



STATEMENT OF ENVIRONMENTAL EFFECTS

Environmental Planning & Assessment Act 1979

DEMOLITION STATEMENT Demolition of Shed Structure 196 Christie Street, St Marys

June 2019

Prepared for Pacific National Pty Ltd



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If this document is not signed it is a draft.



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Figure 3 – Disused Dump Station Shed (Photo 2)

Figure 4 – Proposed Demolition of Shed Structure

APPENDICIES

Appendix 1 – Demolition Site Plan



1 INTRODUCTION

On behalf of Pacific National Pty Ltd, approval to demolish a disused rail shed is sought.

The site is located at 196 Christie Street, St Marys and is identified as Lot 196 DP31912.

Lot 196 contains the existing rail infrastructure, including a disused metal shed with below rail dumping area. The shed and associated dumping facility traverse the existing rail track and were historically used for the import of material excavated from the Northside Sewerage Tunnel Project.

The area containing the disused shed is fenced to prevent access to the shed and immediate surrounds. However, unauthorised persons continue to access the shed structure which is a safety concern for the site.

The proposed works include:

- Demolition of shed structure
- Removal and disposal of shed material.

The site is zoned IN1 General Industrial in *Penrith Local Environmental Plan 2010* and demolition is permissible with consent.

The Penrith Development Control Plan 2014 contains controls to inform lodgement requirements for demolition.

There are no integrated development referrals for the application.

The Demolition Site Plan and other supporting documents are enclosed and should be read in association with this Statement of Environmental Effects.

2 SITE & CONTEXT

2.1 Site Description

The site includes a single landholding owned by Lendlease that is located between two parcels owned by Pacific National. A landowner authority for the proposed demolition is enclosed with this application. The site includes the following land:

Land Details	Address	Owner
Lot 196 DP31912	196 Christie Street, St Marys	Lendlease



Figure 1 – Land Details (Source: SIX Maps)

2.2 Site Description

The site has an area of approximately 7.33 hectares and extends between Christie Street to the north and the Main Western Railway Line to the south. The portion of the site containing the shed structure is approximately 300m².

The site contains a railway line that connects to the Western Line. The shed structure forms part of a disused dumping station that was used to transport material excavated from the Northside Sewerage Tunnel Project.

The shed structure is of metal construction and is covered in graffiti. The immediate surrounds to the shed have been fenced. However, unauthorised persons are accessing the shed structure, which is also attracting anti-social behaviour.

The site is within a larger area that forms the area for Pacific National's St Marys Freight Hub, which is currently being assessed by the Department of Planning & Environment.



Figure 2 – Disused Dump Station Shed (Photo 1)



Figure 3 – Disused Dump Station Shed (Photo 2)

3 PROPOSAL

3.1 Proposed Demolition

The application seeks to demolish the disused shed structure and disposed of the shed materials off-site. A Demolition Site Plan by BG&E Consultants showing the location of the shed structure is enclosed in Appendix 1.

The shed has dimensions of approximately 13m (L) x 11m (D) x 10m (H) and is of metal construction.

The demolition will include removal of the footings and excavation will be backfilled with material onsite.



Figure 4 – Proposed Demolition of Shed Structure

3.2 Hazardous Building Materials Assessment

A hazardous building materials assessment has been prepared for the shed structure by Douglas Partners and is enclosed with this proposal.

This assessment included visual assessment and taking material samples at various locations within the structure for laboratory testing. Test results conclude lead paint was

identified and assumed to be present with the structure. There was no asbestos detected as part of the assessment.

The hazardous building materials assessment prepared by Douglas Partners outlines a methodology and compliance requirements for managing the lead paint in accordance with NSW legislative requirements for work health and safety and associated relevant standards.

3.3 Waste Management

A Waste Management Plan is enclosed with this proposal. The metal waste will be removed from the site and disposed at an appropriate recycling facility.

The metal waste comprises beams and sheet metal.

3.4 Site Management

A Demolition Plans by BG&E Consultants in Appendix 1 outline site preparation, erosion and sediment control and site access.

