



ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION NO. 042-04-09


(FILE NO. 0809/055)

DEMOLITION OF THE STORES BUILDINGS, THE CARRIAGE SHOP EXTENSION AND THE BOILERMAKERS SHOP AT THE FORMER NORTH EVELEIGH RAIL YARD

I, the Chief Executive Officer of the Redfern-Waterloo Authority as delegate of the Minister for Planning under Instrument of Delegation dated 22 February 2007, pursuant to Sections 80 (1) (a) and 80A of the *Environmental Planning & Assessment Act, 1979* and clause 9A of the State Environmental Planning Policy (Major Projects) 2005 determine the development application referred to in the attached Schedule 1, by **granting consent** to the application subject to the conditions of consent in the attached Schedule 2.

The reasons for the imposition of conditions are:

1. To confirm the details of the application and plans submitted by the applicant, and to ensure that the development is not altered without approval.
2. To comply with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.
3. To ensure compliance with relevant planning controls.
4. To protect the amenity of the local environment, and adjoining residents, businesses and landowners and the public.



Roy Wakelin-King
CEO
Redfern-Waterloo Authority

Sydney, 21 August 2009

SCHEDULE 1

PART A—TABLE

Application made by:	Rail Corporation of NSW (RailCorp)
Application made to:	Minister for Planning
Development Application:	DA 042-04-09
Application date:	9 April 2009
On land comprising:	Lot 4 DP 862514 Wilson Street, North Eveleigh
Local Government Area	City of Sydney
For the carrying out of:	Demolition of the Stores buildings, the Carriage Shop Extension and the Boilermakers Shop at the Former North Eveleigh Rail Yard
Estimated Cost of Works	\$289, 784
Type of development:	Local Development
S.119 Public inquiry held:	No
Approval Body / Bodies:	Not Integrated
Determination made on:	21 August 2009
Determination:	Development consent is granted subject to the conditions in the attached Schedule 2.
Date of commencement of consent:	This development consent commences on the date identified in the formal notification letter accompanying the Determination.
Date consent is liable to lapse	This consent will lapse 5 years from the date of commencement of consent, unless the development has physically commenced.

PART B—NOTES RELATING TO THE DETERMINATION OF DA NO. 042-04-09

Responsibility for other approvals/agreements

The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid, for a development application, within 12 months after the date on which the Applicant received this notice.

Appeals—Third Party

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

Legal notices

Any advice or notice to the consent authority shall be served on the Chief Executive Officer of the Redfern-Waterloo Authority.

Further Information

If you have any queries regarding this matter, please contact the Planning Manager, Development Assessment, Joanne McGuinness by phone on 9202 9100.

PART C—DEFINITIONS

In this consent,

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Accredited Certifier has the same meaning as Part 4A of the EP&A Act.

Applicant means Rail Corporation of NSW (RailCorp).

Approval Body has the same meaning as within Division 5 of Part 4 of the EP&A Act.

BCA means the Building Code of Australia.

CC means a Construction Certificate issued pursuant of Part 4 of the EP&A Act

Certifying Authority has the same meaning as Part 4A of the EP&A Act.

CEO means the Chief Executive Officer of the Redfern-Waterloo Authority.

Council means the City of Sydney.

DA No. 042-04-09 means the development application and supporting documentation submitted by the Applicant on 9 April 2009, and Plan 1 submitted on 6 August 2009.

Department means the Department of Planning or its successors.

Planning Manager means the Planning Manager, Development Assessment of the Redfern-Waterloo Authority.

Minister means the Minister for Planning.

Regulations mean the *Environmental Planning and Assessment Regulations, 2000* (as amended).

RWA means the Redfern-Waterloo Authority.

Subject Site has the same meaning as the land identified in Part A of this schedule.

Advisory Notes means advisory information relating to the approved development but do not form a part of this consent.

