deliveries;  
Note: The approved hours are limited to between 7.00am to 6.00pm, Mondays to Fridays and 8.00am to 1pm, Saturdays. No work or deliveries are to be undertaken at any time on Sundays or public holidays.
- (e) access arrangements;  
Note: Access to the site by construction vehicles must be via Bandon Road. Only over-sized vehicles are to gain access via Garfield Road West.
- (f) traffic control measures

Any Traffic Control plan shall comply with the requirements of current Australian Standard 1742.3 (Traffic Control Devices for Works on Roads) and current RTA Traffic Control at Work Sites manual. Any persons preparing such traffic control layout plans shall be RTA accredited.

**5.3 Swept paths**


- 5.3.1 The swept path of the longest vehicle entering and exiting the site shall be in accordance with AUSTROADS. The applicant is to demonstrate that access and manoeuvrability around the site will comply with this requirement at all times.

**5.4 Erosion and Sediment Control**

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- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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- 5.4.1 Soil erosion and sediment control measures for drainage and earth works shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development. Details are to be included with the plans and specifications to accompany any Construction Certificate.

**5.5 Filling of land**

- 5.5.1 The fill material is to be graded and compacted. Further details relating to the fill are to be included as part of the Construction Certificate documentation.

**5.6 Compaction Requirements**

- 5.6.1 Special attention is drawn to the following requirements of Council's current Works Specification – Civil.

- (i) Submission of compaction certificates for fill within any likely future road reserves.
- (ii) The submission of 2 contour lot fill diagrams and lot fill compaction certificates. A Restriction as to User with Council's standard wording will be required on filled lots.

Note: Where subsequent development consent is issued for subdivision of the site, the requirement for the 'Restriction as to User' may be delayed until the future subdivision.

**5.7 Asset Management**

- 5.7.1 A detailed estimate of the cost of civil engineering work must be submitted to Council prior to the issue of the Construction Certificate for engineering works. If engineering works are of a value greater than \$25,000; documentary proof of payment of the levy required by the Building and Construction Industry Long Service Payments Act must be provided to Council prior to any approval of engineering plans either by Council or an appropriately accredited certifier.

**5.8 Other Approvals/Clearances/Adjoining Owners Permission.**

- 5.8.1 Sydney Water Corporation approval in the form of appropriately stamped Construction Certificate Plans is to be obtained to verify that the proposed works meets the Corporation's requirements.

**5.9 Ancillary Works**

- 5.9.1 Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this consent effective. Such works shall include but are not limited to the following:

- (a) the relocation of underground services where required by the positioning of new drainage and road infrastructure.

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- (b) the relocation of above ground power and telephone services.
- (c) the matching of new infrastructure into existing or future designed infrastructure.

**5.10 Tree Preservation**

5.10.1 A tree retention plan shall be included with any Construction Certificate indicating:

- (a) any trees to be retained.
- (b) all areas left undisturbed and to be cordoned off from construction works.

**6 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)**

6.1 Prior to the issue of a Construction Certificate, an appropriately qualified person is to prepare an Environmental Management Plan (EMP) for review and approval. The operational measures should include but not be limited to the following:

- o proposed hours of work
- o proposed schedule of works
- o noise and vibration controls
  - location of the nearest noise sensitive receivers
  - the predicted level of noise likely to affect the nearest sensitive receivers
  - list plant and equipment to be used on-site including the level of sound mitigation to be undertaken in each case
  - where resultant site noise levels are likely to exceed the noise criteria, a proposal is to be submitted outlining the duration and frequency of respite periods afforded to the occupiers of neighbouring property
- o dust (air quality) management strategy
- o procedures for validation of imported fill material and the proposed means of disposing overburden
- o waste and materials re-use on-site
- o community response and management procedure outlining the course of action to be undertaken following receipt of a complaint
- o proposed means of controlling of any activity that could potentially cause a 'pollution incident' as defined by the *Protection of the Environmental Operations Act 1997*.

**7 PRIOR TO DEVELOPMENT WORKS**

**7.1 Consent Duration**

7.1.1 All works, including the importation of fill material, approved/required by this consent are to be undertaken within a maximum period of **6 MONTHS** from the issue of a Construction Certificate. A copy of the Construction Certificate must be provided to Council for its records (where Council is not the Principal Certifying Authority) **within 7 days** of the Construction Certificate being approved.

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**7.2 Sydney Trains requirements**

- 7.2.1 Prior to the commencement of works the applicant/developer is to contact Sydney Trains Rail Corridor Management Group to determine the need for public liability insurance cover. If insurance is deemed necessary this insurance must be for the sum as determined by Sydney Trains and shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure. The applicant is to contact Sydney Trains Rail Corridor Management Group to obtain the level of insurance required for this particular proposal.
- 7.2.2 Prior to the commencement of works the applicant is to contact Sydney Trains Rail Corridor Management Group to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains.
- 7.2.3 No works are to be undertaken within the Sydney Trains easement. Prior to the commencement of works a registered surveyor is to peg-out the easement boundary so ensure no works are undertaken in this area.

**7.3 TransGrid's requirements**

- 7.3.1 TransGrid is to be notified before the bulk earthworks commence. A TransGrid representative may attend the site if required to assess the earthworks site mindful of key safety issues pertaining to TransGrid's infrastructure.

**7.4 Use of Cranes**

- 7.4.1 Any crane used during construction must have approval under the Local Government Act 1993 and Roads Act 1993 from Council's Manager Civil and Open Space Maintenance. Any proposed crane use will also require referral to Sydney Trains for their consideration.
- 7.4.2 Any crane used must be provided with a light in accordance with the requirements of the Civil Aviation Authority (CASA) requirement. This may require a separate approval from CASA.
- 7.4.3 The proposed works within TransGrid's easement are acceptable subject to height restrictions being applied to cranes, elevated work platforms and any other equipment proposed to operate on the easement that is capable of exceeding the 4.2m height restriction. The applicant/developer is to contact TansGrid if the height restrictions are to be exceeded.

**7.5 Safety/Health/Amenity**


- 7.5.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

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- (a) a standard flushing toilet, and
- (b) connected:
  - (i) to a public sewer, or
  - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility provided by the Council, or
  - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable to some other sewage management facility approved by Council.

7.5.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

7.5.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.


7.5.4 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate and in accordance with Council's Soil Erosion and Sediment Control Policy shall be installed prior to the commencement of development works.

7.5.5 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land

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shall be provided as a minimum.

- 7.5.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

**7.6 Notification to Council**

- 7.6.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

- 7.6.2 At least five (5) full working days written notice must be given for the commencement of engineering works. Such notice must be accompanied by evidence of the contractors Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum amount of \$10,000,000.

**7.7 Sydney Water Authorisation**

- 7.7.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Customer Centre or Quick Check Agent, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For Quick Check Agent details, please refer to the "Building Plumbing and Developing" Section of the website [www.sydneywater.com.au](http://www.sydneywater.com.au), then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

**7.8 Adjoining Owners**

- 7.8.1 Written permission from the respective owner(s) must be obtained to:

- (a) discharge stormwater onto adjoining owner's land.
- (b) carry out works on adjoining land.
- (c) drain the site across land owned by others.

A copy of such written permission shall be lodged with Council.

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**7.9 Tree Protection**

- 7.9.1 Any tree not indicated on the approved Development Application plans as being removed shall be effectively protected against damage.

**8 DURING CONSTRUCTION (PLANNING & BUILDING)****8.1 Sydney Trains requirements**

- 8.1.1 Safe Approach Distance (SAD) requirements must be maintained at all times to the Sydney Trains overhead power lines.
- 8.1.2 No works are to be undertaken with the Sydney Trains easement.
- 8.1.3 All excavation/ground penetration works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects.
- 8.1.4 During all stages of the development care shall be taken to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
- 8.1.5 No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.
- 8.1.6 During all stages of the development Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, are entitled to inspect the site of the development and structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the conditions of this consent, on giving reasonable notice to the principal contractor for the development and/or the owner/occupier of the part of the site to which access is sought.

**8.2 Endeavour Energy and TransGrid's requirements**

- 8.2.1 Traffic control measures are to be implemented to prevent vehicles colliding with TransGrid's transmission towers. Any temporary fencing will need to be earthed and every second panel isolated. No works are permitted within the 30 metre exclusion zones around TransGrid's towers.
- 8.2.2 No mounds of earth or other materials may be left on TransGrid's easement, even on a temporary basis, as doing so effectively creates a hazard by reducing the vertical clearances to the transmission lines.
- 8.2.3 Prior to commencement and throughout the duration of works, the

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applicant/developer shall comply with the requirements of Transgrid and Endeavour Energy in relation to the transmission lines.

- 8.2.4 All works are to be carried out in accordance with *TransGrid's Easement Guidelines For Third Party Development* and the *NSW WorkCover 'Work Near Overhead Powerlines' Code of Practice 2006*. Further information is available at the following website or by contacting TransGrid or writing to them at 200 Wallgrove Road, Wallgrove NSW 2766:

<http://www.workcover.nsw.gov.au/health-and-safety/industry-safety/electrical-and-power/power-lines/publications/work-near-overhead-power-lines-code-of-practice-2006>

### **8.3 Sydney Water requirements**

- 8.3.1 Sydney Water has 2 easements that traverse the land over the site of the proposed earthworks. One easement supplies electricity by means of aboveground power poles to the Sewer Treatment Plant. The other easement effects 2 pressure mains. Continued access to Sydney Water's trunk assets must be maintained throughout the duration of the work.

### **8.4 Stockpiling**

- 8.4.1 The storage of cut and imported fill material is to be contained outside of any floodprone/major creeks land and outside of any existing easements over the site at all times.

### **8.5 Safety/Health/Amenity**

- 8.5.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 8.5.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:
- (a) the name, address and telephone number of the principal certifying authority for the work, and
  - (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.
- 8.5.3 Should the development work:
- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
  - (b) involves the enclosure of a public place,

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the required hoarding, awning or protective barrier shall be maintained between the land and the public place.


The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

- 8.5.4 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.
- 8.5.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.
- 8.5.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 8.5.7 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
  - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
  - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.
- 8.5.8 Building and construction materials, plant, equipment and the like shall not be placed or stored at any time on Council's footpath, roadway or any public place.
- 8.9 **Nuisance Control**
- 8.9.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 8.9.2 The hours of any construction works, including the importation of fill material, shall be limited to between 7.00am to 6.00pm, Mondays to Fridays and 8.00am to 1pm, Saturdays. No such work is to be undertaken at any time on Sundays or public holidays.
- 8.10 **Waste Control**

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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- 8.10.1 The waste material sorting, storage and re-use requirements of Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

**8.11 Tree Protection**

- 8.11.1 The measures required to effectively protect trees on the land shall be maintained throughout the development works.

**8.12 European Heritage**

- 8.12.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately in accordance with section 146 of the *Heritage Act 1977*. Relevant works shall not recommence until written authorisation from the Heritage Council is issued.

**8.13 Aboriginal Heritage**

- 8.13.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and the NSW Office of Environment & Heritage informed in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Relevant works shall not recommence until written authorisation from the NSW Office of Environment & Heritage is received by the Applicant. In addition, a member of each of the Western Sydney Aboriginal Stakeholder Groups is to be contacted.

**8.14 Salinity**

- 8.14.1 The recommendations contained within the salinity and ground water assessment and management plan undertaken by EMGA Mitchell McLennan dated 27 September 2013 held at Enclosure 11A on Council's file DA-15-1001 shall be implemented.