It is expected the demolition will be completed within a five (5) day period and during standard working hours. Site management measures will ensure there are no significant impacts from noise or dust. In addition, demolition will be carried out in accordance with AS 2601—2001: The demolition of structures.

4 SECTION 4.15 – EVALUATION

Clause 4.15 in the *Environmental Planning & Assessment Act 1979* outlines the matters that need to be considered in evaluating a development proposal, which are detailed in Clause 1.

4.1 Clause (1) Matters for consideration—general

4.1.1 Provisions of Environmental Instruments

Penrith Local Environmental Plan 2010

Clause 2.7 Demolition requires development consent

- The demolition of a building or work may be carried out only with development consent.
- Consent is sought for demolition.

State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 requires a Consent Authority to consider potential for contamination when determining a Development Application. Clause 7(1) states:

- (1) *A consent authority must not consent to the carrying out of any development on land unless:*
 - (a) *it has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose*

A hazardous building materials assessment has been prepared for the shed structure by Douglas Partners and is enclosed with this proposal. There are no requirements for remediating contaminated land.

4.1.2 Provisions of Draft Environmental Planning Instruments

The proposal or site is not subject to any draft Environmental Planning Instruments.

4.1.3 Provisions of any Development Control Plan

Penrith Development Control Plan 2014 includes provisions to inform the requirements for applications for demolition.

A Waste Management Plan is enclosed with the proposal in accordance with the DCP requirements.

4.1.4 Provisions of Any Planning Agreement

Contributions are not required for this proposal.

4.1.5 Provisions of the Regulations

The proposed development is consistent with the relevant provisions of the *Environmental Planning and Assessment Regulation 2000*.

This Statement of Environmental Effects and Development Application is prepared in accordance with Schedule 1 of the Regulations.

4.1.6 Provisions of Any Coastal Zone Management Plan

The land is not subject to a Coastal Zone Management Plan.

4.1.7 Impacts of Development

4.1.7.1 Environmental Impacts

Identification and management of any hazardous building materials will be undertaken in accordance with the Douglas Partners assessment.

A Waste Management Plan is included with the proposal to properly dispose of the waste materials.

There are no adverse environmental impacts.

4.1.7.2 Social and Economic Benefits

Demolition of the shed structure will remove an attractor for unauthorised persons and anti-social behaviour on the site and will prevent illegal use of an unsafe structure.

4.1.8 Site Suitability

The site is suitable for the proposed works.

4.1.9 Any Submissions

Any submissions received during public notification will be addressed as required.

4.1.10 The Public Interest

Demolition of the shed structure will remove an attractor for unauthorised persons and anti-social behaviour on the site and will prevent illegal use of an unsafe structure.

5 SECTION 4.46 – INTEGRATED DEVELOPMENT

Legislation	Referral	Comment
Fisheries Management Act 1994	No	No aquaculture permit required.
Heritage Act 1977	No	No impact on Heritage.
Biodiversity Conservation Act 2016	No	No significant ecological impacts result from the proposal.
National Parks and Wildlife Act 1974	No	No impact on Aboriginal Cultural Heritage.
Mine Subsidence Compensation Act 1961	No	Site is not within a Mine Subsidence Area.
Mining Act	No	Not subject to a mining lease.
Petroleum (On Shore) Act	No	Not subject to a lease.
Protection of the Environment Operations Act 1997	No	Environment Protection Licence not required.
Roads Act 1993	No	No works to a public road as outlined under Section 138 of the Roads Act 1993.
Rural Fires Act 1997	No	Not applicable.
Water Management Act 2000	No	No works within 40 metres of a classified stream under the <i>Water Management Act 2000</i> .

No Integrated Development referrals are required as part of this application.

5 CONCLUSION

Approval to demolish a disused rail shed is sought.

The site is located at 196 Christie Street, St Marys and is identified as Lot 196 DP31912.

Lot 196 contains the existing rail infrastructure, including a disused metal shed with below rail dumping area. The shed and associated dumping facility traverse the existing rail track and were historically used for the import of material excavated from the Northside Sewerage Tunnel Project.