SCHEDULE 2
CONDITIONS OF CONSENT
DEVELOPMENT APPLICATION NO. 042-04-09

PART A—GENERAL CONDITIONS

A1 Development Description

The proposal is for the demolition of buildings on the North Eveleigh site. These buildings are:

- Stores Buildings 1-4
- The Carriage Shop Extension; and
- The Boilermakers Shop

A2 Development in Accordance with Plans

The development shall be in accordance with Development Application Number 042-04-09 submitted by the Applicant on 9 April 2009 (as amended), and in accordance with the following:

Statement of Environmental Effects –prepared by RailCorp dated April 2009
Figure 2 Demolition Site Location prepared by RailCorp Property
Temporary Propping and Review of Stores 1, 2, 3 and 4 and the Carriage Shop Extension report prepared by Dincel & Associates Consulting Engineers dated June 2008.
Hazardous Materials Survey Report North Eveleigh Rail Yards – Buildings 12, 13 and 14 prepared by Hibbs and Associates Pty Ltd dated November 2008.
Plan1 prepared by RailCorp and submitted 6 August 2009.

and as amended by following conditions:

A3 Extent Of Demolition

This consent extends to demolition of all above ground structures down to the floor slab. No demolition or excavation beyond the top of the floor slab forms part of this consent.

A4 Prescribed Conditions

The Applicant shall comply with the prescribed conditions of development consent under clause 98, 98A and 98C of the Regulation.

A5 Works Compliance

All works shall be constructed in accordance with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.

A6 Inconsistency Between Documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

A7 Lapsing of Consent

In accordance with Section 95(1) of the Act the development consent shall lapse within five years from the date of the consent or in instances where no work is required, the use has commenced within 5 years of the date of the consent.

PART B— CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF DEMOLITION

B1 Recording of the Subject Site

- (1) One copy of the Archival Recording prepared by Dawbin Architects Pty Ltd dated 8 March 2009 is to be submitted to the RWA and one copy to the City of Sydney Council to be lodged with Council's Archives.

B2 Pre-Demolition Dilapidation Reports

- (1) The Applicant is to prepare a Pre-Demolition Dilapidation Report, including photographic survey, detailing the current structural condition of the western façade of the Carriage Workshop, the Wilson St layback and footpath, the main North Eveleigh site access, bus turning area and Traverser 2. The report shall be submitted prior to the commencement of works.
- (2) A copy of the dilapidation report/s together with the accompanying photographs must be given to the RWA and a copy lodged with the Council prior to the commencement of demolition.

B3 Traffic Management Plan

The Applicant shall prepare a Traffic Management Plan (TMP) prior to the commencement of works.

The TMP must include/address:

- (1) Consultation with the CarriageWorks and RWA on points (6), (8)-(12) below;
- (2) The route for heavy vehicles being Wilson St to City Road via Golden Grove in both directions;
- (3) Methods to restrict vehicle access into Queen Street from the site, such as advice to all workers;
- (4) Vehicular egress from the site onto Wilson Street and appropriate site distances;
- (5) Safety of pedestrian and cyclists using Wilson Street;
- (6) The number and size of vehicles accessing the site;
- (7) Details of anticipated routes of trucks including origins and destinations of major movements to and from the site;
- (8) Opportunities to maintain pedestrian access and safety adjacent to the site and the access road as shown in red on Plan 1 during the period of demolition;
- (9) An unimpeded vehicular access through the main North Eveleigh site along the red area shown on Plan 1;
- (10) Any impacts on the availability of Traverser 2 for car parking and truck access to the western end of the Carriage Workshop building;
- (11) Parking for workers associated with the demolition. This parking is not be located along the area shown red or green with cross-hatching as shown in Plan 1.
- (12) Location of truck turning areas.

The TMP, endorsed by the City of Sydney and the RTA, must be submitted to the RWA's Planning Manager for approval prior to the commencement of demolition.