**8.15 Groundwater**

- 8.15.1 A suitably qualified consultant shall be engaged for the implementation and ongoing monitoring of groundwater conditions through the provision of test holes immediately upstream and downstream of the areas to be excavated and filled to establish groundwater conditions prior to commencement of works. These shall be monitored regularly during the works to ensure that there are no adverse impacts on the flow of ground water. Monitoring shall continue after completion of the works to ensure that settlement of the filled areas does not adversely impact the flow of ground water.

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**8.16 Site Contamination**

8.16.1 The applicant is to ensure that validation for the entire subject site can be prepared by a suitably qualified environmental consultant in accordance with Council's Contamination Land Policy. In this regard, the applicant is to ensure that the site has been satisfactorily secured as to prevent any unauthorised dumping of illegal fill/waste building materials (i.e. non-V.E.N.M soils) from entering onto the development site.

8.16.2 Any relevant recommendations of the Contamination Assessment and Remedial Action Plan (Ref: CES 130203-HM-01-F) dated 26 September 2013 and held at Enclosure 2D on Council's file DA-15-1001 shall be implemented.

Any animal impacted material unearthed during construction intended for reuse on site shall be tested and validated by a suitably qualified consultant as suitable for open space & industrial/commercial purposes prior to reuse. Otherwise any material unsuitable for reuse shall be removed off-site to a suitable waste facility.

The environmental consultant engaged for this project is to be on site for regular monitoring of the bulk earthworks. Should any contaminated material be unearthed during the bulk earthworks, all works shall cease immediately and a Remediation Action Plan (RAP) shall be submitted to Council for approval. Final validation for every aspect of the works shall be submitted to Council prior to issue of the final Compliance Certificate.

**8.17 Dust Control Measures**

8.17.1 Appropriate dust suppression measures as required by the dust monitoring and control strategy submitted to satisfy pre-construction certificate condition 4.7.1 are to be incorporated into the earthworks process, so as to ensure that properties in the local vicinity are not negatively impacted upon by dust generated from the development site.

Should Council receive any complaints regarding non-compliance with any of the above matters or other such operational type matters, then Council will have no alternative but to fully investigate the complaint and pursue an appropriate course of action.

**8.18 Acoustic Measures**

8.18.1 The 'Construction noise management' recommendations contained within Section 4 of the Acoustic Report prepared by EMGA Mitchell McLennan dated 10 April 2015 and held at Enclosure 2C on Council's file DA-15-1001 shall be implemented. Where possible, the construction works are to utilise modern machinery equipment which is fitted with silencers/mufflers to limit construction noise on-site during the works.

In the event Council receives a justified complaint a further acoustical assessment

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is to be carried and submitted to Council for approval.

## **9 DURING CONSTRUCTION (ENGINEERING)**

### **9.1 Notice of work Commencement**

- 9.1.1 At least 5 full working days written notice shall be given of the commencement of engineering works. Such notice shall be accompanied by evidence of the contractor's Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum of \$20,000,000.

### **9.2 Fill material**

- 9.2.1 Any material imported to site must fulfil the criteria under either of:
- i. Virgin Excavated Natural Material (VENM) - as defined under DECCW (2009) Waste Classification Guidelines Part 1: Classifying Waste; or
  - ii. Excavated Natural Material (ENM) as defined under the: The Excavated Natural Material Exemption 2012 : General Exemption - Part 6, Clause 51 and 51A of the Protection of the Environment Operations (Waste) Regulation 2005.
  - iii. Fill with high salt content is not to be used.

### **9.3 Compaction Requirements**

- 9.3.1 All fill including existing fill shall be compacted in accordance with the Council's "Works Specification - Civil (current version)". A compaction certificate shall be obtained from a Registered Engineer (NPER) verifying that the correct compaction requirements have been met.
- 9.3.2 Removal of any unsuitable soil and/or fill material and its replacement with suitable material compacted in accordance with the current version of Council's "Works Specification - Civil".
- 9.3.3 Special attention is drawn to the following requirements of Council's Works Specification - Civil (Current Version):
- (a) Submission of compaction certificates for fill within future road reserves.
  - (b) The submission of 2 contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.

### **9.4 Tree Protection**

- 9.4.1 Existing vegetation shall be left undisturbed except where drainage and filling are proposed.

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- 9.4.2 There is to be no storage of materials stockpiling of excavated material or parking of machinery within the drip line of the crown of any trees to be retained.

**9.5 Maintenance of Soil Erosion Measures**

- 9.5.1 All required soil erosion and sediment and dust control measures are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is inadequate.

- 9.5.2 The approved sediment control basins are to be maintained during and after construction in accordance with "Managing Urban Stormwater – Soils and Construction" ("The Blue Book").

**9.6 Filling of Land & Compaction**

- 9.6.1 Regular wetting down of the site must be undertaken during the course of works in order to control wind blown dust from the site.

- 9.6.2 Roads adjoining the site must be kept clean and free of all excavated /transportable spoil materials.

- 9.6.3 Trucks transporting fill must have their loads covered

- 9.6.4 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

- 9.6.5 Provisions of "Shaker Pads" and wash-down areas for trucks leaving the site details are to be shown on plans.

- 9.6.6 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.

- 9.6.7 All testing and validation of the imported fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.


- 9.6.8 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

- 9.6.9 Only clean fill (i.e. VENM) shall be deposited on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks

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plaster and timber industrial waste or putrescible materials are not to be deposited on site.

## **9.7 Inspections of Works**

9.7.1 Inspection Compliance Certificates issued by a Registered Engineer (NPER) or Registered Surveyor or Compliance Certificates issued by an accredited certifier, under Part A of Environmental Planning and Assessment Act 1979 as amended, are to be issued for works covered by the Construction Certificate for engineering works at the completion of the following mandatory inspection stages: -

### **(i) Soil Erosion and Sediment Control**

- (a) Implementation of erosion and sediment control
- (b) Revegetation of disturbed areas
- (c) Construction of major controls (i.e gabions mattresses shotcreting etc)
- (d) Removal of sediment basins/ fencing etc.
- (e) Internal sediment/ pollution control devices
- (f) Final Inspection

### **(ii) Traffic Control**

- (a) Implementation of traffic control
- (b) Maintenance of traffic control during works
- (c) Removal of traffic control

### **(iii) Final overall Inspections**

- (a) Preliminary overall final inspection
- (b) Overall final inspection

ALTERNATIVELY, one comprehensive Inspection Certificate or Compliance certificate may be issued to include all of the above-mentioned stages of construction.

Where Council is appointed as the Principal Certifying Authority for the development (e.g. all Torrens Title subdivisions), only Compliance Certificates issued by accredited certifiers will be accepted at the completion of the above-mentioned stages. Any Compliance Certificate must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction certificate.

## **9.8 Public Safety**

9.8.1 The applicant is advised that all works undertaken in a public place are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

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**9.9 Site Security**

- 9.9.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

**9.10 Traffic Control Plan**

- 9.10.1 Where amendments to the approved Traffic Control Plan are required, a new plan shall be prepared and approved prior to implementation. Such plans shall be prepared in strict compliance with the requirements of the current version of Australian Standard 1742.3 (Traffic Control Device for works on Roads) as well as the current version of the RTA Traffic Control at Work Site manual. Any person preparing such Traffic Control plans shall have the relevant RTA accreditation, which must be stated on the submitted plans.

**10 PRIOR TO ISSUE OF COMPLIANCE CERTIFICATE****10.1 Compliance with Conditions**

- 10.1.1 A Compliance Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the site prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.

**10.2 Road Damage**

- 10.2.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

**10.3 Sydney Trains requirements**

- 10.3.1 On completion of the earthworks, the applicant/developer is to contact Sydney Trains to determine if a joint inspection of the rail infrastructure and property in the vicinity of the project is required to be carried out to establish if any deterioration occurred during construction. A Compliance Certificate is not to be issued until Sydney Trains is satisfied that all damage (if any) has been repaired to their satisfaction.

**10.4 Service Authorities**

- 10.4.1 A final written clearance shall be obtained from Sydney Water Corporation, Endeavour Energy and Transgrid and submitted to Council.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson  
GENERAL MANAGER

Per



Blacktown City Council  
Date: 23 December 2015



**10.5 Temporary Facilities Removal**

- 10.5.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 10.5.2 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 10.5.3 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

**10.6 Site Contamination**

- 10.6.1 Prior to the issue of the final Compliance Certificate, a Site Contamination Validation Report prepared by a suitably qualified environmental consultant shall be submitted to Council for approval confirming:

(a) That the imported fill material has been tested and validated as suitable for use on site; and

(b) that the site is suitable for its intended future use/s. Note: The intended uses must be specified.

**10.7 Salinity**

- 10.7.1 Prior to the issue of the final Compliance Certificate, final salinity sign-off from a suitably qualified consultant shall be submitted to Council for approval confirming that the works have been completed in accordance with the recommendations contained within the salinity and ground water assessment and management plan undertaken by EMGA Mitchell McLennan dated 27 September 2013 held at Enclosure 11A on Council's file DA-15-1001. Results of groundwater test hole monitoring as required by condition 8.15.1 will also need to be submitted to Council.

**10.8 Fee Payment**

- 10.8.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

**10.9 Inspections**

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson  
**GENERAL MANAGER**

Per



Blacktown City Council  
Date: 23 December 2015

- 10.9.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

**10.10 Engineering Matters**

**10.10.1 Surveys/Certificates/Works As Executed plans**

- 10.10.1.1 A Work-As-Executed plan (to a standard suitable for scanning) signed by a Chartered Professional Engineer or a Registered Surveyor must be lodged with Blacktown City Council when the engineering works are completed. Council requires the Work-As-Executed plans to be submitted in both hardcopy and electronically on a CD (in PDF and DWG format). All engineering Work-As-Executed plans **MUST** be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

- 10.10.1.2 Special attention is drawn to the following requirements of Council's Works Specification - Civil (Current Version):

(a) Submission of compaction certificates for fill within future road reserves.

(b) The submission of two (2) contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.

- 10.10.1.3 The submission to Council of all Inspection/Compliance Certificates required by the "During Construction (Engineering)" Section of this consent.

**10.10.2 Easements/Restrictions/Positive Covenants**

- 10.10.2.1 The levels and extent of the approved bulk earthworks are not to be taken as determining the earthworks requirements for any future development. If the required Floodplain Management Strategy and Integrated Water Cycle Management Strategy required under the Riverstone West Precinct Development Control Plan 2009 have not been submitted to Council and approved prior to issue of the final Compliance Certificate, and if the bulk earthworks are not consistent with the requirements of the approved report, an 88E Restriction must be created over the title of the property advising that any future development of the site must comply with the requirements of the approved Floodplain Management Strategy and Integrated Water Cycle Management Strategy, and this may require additional fill, the removal of fill, or a change to the extent of fill.

- 10.10.2.2 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.  
(b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.  
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Kerry Robinson  
**GENERAL MANAGER**

Per



Blacktown City Council  
Date: 23 December 2015

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for easements and restrictions as accepted by the Lands Title Office.

10.10.2.3 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

## **11 OPERATIONAL (ENVIRONMENTAL HEALTH)**

### **11.1 Environmental Management**

11.1.1 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the Department of Environment and Conservation's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.

11.1.2 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.