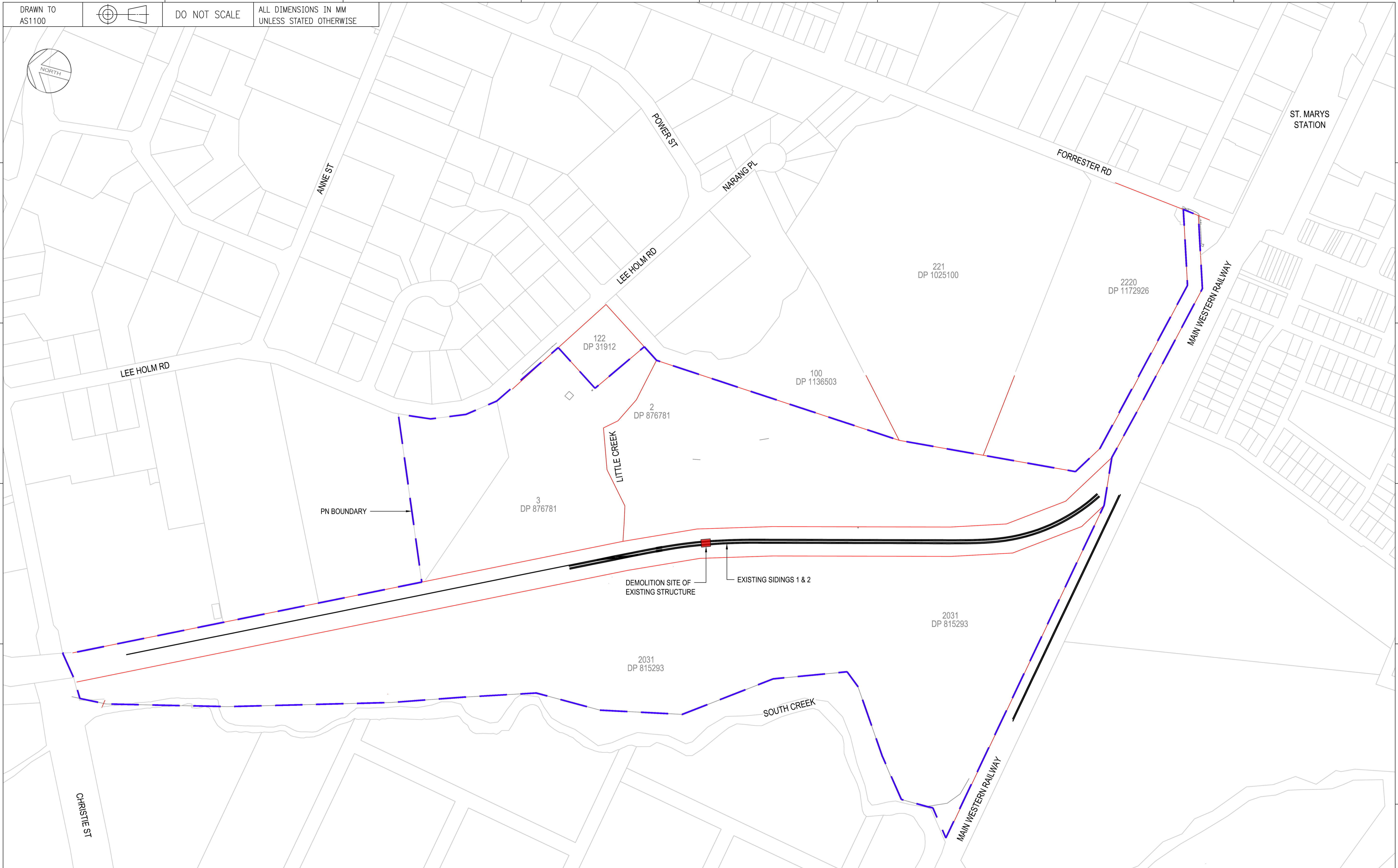
The proposed works include:

- Demolition of shed structure
- Removal and disposal of shed materials.