B4 Demolition Management

- (1) Prior to the commencement of demolition the following details must be submitted to and be verified by an appropriately qualified person/persons and copies of the details and verification must be submitted to RWA:
 - (a) A Demolition Methodology prepared by a licensed demolisher who is registered with the Work Cover Authority. (The demolition by induced collapse, the use of explosives or on-site burning is not permitted.) The Demolition Methodology must address land contamination issues contained within the Environmental Site Management Plan;
 - (b) Hazardous material removal, as discussed in the report *Hazardous Materials Survey Report, North Eveleigh Rail Yards, Buildings 12, 13 and 14* (Nov 2008) by Hibbs & Associates including:
 - (i) any works which may disturb potential lead based paint systems should be conducted in accordance with the requirements of Australian Standards AS 4361.2 1998 "Guide to lead paint management, Part 2: residential and commercial buildings.
 - (ii) asbestos material should be removed prior to the commencement of any demolition works that may cause their disturbance and that removal is undertaken in accordance with the requirements of NOHSC (Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)];
 - (iii) methods of remediating and disposing of contaminated dust.
 - (c) Waste Management Plan for the demolition buildings (B5);
 - (d) Erosion and Sedimentation Control (B6);
 - (e) Noise and Vibration Management Plan (B7);
 - (f) Dust Control Measures (B8); and
 - (g) Environmental Site Management Plan detailing appropriate methods to address the issue of land contamination (B9).
- (2) Such statements must, where applicable, be in compliance with AS2601-1991 Demolition of Structures, the Occupational Health and Safety Act 2000 and Regulation; City of Sydney Council's Policy for Waste Minimisation in New Developments 2005, the Waste Minimisation and Management Act 1995, and all other relevant acts and regulations and must include provisions for:
 - (a) A Materials Handling Statement for the removal of refuse from the site in accordance with the Waste Minimisation and Management Act 1995.
 - (b) The name and address of the company/contractor undertaking demolition/excavation works.
 - (c) The name and address of the company/contractor undertaking off site remediation/disposal of excavated materials.
 - (d) The name and address of the transport contractor.
 - (e) The type and quantity of material to be removed from site.
 - (f) Location and method of waste disposal and recycling.
 - (g) Proposed truck routes, in accordance with this development consent.
 - (h) Procedures to be adopted for the prevention of loose or contaminated material, spoil, dust and litter from being deposited onto the public way from trucks and associated equipment and the proposed method of cleaning surrounding roadways from such deposits. (Note: With regard to demolition of buildings, dust emission must be minimised for the full height of the

building. A minimum requirement is that perimeter scaffolding, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process. Compressed air must not be used to blow dust from the building site).

- (i) Measures to control noise emissions from the site.
- (j) Measures to suppress odours.
- (k) Enclosing and making the site safe.
- (l) Induction training for on-site personnel.
- (m) Written confirmation that an appropriately qualified Occupational Hygiene Consultant has inspected the building/site for asbestos, contamination and other hazardous materials, in accordance with the procedures acceptable to Work Cover Authority.
- (n) An Asbestos and Hazardous Materials Clearance Certificate by a person approved by the Work Cover Authority.
- (o) Disconnection of utilities.
- (p) Fire Fighting. (Fire fighting services on site are to be maintained at all times during demolition work. Access to fire services in the street must not be obstructed).
- (q) Access and egress.
- (r) Control of water pollution and leachate and cleaning of vehicles tyres (proposals must be in accordance with the Protection of the Environmental Operations Act 1997).
- (s) Working hours, in accordance with this development consent.
- (t) Any Work Cover Authority requirements.
- (u) The approved work method statements and a waste management plan as required by this condition must be implemented in full during the period of demolition.

B5 Waste Management Plan

- (1) Hazardous and/or industrial waste arising from the demolition activities must be removed and/or transported in accordance with the requirements of the Department of Environment and Climate Change (DECC) and the NSW Work Cover Authority pursuant to the provisions of the relevant Acts, regulations and Codes of Practice;
- (2) A Waste Management Plan must be prepared and address the following requirements:
 - (a) Hazardous materials outlined in the report *Hazardous Materials Survey Report, North Eveleigh Rail Yards, Buildings 12, 13 and 14* (Nov 2008) by Hibbs & Associates;
 - (b) Describe the procedures by which waste will be minimised, managed and recycled;
 - (c) Address details of recycling and the removal of spoil and rubbish from the site during demolition;
 - (d) Outline the type and quantities of waste material expected to be generated from the demolition;
 - (e) Outline the name and address of the transport company;
 - (f) Outline the address of the proposed site of disposal; and
 - (g) Outline the name and address of the company/organisation accepting the material.

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- (3) All waste on the premises must be classified according to DECC (EPA) "Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes" (2004) prior to the waste being removed from the premises. The Protection of the Environment Operations Act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot fully be used as a waste facility.

Details and verification to be submitted in accordance with Condition B4 Demolition Management.

B6 Erosion and Sedimentation Control

Any soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1 (2004) by Landcom*. Details and verification to be submitted in accordance with Condition B4 Demolition Management.

B7 Noise and Vibration Management Plan

Prior to the commencement of any demolition works on the subject site, a Noise and Vibration Management Plan must be prepared by a suitably qualified person. The Plan shall address, but not be limited to, the following matters:

- (a) assessment of potential noise and vibration from the proposed demolition activities including noise from demolition vehicles and any traffic diversions
- (b) description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during demolition
- (c) contingency plans to be implemented in the event of non-compliances and/or noise complaints.