11.1.3 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

11.1.4 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

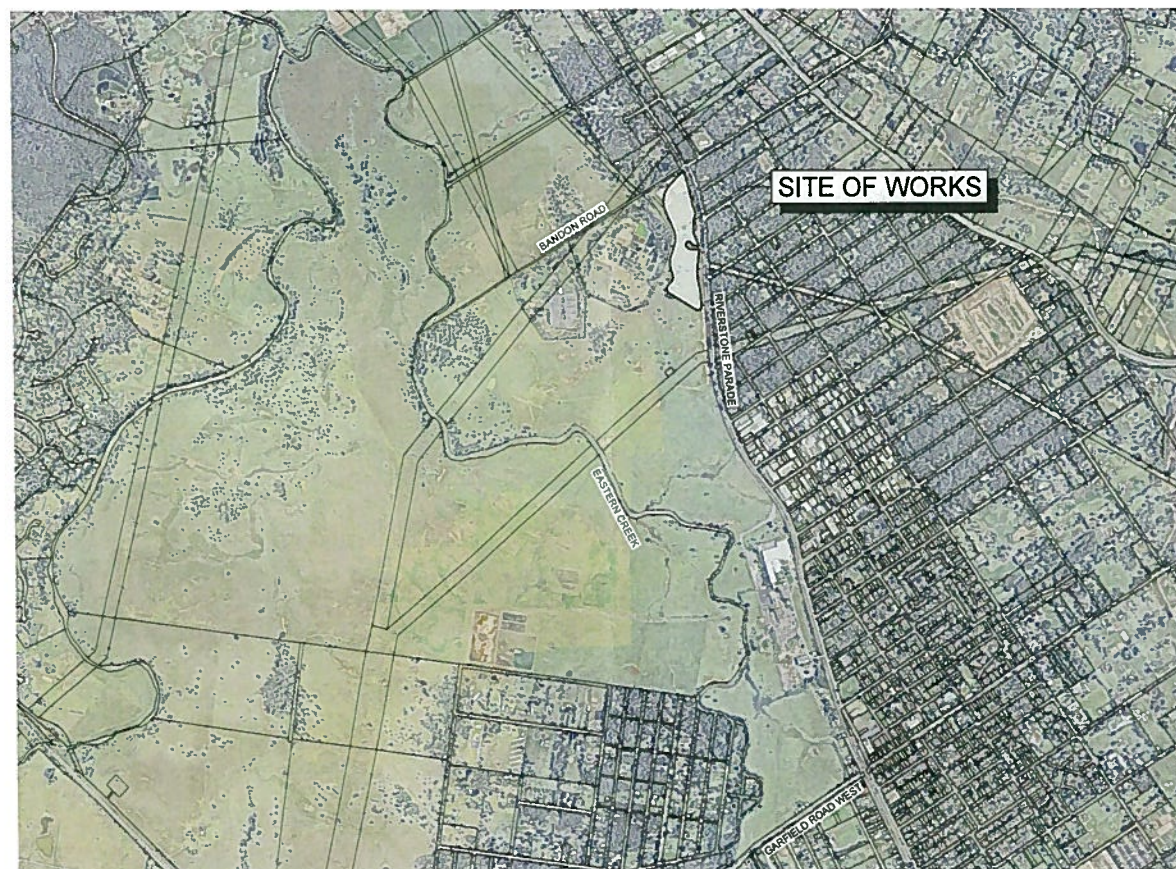
Kerry Robinson  
**GENERAL MANAGER**

Per   
Blacktown City Council  
Date: 23 December 2015



DESCRIPTION	LEGEND		
	PROPOSED	EXISTING	FUTURE
EXTENT OF WORKS			
KERB & GUTTER	KG		
ROLL KERB	RK		
KERB ONLY	KO		
DISH CROSSING	DC		
PRAM RAMP			
DRAINAGE LINE, PIT & EASEMENT			
DRAINAGE LINE & PIT			
HEADWALL			
GUIDE POSTS			
EXTENT OF FILL			
EXTENT OF CUT			
CONTOURS			
CATCH DRAIN			
KERB RETURN No			
ELECTRICITY, POWER POLE			
TELECOM, BOX			
WATER, STOP VALVE, HYDRANT			
SEWER, MANHOLE			
GAS			
TREES TO BE RETAINED			
TREES TO BE REMOVED			
STREET NAME SIGNS			
SURVEY MARKS - BENCH MARKS			
STATE SURVEY MARKS			
RECOVERY PEGS			
STAGE BOUNDARY			
STABILISED SITE ACCESS			
SEDIMENT FENCE			
STRAW BALE BARRIER			
STOCKPILE			
PROTECTIVE FENCING			
MESH AND GRAVEL INLET FILTER			
GEOTEXTILE INLET FILTER			

# RIVERSTONE PARADE PTY LTD ATF 81 RIVERSTONE PARADE UNIT TRUST 81 RIVERSTONE PARADE, LOT 211 IN DP 830505 PROPOSED BULK EARTHWORKS



LOCALITY SKETCH

Prepared By:

**J. WYNDHAM PRINCE**  
CONSULTING CIVIL INFRASTRUCTURE ENGINEERS  
& PROJECT MANAGERS

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## BLACKTOWN CITY COUNCIL **Development Consent**

No. DA-15-1001

This document forms part of the above approval issued under Section 80 of the Environmental Planning and Assessment Act, 1979.

This document must not be used or relied upon for construction purposes.

Kerry Robinson  
General Manager

per:

PLANS TO BE READ IN CONJUNCTION  
WITH STATEMENT OF ENVIRONMENTAL  
EFFECTS (SEE)

ISSUED FOR DA APPROVAL  
NOT FOR CONSTRUCTION

PLAN No.  
**967302/CC10 B**  
FILE No. 967302CC10



## BULK EARTHWORKS NOTES

## TOPSOIL

- REMOVAL OF TOPSOIL ON ANY SECTION OF THE WORKS MUST COMMENCE ONLY AFTER EROSION AND SEDIMENTATION CONTROLS HAVE BEEN IMPLEMENTED AND WHEN CLEARING, GRUBBING AND REMOVAL OF CLEARED MATERIALS HAVE BEEN COMPLETED ON THAT SECTION OF WORKS.
- THE CONTRACTOR SHALL STRIP TOPSOIL FROM ALL FORMATION AREAS TO A DEPTH NOMINATED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL STOCKPILE TOPSOIL TEMPORARILY ON AREAS AS APPROVED BY THE SUPERINTENDENT, WITHIN THE WORKING AREA FOR RE-USE OR DISPOSAL OFF SITE.
- IT SHOULD BE NOTED THAT NO TOPSOIL STOCKPILE IS TO BE LEFT ON SITE FOLLOWING COMPLETION OF THE WORKS. THE CONTRACTOR WILL MAKE ALLOWANCE FOR EITHER DISPOSING OF THE TOPSOIL WITHIN THE EARTHWORKS OPERATIONS ON SITE OR DISPOSING OFFSITE.
- WHERE TOPSOIL DEPTHS EXCEED THAT NOMINATED BY THE GEOTECHNICAL ENGINEER, NOMINALLY 200mm TO 300mm, THE CONTRACTOR MUST NOTIFY THE SUPERINTENDENT. THE CONTRACTOR SHALL RE-SPREAD TOPSOIL TO EARTHWORKS FORMATIONS AND ANY AREAS DENUDED OF TOPSOIL TO A MAXIMUM THICKNESS OF 300mm OR AS OTHERWISE DIRECTED BY THE SUPERINTENDENT.
- THE AREAS TOPSOILED SHALL BE TRIMMED TO THE FINAL LEVEL. FINISHED SURFACE LEVELS NOMINATED ON THE DRAWINGS ARE INCLUSIVE OF TOPSOIL.
- TEMPORARY TOPSOIL STOCKPILES MUST:
  - BE FREE FROM EXCAVATED MATERIALS, CONTAMINATED MATERIALS, REFUSE, CLAY LUMPS AND STONES, TIMBERS, OR OTHER RUBBISH;
  - HAVE BATTERS TRACK ROLLED OR STABILISED BY OTHER MEANS ACCEPTABLE TO THE SUPERINTENDENT.
  - BE SEED TO ENCOURAGE VEGETATION COVER. SEEDING MUST BE CARRIED OUT PROGRESSIVELY WITHIN SEVEN DAYS OF COMPLETION OF EACH 500m<sup>2</sup> OR EXPOSED BATTER FACE.
  - ALL EXCESS TOPSOIL IS TO BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE SUPERINTENDENT.

## EARTHWORKS OPERATIONS

- THE CONTRACTOR SHALL EXCAVATE AND/OR PLACE AND COMPACT FILL TO CONFORM TO THE LINES, GRADES, CROSS SECTIONS, AND DIMENSIONS SHOWN ON THE DRAWINGS, ALLOWING FOR TOPSOIL LAYERS.
- SHOULD WET MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL DRY THE MATERIAL SUFFICIENTLY BY RE-WORKING, OR SPREADING IT TO ALLOW DRYING.
- WET MATERIAL IS NOT CONSIDERED 'UNSUITABLE MATERIAL' (REFER TO DEFINITION BELOW).
- THE CONTRACTOR SHALL OVER-EXCAVATE WITHIN AREAS EXHIBITING UNSUITABLE MATERIAL (AFTER TOPSOIL STRIPPING) TO REMOVE ALL UNSUITABLE MATERIAL.
- UNSUITABLE MATERIAL IS DEFINED AS CONTAINING DELETERIOUS MATERIALS SUCH AS ORGANIC MATTER, SILTS AND /OR DEMOLITION WASTE MATERIAL AS DIRECTED BY THE SUPERINTENDENT AND /OR COUNCIL.
- ALL WASTE MATERIALS, INCLUDING DEMOLITION MATERIALS AND UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED FROM THE SITE BY THE CONTRACTOR.
- THE CONTRACTOR SHOULD MAKE SUFFICIENT ALLOWANCE FOR ALL EARTHWORKS OPERATIONS TO BE INCLUSIVE OF ALL NECESSARY EXCAVATION IN ALL CLASSES OF MATERIAL, INCLUDING ROCK (IF ENCOUNTERED) AND EXCAVATION AND REPLACEMENT OF WASTE AND UNSUITABLE MATERIAL.
- THE CONTRACTOR WILL MAKE ALLOWANCE FOR DISPOSAL OF EXCESS FILL MATERIAL OFF SITE, INCLUSIVE OF CARTING AND TIPPING FEES.

## IMPORTED FILL

- IMPORTED MATERIAL IS TO BE NON-SALINE, SANDY, GRAVELLY CLAY OF LOW TO MEDIUM PLASTICITY WHICH IS CLASSIFIED AS VENM.
- THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A VALIDATION CERTIFICATE WITH ALL NECESSARY TESTING AND CONFIRMING THE LOCATION OF THE MATERIAL AND THE VOLUME AVAILABLE FOR EACH POTENTIAL SOURCE OF MATERIAL.
- THE VALIDATION CERTIFICATES WILL BE REVIEWED BY THE CONTRACTOR'S NOMINATED GEOTECHNICAL CONSULTANT WHO WILL FORMALLY CONFIRM IF THE MATERIAL MEETS THE COUNCIL'S AND PRINCIPAL'S REQUIREMENTS AND IS SUITABLE FOR THE PROJECT.
- ALL MATERIAL THAT IS APPROVED TO ENTER THE SITE WILL NEED TO BE ACCURATELY TRACKED BY THE CONTRACTOR TO ENSURE THAT ONLY APPROVED MATERIAL IS RECEIVED.
- ALL IMPORTED FILL MATERIAL CERTIFICATION SHOULD BE FORWARDED THROUGH THE SUPERINTENDENT.
- ALL IMPORTED FILL MATERIAL SHOULD BE ACCOMPANIED BY COMPLETE DOCUMENTATION (REFER BELOW), INCLUDING CHECKLIST TO BE COMPLETED AND SIGNED BY THE CONTRACTOR REQUESTING THE IMPORTATION OF FILL.
- ALL IMPORTED MATERIAL SHOULD REFERENCE THE APPROXIMATE VOLUME OF FILL AVAILABLE FROM THE SOURCE AND THE TARGET DESTINATION WITHIN THE DEVELOPMENT SITE.