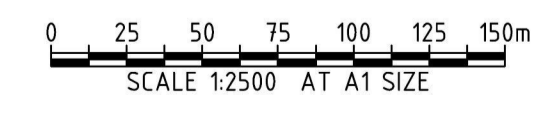
Given the proposal meets the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and relevant instruments, plans and policies, it is requested that Council approve the proposal.

APPENDIX 1
Demolition Site Plan

DRAWN TO AS1100
DO NOT SCALE
ALL DIMENSIONS IN MM UNLESS STATED OTHERWISE






Used on / Next higher assembly:
Filename: B18028-DRG-C-1600.dwg
Alternate DMS number:



Rev	Date	Revision Description	Designed	Checked	Ind. Rev.	Approved	Accepted
B	28.02.19	FOR APPROVAL	AK	BK			
A	20.02.19	FOR APPROVAL	AK	BK			

Designing Company: Sydney Office BG&E DOC No: B18028			Approved By	Accepted By
Designed: A.KIRK	Checked: B.KEITH		Signed:	Signed:
Ind.Rev. Company	Ind.Rev. Name	Approval Date	Acceptance Date	

	C-1600		Sheet No. 1 of 1	SHEET SIZE A1
	ST MARYS FREIGHT HUB DEMOLITION SITE PLAN		Scale: 1:2500	

	1	2	3	4	5	6	7	8						
	DRAWN TO AS1100		DO NOT SCALE		ALL DIMENSIONS IN MM UNLESS STATED OTHERWISE									
A	GENERAL 1. REFER TO ALL NOTES ON THESE DRAWINGS AND RELEVANT ASSOCIATED DESIGN DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY CIVIL WORKS 2. TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS ON DRAWINGS TAKE PRECEDENCE OVER THESE NOTES 3. DO NOT DEPART FROM THE DESIGN UNLESS AUTHORISED IN WRITING BY THE DESIGN ENGINEER 4. SPECIFICATIONS AND STANDARD DRAWINGS TO COMPLY WITH THE RELEVANT GOVERNING COUNCIL AND/OR UTILITY PROVIDER 5. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION FROM THESE DRAWINGS, AND THEIR ASSOCIATED CONSULTANTS' DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE RELEVANT AUTHORITIES 6. NEW SOUTH WALES OCCUPATIONAL HEALTH AND SAFETY PRACTICES MUST BE COMPLIED WITH 7. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. CIVIL DRAWINGS SHALL NOT BE SEALED FOR DIMENSIONS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION 8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m) TO AUSTRALIAN HEIGHT DATUM (AHD) 9. IF THERE IS DOUBT REGARDING THE CIVIL DESIGN, CONTACT THE ENGINEER FOR CLARIFICATION		EROSION SEDIMENT CONTROL NOTES GENERAL NOTES 1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL AND MINIMISE EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF DEMOLITION AND REMOVAL OF MATERIALS. 2. NOTWITHSTANDING THE DESIGN SHOWN ON THE DRAWINGS, THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT SEDIMENT CONTROL DEVICES USING BEST PRACTICES AS NECESSARY TO MINIMISE THE QUANTITY OF SEDIMENT LEAVING THE SITE. 3. SOME VARIATIONS TO THE SPECIFIED CONSTRUCTION SEQUENCE MAY BE NECESSARY IN CERTAIN AREAS TO FACILITATE DEMOLITION. WHERE THIS IS THE CASE, ANY VARIATION MUST BE APPROVED BY THE SUPERINTENDENT PRIOR TO IMPLEMENTATION. 4. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION GULLY INLETS. 5. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPAIRED WHENEVER THE CAPACITY OF THE EROSION AND SEDIMENT CONTROL MEASURE FALLS BELOW 75%. 6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY (WHEN WORK IS OCCURRING ON SITE) OR WEEKLY (WHEN WORK IS NOT OCCURRING ON SITE) WITHIN 24 HOURS OF EXPECTED RAIN AND WITHIN 18 HOURS OF A RAINFALL EVENT AS REQUIRED TO MAINTAIN CONTROL DEVICES.			DRAINAGE CONTROL 1. WHERE POSSIBLE PROVIDE CUT-OFF DRAINS TO DIVERT CLEAN WATER FROM UNDISTURBED CATCHMENT. 2. ALL PERIMETER BANKS/SWALES SHALL HAVE UNINTERRUPTED NEGATIVE GRADE TO AN OUTLET. 3. STORMWATER RUNOFF FROM ACCESS ROADS AND STABILISED ENTRY/EXIT POINTS MUST DRAIN TO AN APPROPRIATE SEDIMENT CONTROL DEVICE. 4. WHEREVER REASONABLE AND PRACTICABLE, STORMWATER RUNOFF ENTERING THE SITE FROM EXTERNAL AREAS AND NON-SEDIMENT LADEN (CLEAN) STORMWATER RUNOFF ENTERING A WORK AREA OR AREA OF SOIL DISTURBANCE, MUST BE DIVERTED AROUND OR THROUGH THAT AREA IN A MANNER THAT MINIMISES SOIL EROSION AND THE CONTAMINATION OF THAT WATER FOR ALL DISCHARGES UP TO THE SPECIFIED DESIGN STORM DISCHARGE. 5. WHEREVER REASONABLE AND PRACTICABLE, "CLEAN" SURFACE WATERS MUST BE DIVERTED AWAY FROM SEDIMENT CONTROL DEVICES AND ANY UNTREATED, SEDIMENT LADEN WATERS.		SEDIMENT CONTROL 1. ALL SEDIMENT FENCES TO BE INSTALLED TO THE SATISFACTION OF COUNCIL'S LICENSING AND COMPLIANCE OFFICER. 2. ALL MATERIALS TRACKED OR SEDIMENT WASHED ONTO COUNCIL'S ROAD FROM THE DEVELOPMENT ARE TO BE BROOMED UP AND COLLECTED. 3. SEDIMENT TRAPS MUST BE INSTALLED AND OPERATED TO BOTH COLLECT AND RETAIN SEDIMENT. 4. ALL ENVIRONMENTALLY RELEVANT INCIDENTS MUST BE RECORDED IN A FIELD LOG THAT MUST REMAIN ACCESSIBLE TO ALL RELEVANT REGULATORY AUTHORITIES.			A			
B	SITE PREPARATION NOTES SURVEY 1. THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN DERIVED FROM SURVEY INFORMATION SUPPLIED FROM FREEBURN SURVEYING 2. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. BG&E PTY LTD DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS. 3. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT BG&E PTY LTD. 4. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR. 5. BENCH MARK, SURVEY PEGS, LEVEL PEGS OR SUPPLEMENTARY REFERENCE MARKS SHALL NOT BE ADJUSTED OR MOVED WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT. THE CONTRACTOR SHALL TRANSFER ANY PEGS AFFECTED BY THE PROPOSED WORKS TO SIDE POSITIONS CLEAR OF OPERATIONS AND SHALL NOTE THE EXTENT OF THE MOVEMENT IN DISTANCE AND LEVEL.		SITE MANAGEMENT 1. CONSTRUCT WASH DOWN BAY OR SHAKE DOWN AT ENTRY/EXIT IN ACCORDANCE WITH BEST PRACTICE GUIDELINES. SITE EXIT POINTS MUST BE APPROPRIATELY MANAGED TO MINIMISE THE RISK OF SEDIMENT BEING TRACKED INTO SEALED, PUBLIC ROADS. 