Details and verification are to be submitted in accordance with Condition B4 Demolition Management.

B8 Dust Control Measures

Prior to the commencement of any demolition works on the subject site, a Dust Management Plan must be prepared by a suitably qualified person. The Plan must address the remediation of contaminated dust as outlined in the report *Hazardous Materials Survey Report, North Eveleigh Rail Yards, Buildings 12, 13 and 14 (Nov 2008) by Hibbs & Associates*. Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during demolition. In particular, the following measures may be adopted:

- (1) Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions.
- (2) All materials stored or stockpiled at the best locations.
- (3) The surface dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs.
- (4) All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.
- (5) Suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.
- (6) Gates shall be closed between vehicle movements and shall be fitted with shade cloth.
- (7) Cleaning of footpaths and roadways shall be carried out regularly.

Details and verification of dust control measures are to be submitted in accordance with Condition B5 Demolition Management.

B9 Environmental Site Management Plan

Prior to the commencement of any demolition works on the subject site, an Environmental Site Management Plan (ESMP) must be prepared by a suitably qualified person. The ESMP must address all issues relating to contamination of the land and provide recommendations on required safe work methods associated with the demolition and contaminated land. Details and verification of the ESMP must be submitted in accordance with Condition B4 Demolition Management.

B10 Contact Telephone Number

Prior to the commencement of the works, the Applicant shall forward to the RWA and Council a 24 hour telephone number for a person with authority over the work for the duration of the demolition period.

B11 Liaison with Site Users

The Applicant is to liaise with RWA and CarriageWorks regarding the demolition works prior to commencement. A program of works and any possible disruption is to be provided CarriageWorks and to RWA. This should be updated as circumstances change.

B12 Commencement of Demolition Works

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* demolition works approved by this consent must not commence until:

- (a) at least two days notice, in writing has been given to the City of Sydney Council and the RWA,.

The documentation required under this condition shall show that the proposal complies with all development consent conditions.

CarriageWorks should also be notified of commencement of demolition works.

B13 Termites

Prior to commencement the applicant is to provide to RWA with a copy of the Termite Report dated 11 June 2009 regarding the completion of the eradication program.

PART C—DURING DEMOLITION

C1 General

The proposed works are to be carried out in a manner which minimises impact upon the surrounding heritage items and shall no way impinge upon the built fabric of any surrounding, heritage listed building.

C2 Hours of Work

- (1) The hours of demolition shall be restricted as follows:
 - (a) between 7.00am to 6.00pm Mondays to Fridays inclusive;
 - (b) between 8.00am to 1.00pm Saturdays;
 - (c) no work on Sundays and Public Holidays.
- (2) Heavy vehicle movements associated with the removal of waste and material from the site shall be restricted as follows:
 - (a) between 7.00am to 6.00pm Mondays to Fridays inclusive.
- (3) Works may be undertaken outside these hours where:
 - (a) the delivery of materials or equipment is required outside these hours by the Police or other authorities;
 - (b) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environment harm.

C3 Demolition Management

All works to be carried out in accordance with the plans and information provided in accordance with Condition B4 Demolition Management and Condition B13 Termites.

C4 Approved Documents to be On-site

A copy of the approved documents and conditions of consent shall be kept on the subject site at all times and shall be readily available for perusal by any officer of the RWA or the Council.

C5 Site Notice

A site notice(s) shall be prominently displayed for the purposes of informing the public of project details including, but not limited to the details of the Applicant, Contractor and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.
- (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period.
- (3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including demolition/noise complaint are to be displayed on the site notice.
- (4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the subject site is not permitted.

C6 Storage and Handling of Materials

Materials generated or utilised during the demolition of the buildings should be adequately stored and handled to prevent water pollution (as defined under the *Protection of the Environment Operations Act*) and odour emissions.

C7 Loading and Unloading During Demolition

All loading and unloading associated with demolition must be accommodated on site.

C8 Road Damage

The cost of repairing any damage caused to assets in the vicinity of the subject site as a result of demolition works associated with the approved development, is to be met in full by the Applicant/demolition contractor.

C9 Environmental Health

Any earthworks or contact with soil are to be undertaken in accordance with the provisions of the verified ESMP (Condition B9) and the Demolition Work Method Statement for the site.

C10 Compliance with Legislation and Regulations

During all stages of the development, environmental legislation and regulations will be complied with.