## • VENM REPORT REQUIREMENTS

- SITE INSPECTION AND RECOVERY OF SOIL SAMPLES AT APPROPRIATE SAMPLING DENSITY.
- MATERIAL DESCRIPTIONS, SUCH AS ENGINEERING LOGS.
- THE VENM SOILS SHALL BE FREE OF ANY ASBESTOS-CEMENT PIECES, ASH MATERIAL, STAINING, ODOURS, DISCOLOURATION OR FOREIGN MATTER SUCH AS BRICK, CONCRETE, RUBBER, PLASTIC, BITUMEN, PAPER, CLOTH, PAINT, WOOD, ETC.
- THE VENM SOILS SHALL BE FREE OF ANY ASBESTOS-CEMENT PIECES, ASH MATERIAL, STAINING, ODOURS OR DISCOLOURATION.
- AREA AND DEPTH OF MATERIAL TO BE EXCAVATED, OR AREA AND HEIGHT OF EXISTING STOCKPILE/
- SITE PLAN SHOWING BOREHOLE, TEST PIT OR SAMPLE LOCATIONS.
- APPROPRIATE LABORATORY TESTING ON THE RECOVERED NATURAL SOIL SAMPLES FOR QUALIFICATION OF VENM.
- THE SAMPLING AND TESTING PROGRAM FOR QUALIFICATION OF VENM SHALL COMPLY WITH THE EXCAVATED NATURAL MATERIAL EXEMPTION 2008 (COMMENCED 25 JULY 2008), GRANTED BY DECC/EPA UNDER PROTECTION OF THE ENVIRONMENT OPERATION (WASTE) REGULATION 2005.
- ACID SULPHATE ASSESSMENT OF THE MATERIALS SHOULD BE UNDERTAKEN BY A DESKTOP STUDY OF ACID SULPHATE SOIL (ASS) RISK MAPS AND/OR APPROPRIATE SOIL SAMPLING AND TESTING, IF REQUIRED, IN ACCORDANCE WITH THE RELEVANT GUIDELINES.
- A COPY OF LABORATORY CERTIFICATE OF ANALYSIS, INCLUDING CHAIN OF CUSTODY (COC) AND SAMPLE RECEIPT ADVICE.
- SUMMARY TABLES OF LABORATORY TEST RESULTS, INCLUDING THE APPROPRIATE ASSESSMENT CRITERIA BASED ON CURRENT NSW EPA, DECCW GUIDELINES.
- VALIDATION CONCLUSION AND RECOMMENDATIONS.
- ONLY QUALIFIED VENM WILL BE ACCEPTED.
- MEETS SPECIFIC COUNCIL REQUIREMENTS.

## • SALINITY REPORT

- MATERIAL DESCRIPTION, SUCH AS ENGINEERING LOGS.
- AREA AND DEPTH OF MATERIAL TO BE EXCAVATED, OR
- AREA AND HEIGHT OF EXISTING STOCKPILE
- SITE PLAN SHOWING BOREHOLE OR SAMPLE LOCATIONS.
- LABORATORY TEST RESULTS.
- SALINITY ASSESSMENT.
- ONLY NON TO SLIGHTLY SALINE SOILS WILL BE ACCEPTED.

## • REVIEW OF DOCUMENTS

- ALL DOCUMENTS SHALL BE FORWARDED TO THE CONTRACTOR'S GEOTECHNICAL ENGINEER FOR REVIEW TO PROVIDE CERTIFICATION OF MATERIAL, IF SATISFACTORY FOR USE AT THE DEVELOPMENT SITE.
- THE REPORT SHOULD INCLUDE THE GEOTECHNICAL SERVICE PROVIDER'S OPINION ON THE CONCLUSION OF THE REPORTS PROVIDED AND WHETHER THE PROPOSED MATERIAL WOULD BE SATISFACTORY FOR USE AT THE DEVELOPMENT SITE.
- THE REPORT SHOULD ALSO CONFIRM THE VOLUME OF FILL IMPORTED.

## • CONFIRMATION

- THE CONTRACTOR SHOULD CONFIRM THAT THE FILL MATERIAL IMPORTED FROM THE APPROVED SOURCE SITE HAS BEEN UTILISED AT THE DEVELOPMENT SITE AND CONFIRM THE QUANTITY USED BY SIGNING A CONFIRMATION OF USE LETTER.
- THE CONTRACTOR SHOULD CONFIRM THE BALANCE OF FILL STILL REQUIRED FOR COMPLETION OF FILL PLACEMENT OPERATIONS.

AT THE END OF THE IMPORTATION OF FILL AND BEFORE PRACTICAL COMPLETION IS ISSUED THE CONTRACTOR IS TO PROVIDE A CERTIFIED SUMMARY REPORT WHICH INCLUDES THE FOLLOWING INFORMATION:

- TOTAL VOLUME OF MATERIAL IMPORTED FROM THE VARIOUS SITES WITH A TOTAL IMPORTED FIGURE.
- A COPY OF THE VALIDATION REPORTS FOR EACH APPROVED SITE.
- A COPY OF THE CONTRACTOR'S GEOTECHNICAL CONSULTANT'S FORMAL APPROVALS, APPROVING EACH SITE.

## CIVIL PLAN INDEX

PLAN NO.	PLAN NAME	REV
967302/CC10	COVER SHEET	B
967302/CC11	INDEX, LEGEND & GENRAL NOTES	D
967302/CC12	CUT/FILL PLAN	C
967302/CC13	SITE SECTIONS & DETAILS	C
967302/CC14	SOIL AND WATER MANAGEMENT PLAN	C
967302/CC15	SOIL AND WATER MANAGEMENT NOTES	C

## DRAWING STATUS NOTES

THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF CLIENT REVIEW AND DO NOT REPRESENT A COMPLETE DESIGN AND ARE SUBJECT TO CHANGE. ITEMS YET TO BE COMPLETED INCLUDE BUT ARE NOT LIMITED TO:

- FILL SPECIFICATION AND PLACEMENT DETAIL SUBJECT TO GEOTECHNICAL REPORT.

BLACKTOWN CITY COUNCIL  
Development Consent

No. DA-15-1001

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Kerry Robinson  
General Manager

per: 

UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTORS ARE RESPONSIBLE TO LOCATE AND AVOID DAMAGE TO THEM AS SPECIFIED BY EACH UTILITIES EXCAVATION GUIDE LINES & STANDARDS.

NOTE: UTILITIES SHOWN MAY NOT INCLUDE ALL SERVICES WITHIN THE LIMIT OF WORKS

## GENERAL NOTES

- ALL WORKS ARE TO BE IN ACCORDANCE WITH BLACKTOWN CITY COUNCIL'S COUNCILS "STANDARD SPECIFICATION FOR ENGINEERING WORKS - AUSPEC 1".
- THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY.
- THE CONTRACTOR SHALL NOT ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE WRITTEN PERMISSION OF THE OWNERS. TO BE PROVIDED PRIOR TO THE APPROVAL OF THE PLANS.
- THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- COUNCIL'S TREE PRESERVATION ORDER MUST BE OBSERVED AND NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT THE PRIOR APPROVAL OF COUNCIL'S ENGINEER.
- TREES TO BE RETAINED ON SITE SHALL BE PROTECTED BY SUITABLE STURDY APPROVED PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF SITE WORKS.
- THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES, OUT-HOUSES, CAR BODIES AND DEBRIS ETC.
- FILLING IS TO BE FROM A NOMINATED SOURCE, OF SOUND CLEAN MATERIAL, FREE FROM LARGE ROCK, STUMPS, CONTAMINATED MATTER, INDUSTRIAL AND BUILDING WASTE, ORGANIC MATTER AND OTHER DEBRIS. PLACING OF FILLING ON THE PREPARED AREAS SHALL NOT COMMENCE UNTIL THE AUTHORITY TO DO SO HAS BEEN OBTAINED FROM THE COUNCIL.
- SITE FILL AREAS: - THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
- ALL SITE FILLING TO BE COMPACTED TO 98% STANDARD COMPACTION AND SHALL BE CONTROLLED BY A REGISTERED SOIL LABORATORY IN ACCORDANCE WITH COUNCIL'S "WORKS SPECIFICATION".
- SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED BY THE SUPERINTENDENT.
- DRAINAGE LINES UNDER ROADS SHALL BE BACKFILLED WITH NON-COHESIVE SAND AND HAVE 3m OF SUBSOIL DRAIN WRAPPED IN APPROVED FILTER SOCK, DISCHARGING INTO DOWN STREAM PITS.
- VEHICULAR CROSSINGS SHALL BE CONSTRUCTED IN KERB AND GUTTER WHERE SHOWN.
- ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS.
- DIMENSIONS OF ANY DETAIL SHALL NOT BE SCALED - DIMENSIONS, IF IN DOUBT, SHALL BE VERIFIED BY THE SUPERINTENDENT.
- ALL CONSTRUCTION AND RESTORATION WORK ON COUNCIL'S ROAD AND FOOTPATH AREA ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DRAWINGS AND COUNCIL'S STANDARD SPECIFICATIONS.
- SETOUT TO BE BY DTM. CONTACT J.WYNDHAM PRINCE FOR ELECTRONIC FILE.
- EARTHWORKS TO BE DONE IN ACCORDANCE WITH AS 3798-2077 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'.

## SURVEY SET OUT INFORMATION NOTES:

- ALL SITE SET OUT AND CONTROL POINTS ARE TO BE CERTIFIED BY A REGISTERED SURVEYOR.
- THE INFORMATION DETAILED ON THE CERTIFIED CONSTRUCTION CERTIFICATE PLANS TAKES PRECEDENCE OVER ALL ELECTRONIC INFORMATION PROVIDED. THE ORDER OF PRIORITY FOR USE OF ALL INFORMATION PROVIDED IS AS FOLLOWS:
  - CERTIFIED CONSTRUCTION CERTIFICATE DRAWINGS
  - 2D DRAFTING BASE (ELECTRONIC FILE)
  - 3D DTM (ELECTRONIC FILE)
- ANY DISCREPANCY BETWEEN ANY OF THE INFORMATION CONTAINED WITHIN THESE FILES IS TO BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT WHO WILL SEEK CLARIFICATION AND ISSUE INSTRUCTIONS ON THE APPROPRIATE COURSE OF ACTION.