2. ALL OFFICE FACILITIES AND OPERATIONAL ACTIVITIES MUST BE LOCATED SUCH THAT ANY LIQUID EFFLUENT (IEG. PROCESS WATER, WASH-DOWN WATER, EFFLUENT FROM EQUIPMENT CLEANING OR PLANT WATERING) CAN BE TOTALLY CONTAINED AND TREATED WITHIN THE SITE. 3. THE CONSTRUCTION SCHEDULE MUST AIM TO MINIMISE THE DURATION THAT ANY AND ALL AREAS OF SOIL ARE EXPOSED TO THE EROSION EFFECTS OF WIND RAIN AND SURFACE WATER. 4. ADEQUATE WASTE COLLECTION BINS MUST BE PROVIDED ON-SITE AND MAINTAINED SUCH THAT POTENTIAL AND ACTUAL ENVIRONMENTAL HARM RESULTING FROM SUCH MATERIAL WASTE IS MINIMISED.			SOIL AND STOCKPILE MANAGEMENT 1. ALL REASONABLE AND PRACTICABLE MEASURES MUST BE TAKEN TO OBTAIN THE MAXIMUM BENEFIT FROM EXISTING TOPSOIL, INCLUDING: 1.1. WHERE THE PROPOSED AREA OF SOIL DISTURBANCE DOES NOT EXCEED 2500M2, AND THE TOPSOIL DOES NOT CONTAIN UNDESIRABLE WEED SEED, THE TOP 100MM OF SOIL LOCATED WITHIN AREAS OF PROPOSED SOIL DISTURBANCE (INCLUDING STOCKPILE AREAS) MUST BE STRIPPED AND STOCKPILED SEPARATELY FROM THE REMAINING SOIL. 1.2. WHERE THE PROPOSED AREA OF SOIL DISTURBANCE EXCEEDS 2500M2, AND THE TOPSOIL DOES NOT CONTAIN UNDESIRABLE WEED SEED, THE TOP 50MM OF SOIL MUST BE STRIPPED AND STOCKPILED SEPARATELY FROM THE REMAINING TOPSOIL, AND SPREAD AS A FINAL SURFACE SOIL. 1.3. IN AREAS WHERE THE TOPSOIL CONTAINS UNDESIRABLE WEED SEED, THE AFFECTED SOIL MUST BE SUITABLY BURIED OR REMOVED FROM THE SITE. 1.4. STOCKPILES OF ERODIBLE MATERIAL THAT HAS THE POTENTIAL TO CAUSE ENVIRONMENTAL HARM IF DISPLACED, MUST BE: 1.5. APPROPRIATELY PROTECTED FROM WIND, RAIN, CONCENTRATED SURFACE FLOW AND EXCESSIVE UP-SLOPE STORMWATER SURFACE FLOWS. 1.6. LOCATED AT LEAST 2M FROM ANY HAZARDOUS AREA, RETAINED VEGETATION, OR CONCENTRATED DRAINAGE LINE. 1.7. LOCATED UP-SLOPE OF AN APPROPRIATE SEDIMENT CONTROL SYSTEM. 1.8. PROVIDED WITH AN APPROPRIATE PROTECTIVE COVER (SYNTHETIC, MULCH OR VEGETATIVE) IF THE MATERIALS ARE LIKELY TO BE STOCKPILED FOR MORE THAN 28 DAYS. 1.9. PROVIDED WITH AN APPROPRIATE PROTECTIVE COVER (SYNTHETIC, MULCH OR VEGETATIVE) IF THE MATERIALS ARE LIKELY TO BE STOCKPILED FOR MORE THAN 10 DAYS DURING THOSE MONTHS THAT HAVE A HIGH EROSION RISK. 1.10. PROVIDED WITH AN APPROPRIATE PROTECTIVE COVER (SYNTHETIC, MULCH OR VEGETATIVE) IF THE MATERIALS ARE LIKELY TO BE STOCKPILED FOR MORE THAN 5 DAYS DURING THOSE MONTHS THAT HAVE A EXTREME EROSION RISK. 2. A SUITABLE FLOW DIVERSION SYSTEM MUST BE ESTABLISHED IMMEDIATELY UP-SLOPE OF A STOCKPILE OF ERODIBLE MATERIAL THAT HAS THE POTENTIAL TO CAUSE ENVIRONMENTAL HARM IF DISPLACED, IF THE UP-SLOPE CATCHMENT AREA DRAINING TO THE STOCKPILE EXCEEDS 1500M2. 3. SITE SPOIL MUST BE LAWFULLY DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ON GOING SOIL EROSION OR ENVIRONMENTAL HARM.		