C11 Demolition and Noise

All work must comply with the Australian Standard 2426 – 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites.

C12 Asbestos Removal

All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission (NOHSC): "Code of Practice for the Safe Removal of Asbestos 2nd Edition" and the City of Sydney "Asbestos Policy".

C13 Disposal Of Asbestos

Asbestos to be disposed of must only be transported to waste facilities licensed to accept asbestos. The names and location of these facilities are listed in Part 6 of the City of Sydney's Asbestos Policy.

C14 Asbestos Removal Signage

Standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm are to be erected in prominent visible positions on the site.

C15 Notification Of Asbestos Removal

RWA and CarriageWorks must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone numbers and email addresses.

C16 Hazardous And Industrial Waste

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

- (a) *Protection of the Environment Operations Act 1997.*
- (b) *Protection of the Environment Operations (Waste) Regulation 1996.*
- (c) *Waste Avoidance and Recovery Act 2001.*
- (d) *New South Wales Occupational Health and Safety Act 2000.*
- (e) *New South Wales Construction Safety Act 1912 (Regulation 84A-J Construction Work Involving Asbestos or Asbestos Cement 1983).*
- (f) *The Occupational Health and Safety Regulation 2001.*
- (g) *The Occupational Health and Safety (Asbestos Removal Work) Regulation 1996.*

C17 Covering Of Loads

All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

C18 Vehicle Cleansing

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

C19 Connection to Sewers of Sydney Water Corporation

Waste water arising from the site during works, must be directed to the sewers of the Sydney Water Corporation (SWC) under a trade Waste License Agreement if required by Sydney Water. The pre-treatment of waste water may be a requirement of the Corporation prior to the discharge of the sewer. Details of the Corporation's requirements should be obtained prior to the commencement of work on the site.

PART D — POST DEMOLITION

D1 Post-demolition Dilapidation Report

- (1) The Applicant shall prepare a Post-Demolition Dilapidation Report, including photographic survey, following one month after the completion of the demolition works. This report is to ascertain whether the demolition works created any structural damage to the Carriage Workshop, the Wilson St layback and footpath, the main North Eveleigh site access, bus turning area and Traverser 2.
- (2) A copy of this dilapidation report, together with the accompanying photographs must be lodged with the RWA and the Council.
- (3) Any damage to buildings, roadways and the like must be fully rectified by the applicant, at no cost to the affected tenant.

D2 Road Damage

The cost of repairing any damage caused to Council assets in the vicinity of the subject site as a result of demolition works associated with the approved development, is to be met in full by the Applicant/developer within three months of demolition.

D3 Waste Management

Within one month of demolition, the Applicant must provide evidence that waste handling works during demolition have been completed in accordance with the Waste Management Plan required by Condition B5 and other relevant development consent conditions.

D4 Heritage Interpretation

- (1) Information plaques/boards consistent with those for the CarriageWorks building are to be prepared within 9 months of the demolition of the buildings
- (2) A plaque/board is to be prepared for each building that has been demolished and is to include, as a minimum, the history of the building, a plan showing the location of the building, relevant photographs, advice on its former railway use and date of demolition.
- (3) The plaques/boards are to be installed at either the Blacksmith's Workshop or viewing platform, or as otherwise agreed.

D5 Redfern-Waterloo Authority Contributions Plan 2006

Pursuant to section 31(2) of the *Redfern-Waterloo Authority Act 2004*, and Clause 16 of the *Redfern-Waterloo Authority Contributions Plan 2006*, the applicant is to transfer the ownership of 3 carriages/vans to RWA for use in the Interpretative Strategy for the North Eveleigh site.

Change in ownership shall occur within 9 months of the demolition.

A copy of *Redfern-Waterloo Authority Contributions Plan 2006* is available for inspection at the Redfern-Waterloo Authority office, Level 11, Tower 2, 1 Lawson Square, Redfern.

ADVISORY NOTES

AN1 Use of Mobile Cranes

The Applicant shall obtain all necessary permits required for the use of mobile cranes on or surrounding the subject site, prior to the commencement of works. In particular, the following matters shall be complied with to the satisfaction of the Certifying Authority:

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

AN2 Movement of Trucks Transporting Waste Material

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

AN3 Modification to Development Consent

That the applicant or any person entitled to act on this consent may make an application to modify this development consent in accordance with Section 96 of the Act.