SURVEYED BY:  
LAND PARTNERS  
CAD REFERENCE: DTM.DWG  
DATE RECEIVED 19/09/08

PLANS TO BE READ IN CONJUNCTION  
WITH STATEMENT OF ENVIRONMENTAL  
EFFECTS (SEE)

CLIENT:  
RIVERSTONE PARADE  
PTY LTD

ISSUED FOR DA APPROVAL  
NOT FOR CONSTRUCTION

RIVERSTONE WEST PRECINCT  
BULK EARTHWORKS  
INDEX, LEGEND & GENRAL NOTES

PLAN No:  
967302/CC11 **D**  
FILE No: 967302CC11  
SHEET SIZE: A1 ORIGINAL

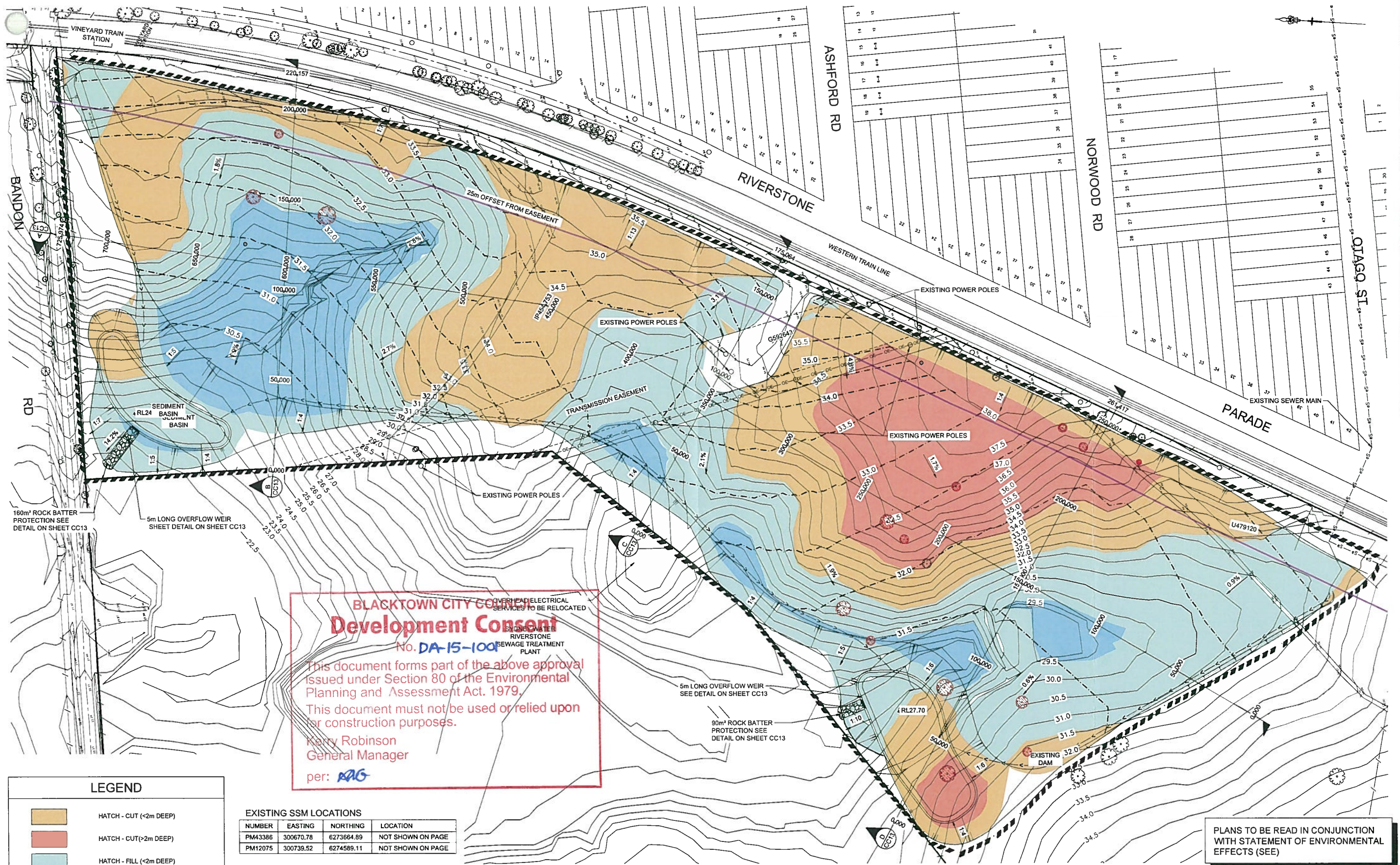
AZIMUTH:  
MGA  
DATUM:  
AHD  
ORIGIN:

THIS DRAWING MUST NOT BE USED FOR  
CONSTRUCTION UNLESS SIGNED AS PART OF AN  
APPROVED CONSTRUCTION CERTIFICATE.

J. WYNDHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS  
& PROJECT MANAGERS

PO Box 4366 PENRITH WESTFIELD NSW 2750  
P 02 4720 3300 F 02 4721 7638 W [www.jwprince.com.au](http://www.jwprince.com.au) E [jwpr@jwprince.com.au](mailto:jwpr@jwprince.com.au)





D	RANGED CUT FILL HATCH ADDED	PAS	PAS	MS	RO	06/11/15
C	MINOR AMENDMENTS	VG	VG	RT	RO	17/04/15
B	CLIENT COMMENTS	VG	VG	RT	MS	31/03/15
A	ISSUE FOR DEVELOPMENT APPLICATION	VG	VG	RT	MS	30/03/15
	AMENDMENT	DES	DRN	CKD	APR	DATE

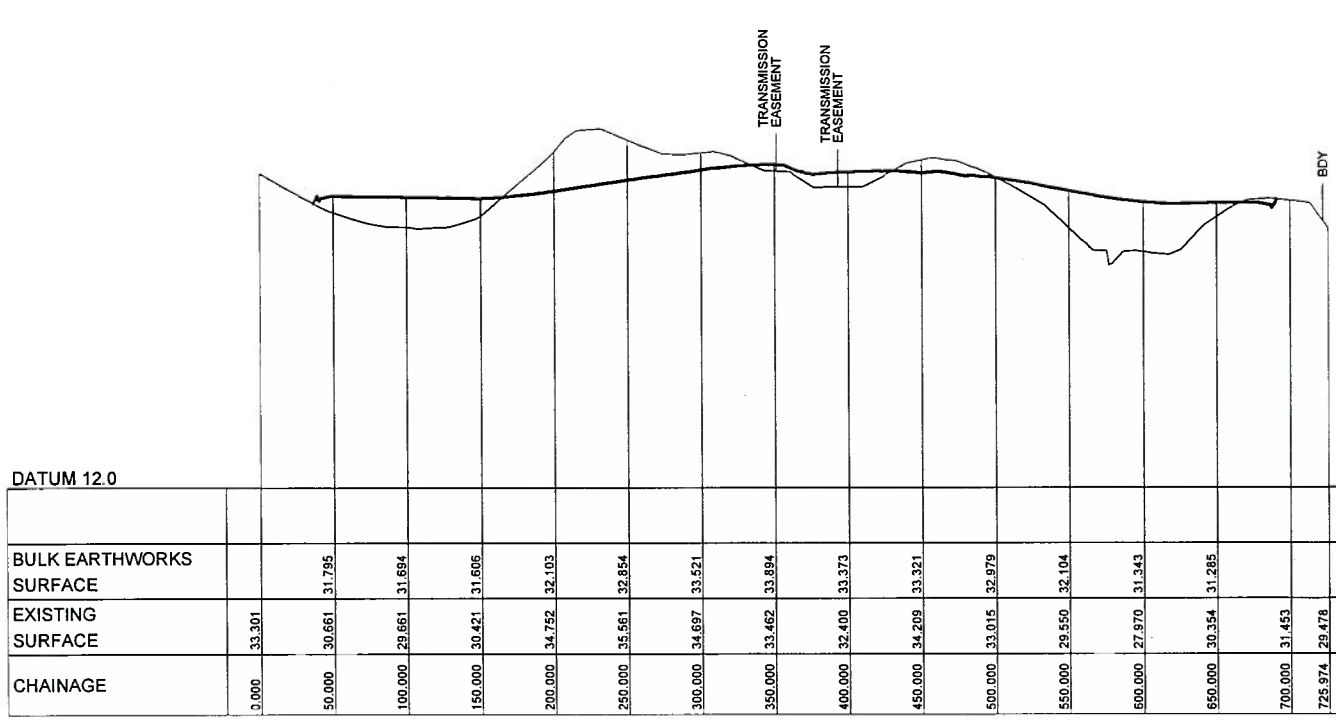
**J. WYNDHAM PRINCE** CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

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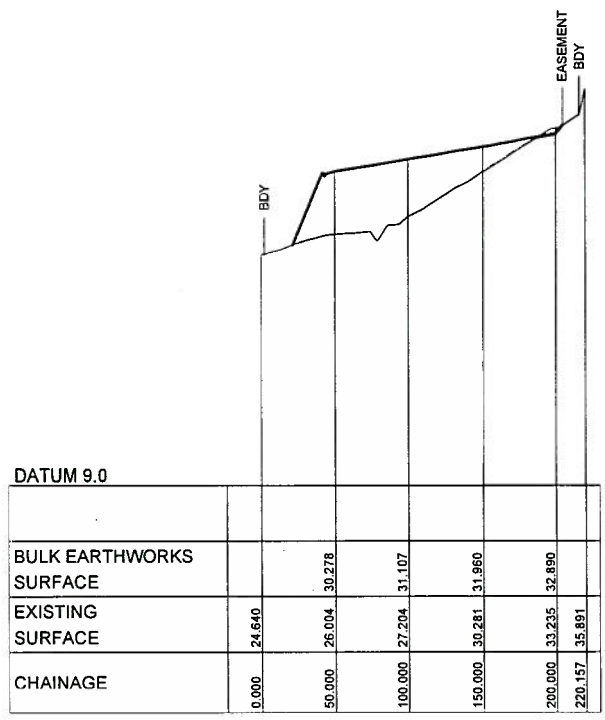
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 DATUM: AHD  
 ORIGIN:

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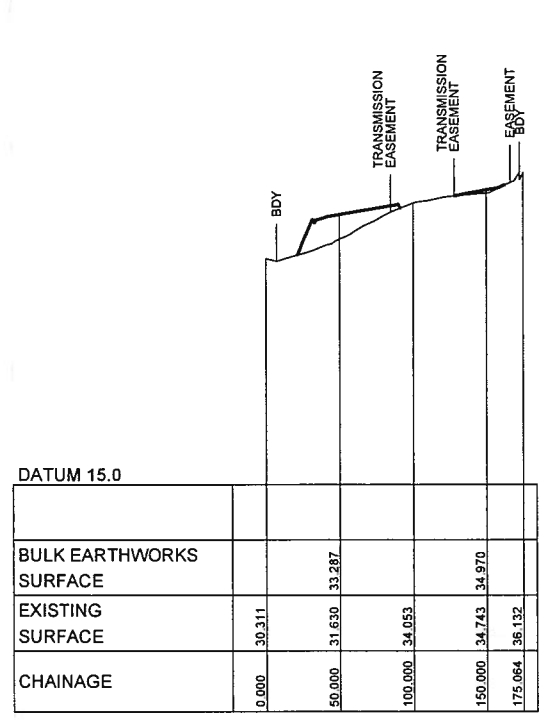




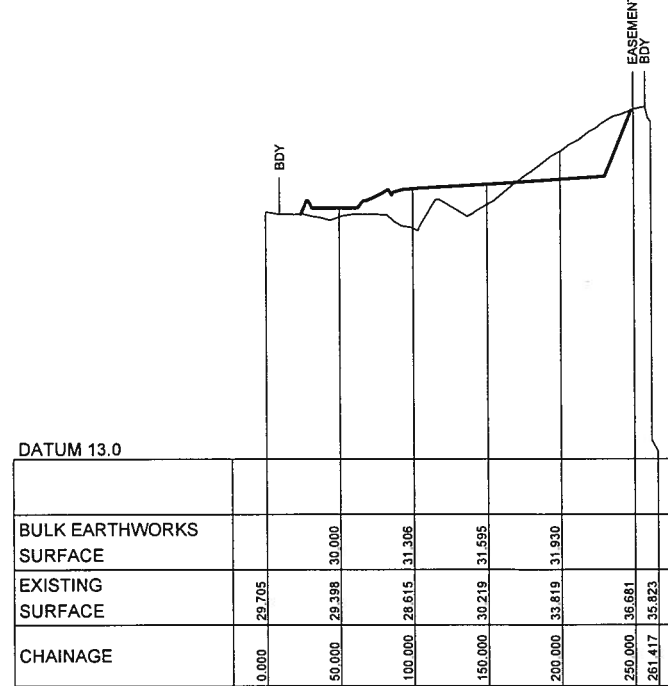
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V 1:250  
CC12



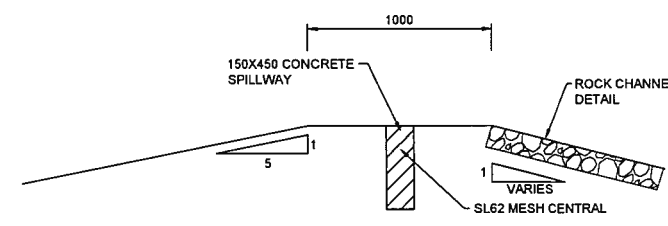
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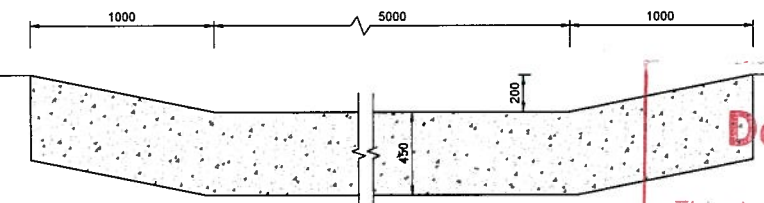
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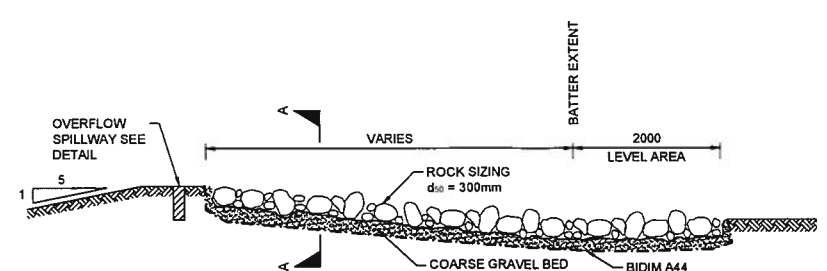
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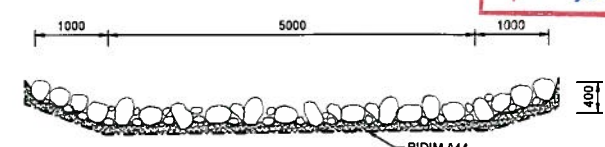
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SCALE 1:50

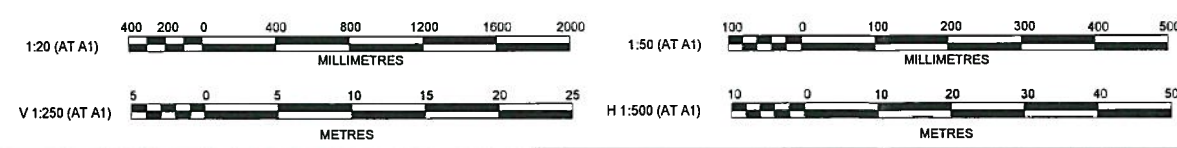


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BLACKTOWN CITY COUNCIL  
**Development Consent**  
No. DA-15-1001

This document forms part of the above approval issued under Section 80 of the Environmental Planning and Assessment Act, 1979.  
This document must not be used or relied upon for construction purposes.  
Kerry Robinson  
General Manager  
per: *RG*

PLANS TO BE READ IN CONJUNCTION WITH STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)



**J. WYNDHAM PRINCE** CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

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AZIMUTH: MGA  
DATUM: AHD  
ORIGIN:

CLIENT: RIVERSTONE PARADE PTY LTD

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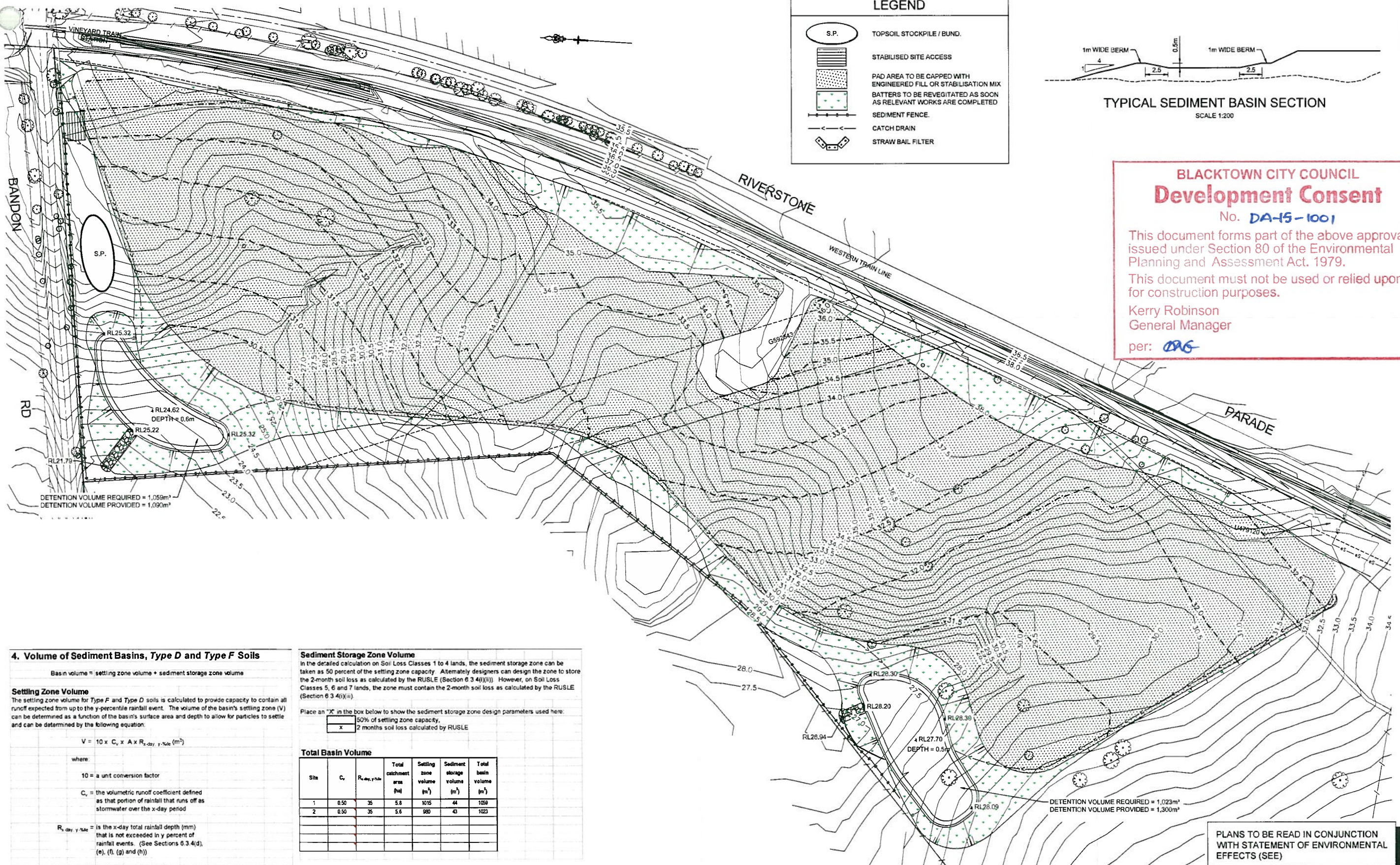
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RIVERSTONE WEST PRECINCT  
BULK EARTHWORKS  
SITE SECTIONS & DETAILS

PLAN No: 967302/CC13 **C**  
FILE No: 967302CC13  
SHEET SIZE: A1 ORIGINAL

AMENDMENT	DES	DRN	CKD	APR	DATE
C MINOR AMENDMENTS	VG	VG	RT	RO	17/04/15
B CLIENT COMMENTS	VG	VG	RT	MS	31/03/15
A ISSUE FOR DEVELOPMENT APPLICATION	VG	VG	RT	MS	30/03/15





# BLACKTOWN CITY COUNCIL Development Consent

No. DA-15-1001

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Kerry Robinson  
General Manager

per:

1:1000 (AT A1)



CLIENT:

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PTY LTD

## ISSUED FOR DA APPROVAL NOT FOR CONSTRUCTION

RIVERSTONE WEST PRECINCT  
BULK EARTHWORKS  
SOIL AND WATER MANAGEMENT PLAN

PLAN No:  
967302/CC14 **C**

FILE No: 967302CC14

SHEET SIZE: A1 ORIGINAL

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C	BATTERS AND PAD AREA HATCH	VG	VG	RT	MS	15/04/15
B	CLIENT COMMENTS	VG	VG	RT	MS	31/03/15
A	ISSUE FOR DEVELOPMENT APPLICATION	VG	VG	RT	MS	30/03/15
	AMENDMENT	DES	DRN	CKD	APR	DATE



SOIL AND WATER MANAGEMENT NOTES

GENERAL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE REQUIREMENTS OF THE "ENVIRONMENT PROTECTION AUTHORITY".
- TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AND LATER RESPREAD TO AID REVEGETATION IN THOSE AREAS.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- ALL TAIL-OUT DRAINS SHALL BE COUCH GRASSED AND TRAPEZOIDAL IN SECTION. STRAW BALES SHALL BE PLACED AS A SEDIMENT CONTROL DEVICE WHERE REQUIRED.
- VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING DEVELOPMENT CONFINING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS. AREAS TO BE LEFT UNDISTURBED SHALL BE MARKED OFF.
- ROADS SHALL BE PAVED AS EARLY AS POSSIBLE AFTER FORMATION.
- DISTURBANCE OF VEGETATION SHALL BE LIMITED TO FILL AREAS, ROADWAYS AND DRAINAGE LINES. NO LOT GRADING SHALL BE CARRIED OUT IN UNDISTURBED AREAS WITHOUT CONSULTATION WITH COUNCIL'S ENGINEER.
- ALL BATTER AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED. PAD AREA TO BE CAPPED WITH ENGINEERED FILL OR STABILISATION MIX.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM 60% FULL OF SOLID MATERIALS, INCLUDING DURING THE MAINTENANCE PERIOD.
- THE SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND COUNCIL'S WRITTEN GUIDELINES FOR THE DEVELOPMENT OF LAND.
- CONTRACTORS SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS SPECIFIED ON THE PLAN AND IN ACCORDANCE WITH THE GUIDELINES SHOWN IN "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION 4TH EDITION" (THE BLUE BOOK).
- ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REDUCING THE SOIL EROSION AND POLLUTION OF DOWNSLOPE AREAS.
- THE SOIL EROSION HAZARD ON THE SITE IS TO BE KEPT AS LOW AS POSSIBLE AND GENERALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

LAND USE	LIMITATION	COMMENTS
CONSTRUCTION AREAS	DISTURBANCE TO BE NO FURTHER THAN 5m (PREF 2m) FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON THESE PLANS	ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES - WHERE APPROPRIATE THE CONSTRUCTION AREAS ARE TO BE IDENTIFIED WITH BARRIER FENCING (DOWNSLOPE) OR SIMILAR MATERIAL.
ACCESS AREAS	LIMITED TO A MAXIMUM WIDTH OF 10m	THE SITE MANAGER SHALL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON SITE. THEY CAN VARY IN POSITION TO BEST CONSERVE THE EXISTING VEGETATION AND PROTECT DOWNSLOPE AREAS WHILE BEING CONSIDERATE OF THE NEEDS OF EFFICIENT WORKS ACTIVITIES. ALL SITE WORKERS SHALL CLEARLY RECOGNISE THEIR BOUNDARIES. WHERE APPROPRIATE THE ACCESS AREAS ARE TO BE MARKED WITH BARRIER MESH, SEDIMENT FENCING OR SIMILAR MATERIALS.
REMAINING LANDS	ENTRY PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH	THINNING OF GROWTH MAY BE REQUIRED FOR FIRE HAZARD REDUCTION.

NOTE:  
WORKS WITHIN WATERWAYS AND CREEKS SHALL BE RESTRICTED AS DIRECTED - ALL LANDS WITHIN CREEKS AND WATERWAYS SHALL HAVE C-FACTORS BELOW 0.05 FROM 1st JANUARY TO 15th MAY USING MATERIALS THAT CAN CATER FOR CONCENTRATED FLOWS.

- WORKS ARE TO BE UNDERTAKEN IN THE FOLLOWING SEQUENCE. EACH SUBSEQUENT STAGE IS NOT TO COMMENCE UNTIL THE PREVIOUS ONE IS COMPLETE:-
  - INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN AND TO DETAIL (SD) 6-7.
  - CONSTRUCT STABILISED SITE ACCESS AS SHOWN ON THE PLAN AND TO DETAIL (SD) 5-7.
  - CONSTRUCT LOW FLOW EARTH BANKS WHERE SHOWN ON THE PLAN AND TO DETAIL (SD) 5-3.
  - PROVIDE TEMP. ACCESS TO THE SEDIMENT BASIN(S) AND PROTECT THIS WITH SEDIMENT FENCING (SD) 6-7 OR BARRIER FENCING AND EARTH BANKS (SD) 5-2.
  - PLACE SEDIMENT FENCING (SD) 6-7 DOWNSLOPE OF LANDS TO BE DISTURBED FOR CONSTRUCTION OF THE SEDIMENT BASINS.
  - CONSTRUCT SEDIMENT BASIN(S) GENERALLY IN ACCORDANCE WITH (SD) 6-4
  - STABILISE LAND SURFACES DISTURBED BY CONSTRUCTION OF THE SEDIMENT BASIN(S) AS SOON AS FINAL LEVELS ARE ESTABLISHED
  - CLEAR THE SITE AND STRIP AND STOCKPILE THE TOPSOIL IN THE LOCATIONS SHOWN ON THE PLAN OR AS DIRECTED BY THE SITE SUPERINTENDENT TO DETAIL (SD) 4-1.
  - UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS.
  - GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
- CLEARLY VISIBLE BARRIER FENCING SHALL BE INSTALLED WHERE DIRECTED BY THE SITE SUPERINTENDENT TO CONTROL AND PROHIBIT UNNECESSARY SITE DISTURBANCE
- EARTH BATTERS SHALL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER THAN:-
  - 2(h) - 1(v) WHERE SLOPE LENGTH IS LESS THAN 7m
  - 2.5(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 7m AND 10m
  - 3(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 10m AND 12m
  - 4(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 12m AND 18m
  - 5(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 18m AND 27m
  - 6(h) - 1(v) WHERE SLOPE LENGTH IS GREATER THAN 27m

SLOPE LENGTHS CAN BE SHORTENED BY USING LOW FLOW EARTH BANKS AS CATCH DRAINS ABOVE THE EARTH BATTER AREA.

- PROTECTION FROM EROSION FORCES SHALL BE UNDERTAKEN ON ALL LANDS TO MEET THE REQUIREMENTS OF TABLE J3-3 "MAXIMUM ACCEPTABLE C-FACTORS AT NOMINATED TIMES DURING WORKS" FROM "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION 4TH EDITION"
- TEMPORARY GROUND COVER IN SHEET FLOW AREAS IS TO BE IN ACCORDANCE WITH TABLE J3-4 "PLANT SPECIES FOR GROUND COVER" FROM "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION 4TH EDITION" WHERE PRACTICAL FOOT AND VEHICULAR TRAFFIC SHALL BE KEPT AWAY FROM REHABILITATED AREAS
- WHERE POSSIBLE THE CONSTRUCTION PROGRAM IS TO BE SCHEDULED SO THAT THE TIME FROM STARTING LAND DISTURBANCE ACTIVITIES TO STABILISATION IS A DURATION OF LESS THAN 6 MONTHS - THIS MEANS ACHIEVING A C-FACTOR OF LESS THAN 0.1 AND SETTING IN MOTION A PROGRAM THAT ENSURES THAT IT DROPS PERMANENTLY, (BY VEGETATION, PAVING, ARMOURING etc.) TO LESS THAN 0.05 WITHIN A FURTHER 60 DAYS. LOCAL WATER RESTRICTIONS PERMITTING, LANDS THAT HAVE BEEN NEWLY PLANTED WITH GRASS SPECIES SHALL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER HAS BEEN ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER SHALL BE APPLIED AS NECESSARY IN AREAS OF MINOR SOIL EROSION AND/OR INADEQUATE VEGETATIVE PROTECTION. NOTWITHSTANDING THIS SCHEDULE WORKS SO THAT THE DURATION FROM THE CONCLUSION OF LAND SHAPING TO THE COMPLETION OF FINAL STABILISATION IS LESS THAN 20 WORKING DAYS.
- SEDIMENT FENCES (SD) 6-8 SHALL:-
  - BE INSTALLED WHERE SHOWN ON THE PLAN AND AS DIRECTED AT THE DISCRETION OF THE SITE SUPERINTENDENT DURING THE COURSE OF CONSTRUCTION TO CONTAIN THE COARSEST SEDIMENT FRACTIONS AS NEAR AS POSSIBLE TO THEIR SOURCE
  - HAVE A CATCHMENT AREA NOT EXCEEDING 720sq.m. AND A STORAGE DEPTH OF AT LEAST 0.6m.
  - PROVIDE AN UPSLOPE RETURN OF 1m AT INTERVALS ALONG THE FENCE WHERE THE CATCHMENT AREA EXCEEDS 720sq.m. TO LIMIT THE DISCHARGE REACHING EACH SECTION TO 40litres/sec IN A MAX. 20yr To DISCHARGE.
- STOCKPILES (SD) 4-1 SHALL BE LOCATED AS SHOWN ON THE PLANS AND AT THE DISCRETION OF THE SITE SUPERINTENDENT.
- DURING WINDY WEATHER LARGE UNPROTECTED AREAS ARE TO BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL. IN THE EVENT WATER IS NOT AVAILABLE IN SUFFICIENT QUANTITIES SOIL BINDERS AND/OR DUST RETARDANTS SHALL BE USED OR THE SURFACE SHALL BE LEFT IN A CLODDY STATE THAT RESISTS REMOVAL BY WIND.
- NOTWITHSTANDING NOTE 5d STOCKPILES SHALL NOT BE LOCATED WITHIN 5m OF HAZARD AREAS, INCLUDING LIKELY AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS OR DRIVEWAYS.
- THE SEDIMENT RETENTION BASINS (SD) 6-4 SHALL:-
  - BE CONSTRUCTED WHERE SHOWN ON THE PLANS.
  - BE FLOCCULATED (APPENDIX E MANAGING URBAN STORMWATER SOILS & CONSTRUCTION 4TH ED.) BEFORE DISCHARGE OCCURS (UNLESS THE DESIGN STORM EVENT IS EXCEEDED)
  - HAVE ONE OR MORE PEGS PLACED ON THE FLOOR TO CLEARLY INDICATE THE LEVEL AT WHICH DESIGN CAPACITY OCCURS AND WHEN SEDIMENT SHALL BE REMOVED.
- STORED CONTENTS OF THE BASINS SHALL BE TREATED WITH GYPSUM (APPENDIX E MANAGING URBAN STORMWATER SOILS & CONSTRUCTION 4TH ED.) OR OTHER FLOCCULATING AGENTS WHERE THEY CONTAIN MORE THAN 50mg/litre OF SUSPENDED SOLIDS. TREATMENT SHALL BE AS FOLLOWS:-
  - LOWER SUSPENDED SOLIDS TO LESS THAN 50mg/litre WITHIN 24hrs OF FILLING
  - THE BASINS SHALL THEN BE ALLOWED TO STAND 36 TO 48hrs FOR FLOCCULATED PARTICLES TO SETTLE
  - THE BASINS SHALL THEN BE DRAINED SO THAT FULL STORAGE CAPACITY IS REGAINED WITHOUT DISCHARGING SEDIMENT FROM THE SITE.
- SEDIMENT REMOVED FROM ANY TRAPPING DEVICE SHALL BE DISPOSED IN LOCATIONS WHERE FURTHER EROSION AND CONSEQUENT POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS SHALL NOT OCCUR.
- WATER SHALL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE (ie THE CATCHMENT HAS BEEN LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN TREATED IN AN APPROVED DEVICE) NEVERTHELESS STORMWATER INLETS SHALL BE PROTECTED (SD) 6-8 & 6-9.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED.
- ACCEPTABLE BINS SHALL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES SHALL BE PROVIDED AT LEAST ONCE A WEEK.

STOCKPILE NOTES:

- SPOIL AN TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
- IF STOCKPILES ARE TO BE IN PLACE FOR LONGER THAN 14 DAYS THEN THEY SHALL BE STABILIZED BY COVERING WITH A MULCH OR WITH TEMPORARY VEGETATION.
- FOLLOWING CONSTRUCTION, TOPSOIL SHALL BE RESPREAD TO A MINIMUM DEPTH OF 100mm ON THE BARE SOIL SURFACES AND REVEGETATE.

SEDIMENTATION CONTROL DEVICES:

- ALL STRAW BALES SHALL BE BOUND WITH WIRE. STRAW BALES SHALL BE PLACED END TO END IN A SINGLE ROW AND EMBEDDED INTO THE SOIL TO A DEPTH OF 100mm. EACH BALE SHALL BE SECURELY ANCHORED WITH TWO STEEL STAKES DRIVEN 450mm INTO THE GROUND AND LOCKED ON THE BALE CENTRELIN.
- SILT FENCES SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR SIMILAR) BETWEEN POSTS AT 2m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- PROVIDE STRIP OF TURF MIN. 300mm WIDE BEHIND KERB + 1m WIDE AROUND ALL SURFACE INLET PITS

SITE INSPECTION AND MAINTENANCE:

- A SELF-AUDITING PROGRAM SHALL BE ESTABLISHED BASED ON A CHECK SHEET. A SITE INSPECTION USING THE CHECK SHEET SHALL BE MADE BY THE SITE MANAGER:-
  - AT LEAST WEEKLY
  - IMMEDIATELY BEFORE SITE CLOSURE
  - IMMEDIATELY FOLLOWING RAINFALL EVENTS IN EXCESS OF 5mm IN ANY 24hr PERIOD.THE SELF AUDIT SHALL INCLUDE:-
  - RECORDING THE CONDITION OF EVERY 'BEST MANAGEMENT PRACTICE' EMPLOYED
  - RECORDING MAINTENANCE REQUIREMENTS (IF ANY) FOR EACH 'BEST MANAGEMENT PRACTICE'
  - RECORDING THE VOLUMES OF SEDIMENT REMOVED FROM SEDIMENT RETENTION SYSTEMS WHERE APPLICABLE
  - RECORDING THE SITE WHERE SEDIMENT IS DISPOSED
  - FORWARDING A SIGNED DUPLICATE OF THE COMPLETED CHECK SHEET TO THE PROJECT MANAGER/DEVELOPER FOR THEIR INFORMATION.
- IN ADDITION A SUITABLY QUALIFIED PERSON SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND MAINTENANCE OF ALL SOIL AND WATER MANAGEMENT WORKS ON THE SITE. THE PERSON SHALL BE REQUIRED TO SPEND A MINIMUM OF:-
  - 2hrs ONSITE EACH FORTNIGHT UP UNTIL COMPLETION OF ROAD AND DRAINAGE WORKS AND/OR THE COMMISSIONING OF SEDIMENT BASIN(S)/WATER QUALITY CONTROL FACILITIES, AND DURING THE DECOMMISSIONING OF SAME AND/OR FINAL SITE STABILISATION TO PROVIDE A SHORT MONTHLY WRITTEN REPORT.
  - ONE HOUR ONSITE EACH 2 MONTHS DURING THAT PHASE WHERE THE DEVELOPERS RESPONSIBILITIES ARE LIMITED TO MAINTENANCE OF THE SDS DEVICES AND/OR SEDIMENT BASINS (ie DURING THE STAGE WHEN BUILDING WORKS CAN BE UNDERTAKEN) TO PROVIDE A SHORT WRITTEN REPORT EACH 4 MONTHSTHE RESPONSIBLE PERSON SHALL ENSURE THAT:-
  - THIS PLAN IS BEING IMPLEMENTED CORRECTLY
  - REPAIRS ARE BEING UNDERTAKEN AS REQUIRED
  - ESSENTIAL MODIFICATIONS TO THIS PLAN ARE BEING MADE IF AND WHEN NECESSARY EACH REPORT SHALL CERTIFY THAT WORKS HAVE BEEN CARRIED OUT ACCORDING TO THE APPROVED PLANS.
- WASTE BINS SHALL BE EMPTIED AS NECESSARY, DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT
- PROPER DRAINAGE OF THE SITE SHALL BE MAINTAINED. TO THIS END DRAINS (INCLUDING INLET AND OUTLET WORKS) SHALL BE CHECKED TO ENSURE THAT THEY ARE OPERATING AS INTENDED, ESPECIALLY THAT:-
  - NO LOW POINTS EXIST WHICH CAN OVERTOP IN A LARGE STORM EVENT.
  - AREAS OF EROSION ARE REPAIRED (e.g. LINED WITH SUITABLE MATERIAL) AND/OR VELOCITY OF FLOW IS REDUCED APPROPRIATELY THROUGH CONSTRUCTION OF SMALL CHECK DAMS OR INSTALLING ADDITIONAL DIVERSIONS UPSLOPE
  - BLOCKAGES ARE CLEARED (THESE MIGHT OCCUR BECAUSE OF SEDIMENT POLLUTION, SAND/SOIL/SPOIL BEING DEPOSITED IN OR TOO CLOSE TO THEM, BREACHED BY VEHICLE WHEELS etc)
- SAND/SOIL/SPOIL MATERIALS PLACED CLOSER THAN 2m FROM HAZARD AREAS SHALL BE REMOVED SUCH HAZARD AREAS INCLUDE ANY AREAS OF HIGH VELOCITY WATER FLOWS (eg WATERWAYS AND GUTTERS) PAVED AREAS AND DRIVEWAYS.
- RECENTLY STABILISED LANDS SHALL BE CHECKED TO ENSURE THAT THE EROSION HAZARD HAS BEEN EFFECTIVELY REDUCED. ANY REPAIRS SHALL BE INITIATED AS APPROPRIATE.
- EXCESSIVE VEGETATIVE GROWTH SHALL BE CONTROLLED THROUGH MOWING OR SLASHING.
- ALL SEDIMENT DETENTION SYSTEMS SHALL BE KEPT IN GOOD WORKING CONDITION. IN PARTICULAR ATTENTION SHALL BE GIVEN TO:-
  - RECENT WORKS TO ENSURE THAT THEY HAVE NOT RESULTED IN DIVERSION OF SEDIMENT LADEN WATER AWAY FROM THEM
  - DEGRADABLE PRODUCTS TO ENSURE THAT THEY ARE REPLACED AS REQUIRED
  - SEDIMENT REMOVAL TO ENSURE THE DESIGN CAPACITY OR LESS REMAINS IN THE SETTLING ZONE.
- ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS SHALL BE CONSTRUCTED AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS (ie MAKE ONGOING CHANGES TO THIS PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS AT THE WORKS SITE OR ELSEWHERE IN THE CATCHMENT.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN A FUNCTIONING CONDITION UNTIL ALL EARTHWORKS ACTIVITIES ARE COMPLETED AND THE SITE STABILISED.
- WATERS IN SEDIMENT RETENTION BASIN(S) THAT OCCUPY MORE THAN 1/4 OF THE DESIGN CAPACITY DURING THAT STAGE OF THE WORKS UP UNTIL COMMISSIONING OF THE BASIN(S) SHALL BE:-
  - TREATED WITH A FLOCCULATING AGENT (APPENDIX E MANAGING URBAN STORMWATER SOILS & CONSTRUCTION 4TH ED.)
  - DISCHARGED WITHIN 5 days FROM THE CONCLUSION OF ANY STORM EVENT LARGE ENOUGH TO FILL THE BASIN TO THAT LEVEL.
- LITTER, DEBRIS AND COARSE SEDIMENT SHALL BE REMOVED FROM THE GROSS POLLUTANT TRAPS AND TRASH RACKS AS REQUIRED.

BLACKTOWN CITY COUNCIL  
**Development Consent**  
No. DA-15-1001

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General Manager

per: 

PLANS TO BE READ IN CONJUNCTION WITH STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

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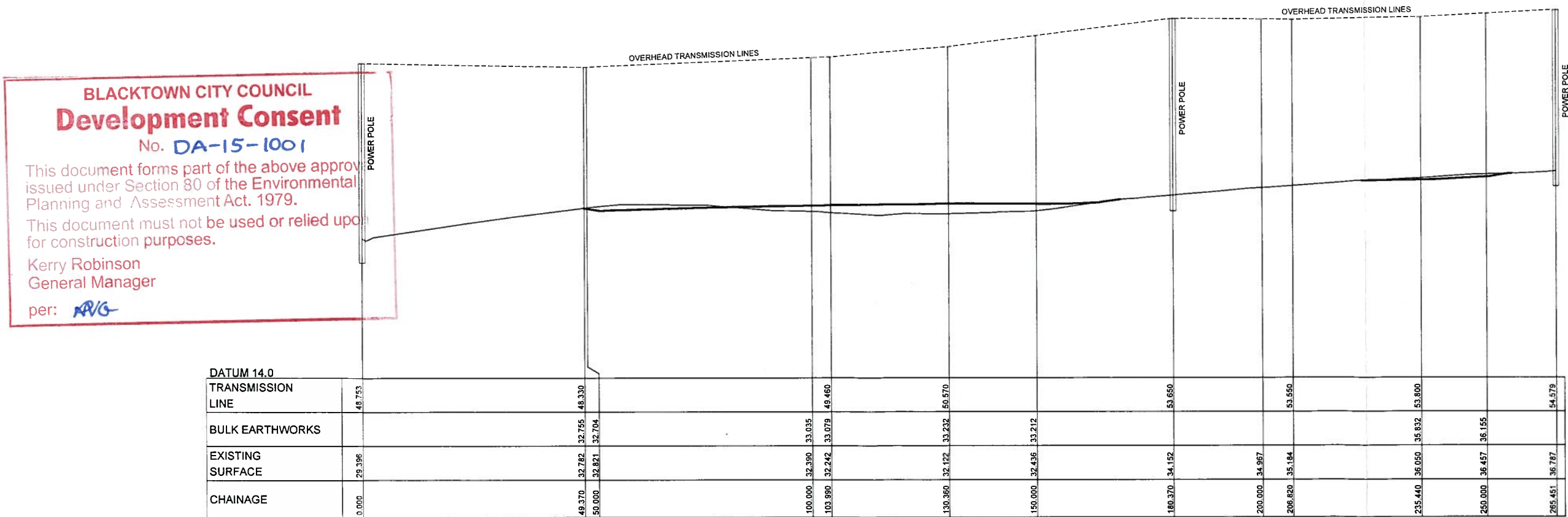
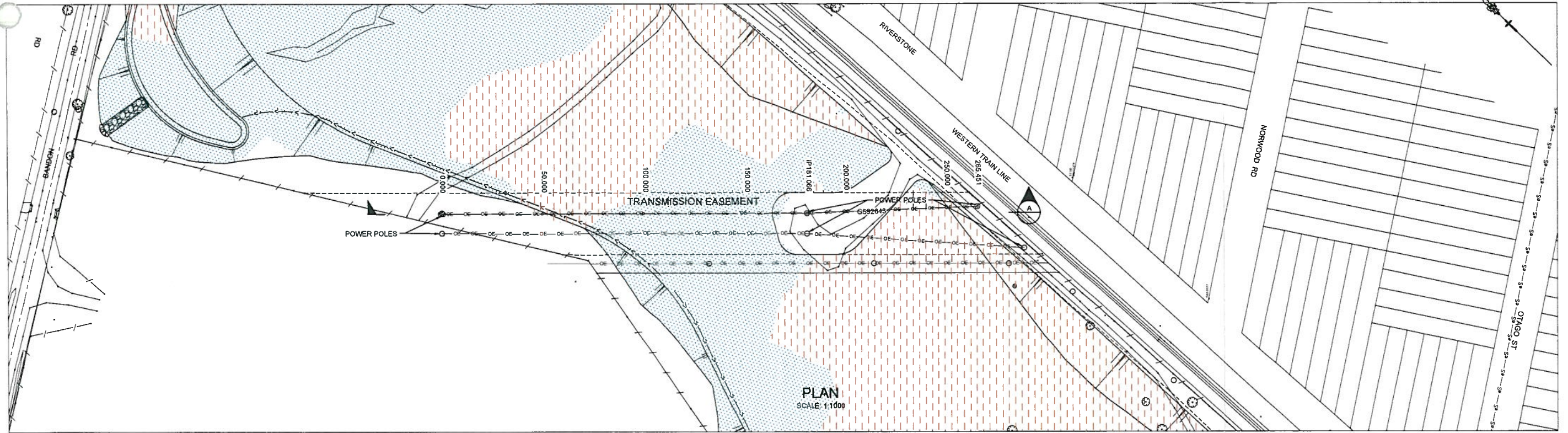
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RIVERSTONE WEST PRECINCT  
BULK EARTHWORKS  
SOIL AND WATER MANAGEMENT NOTES

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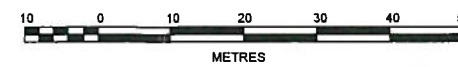
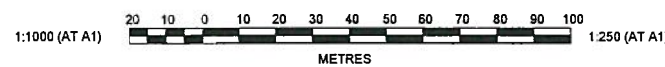
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LONGITUDINAL SECTION OVERHEAD TRANSMISSION LINE

SECTION A  
SCALE H 1:500  
V 1:250



ISSUED FOR INFORMATION	AMENDMENT	DES	DRN	CKD	APR	DATE
1		VG	VG	MS		28/07/15

**J. WYNDHAM PRINCE** CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

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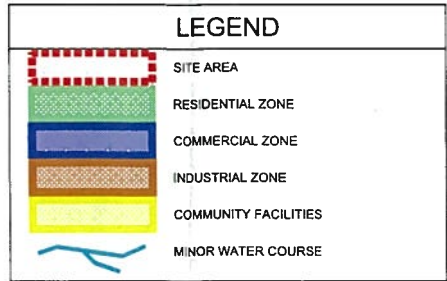
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RIVERSTONE WEST PRECINCT  
TRANSMISSION EASEMENT  
OVERHEAD POWERLINE CLEARANCE

PLAN No:  
**9673/SK25**  
FILE No: 9673SK25  
SHEET SIZE: A1 ORIGINAL

NSW ICAC EXHIBIT





PLAN No:	<div style="border: 1px solid black; padding: 5px; text-align: center; width: 40px;">A</div>
9673/SA02	
FILE No: 9673SA02	
SHEET SIZE:	A1 ORIGINAL

THIS DRAWING MUST NOT BE USED FOR  
CONSTRUCTION UNLESS SIGNED AS PART OF AN  
APPROVED CONSTRUCTION CERTIFICATE.

A	ISSUED FOR DEVELOPMENT APPLICATION	VG	VG	MS	30/03/15
	AMENDMENT	DES	DRN	CKD	APR DATE

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