CONSTRUCTION SEQUENCE: A. CONSTRUCT ENTRY AND EXIT POINT TOGETHER WITH SHAKE DOWN DEVICE. B. ERECT SEDIMENT FENCES ALONG DOWNSTREAM ADJACENT PROPERTY BOUNDARIES. H. ERECT SEDIMENT FENCES ALONG BOUNDARIES ADJACENT TO ROADWAYS WHERE LOT SLOPES TOWARDS ROAD. I. PLACE BARRIER FENCES AROUND AREAS THAT DO NOT REQUIRE DISTURBANCE TO ENSURE AREAS REMAIN UNDISTURBED. J. INSTALL PROTECTION MEASURES AS DIRECTED TO ANY EXISTING GULLIES AND FIELD INLETS AFFECTED BY CONSTRUCTION ACTIVITIES. K. CONSTRUCT CLEAN WATER DIVERSION SWALES, WHERE POSSIBLE, TO ENSURE UPSTREAM RUNOFF IS DIVERTED AROUND DISTURBED AREAS. ALL DIVERSION SWALES ARE TO BE CONSTRUCTED PRIOR TO ANY EARTHWORKS OPERATIONS. L. UNDERTAKE DEMOLITION OPERATIONS. M. STABILISE / HYDRO-MULCH EXPOSED EMBANKMENTS / BATTERS AS SOON AS PRACTICABLE. N. ON COMPLETION OF WORKS AS NOTED ABOVE AND ACHIEVEMENT OF 70% GRASS COVER, REMOVE CONTROL DEVICES AND REHABILITATE DISTURBED AREAS AS REQUIRED			B			
C	EXISTING SERVICES AND FEATURES NOTES 1. THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATION AND EXTENT OF EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY TO THE ENGINEER/SUPERINTENDENT. 2. EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A 'DIAL BEFORE YOU DIG' SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES. 4. THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR SERVICES. THE CONTRACTOR SHALL NOT ASSUME DEPTHS OR ALIGNMENTS OF CABLES OR PLANT AS THESE MAY VARY SIGNIFICANTLY. THE CONTRACTOR MUST ACCEPT ALL RESPONSIBILITY TO DAMAGES TO EXISTING SERVICES AS SERVICE AUTHORITIES MAY SEEK COMPENSATION FOR DAMAGES CAUSED TO THEIR PROPERTY AND SUBSEQUENT LOSSES CAUSED. 5. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL OR RELOCATION (IF REQUIRED) TO RELEVANT AUTHORITIES GUIDELINES OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE ENGINEER/SUPERINTENDENT. 6. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO SURROUNDING DEVELOPMENT. CONTRACTOR TO GAIN APPROVAL FROM THE RELEVANT AUTHORITIES FOR TIME OF INTERRUPTION. 7. IF REQUIRED, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF ANY RELEVANT AUTHORITIES. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY/SUPERINTENDENT. 8. ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS, BRICK PAVING AND CONSTRUCTION TRAFFIC MANOEUVRING AREAS SHALL BE PROTECTED TO RELEVANT AUTHORITIES GUIDELINES. 9. ALL EXISTING SERVICE UTILITIES COVERS AND GRATES ARE TO BE ADJUSTED (TO RELEVANT AUTHORITY GUIDELINES) TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE. 10. IF EXISTING SERVICE UTILITY COVERS AND GRATES OR SURROUNDING SURFACE LEVELS ARE TO BE LOWERED, THE CONTRACTOR IS TO MAKE CERTAIN THAT MINIMUM COVERS (TO RELEVANT SERVICE AUTHORITY GUIDELINES) TO SERVICES ARE MAINTAINED. IF MINIMUM COVERS CANNOT BE MAINTAINED IN ACCORDANCE WITH THE SERVICE AUTHORITIES GUIDELINES, THE CONTRACTOR IS TO LOWER OR PROTECT SERVICES TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY/SUPERINTENDENT.		CLEARING 1. CLEARING OF SITE AND STOCKPILE LOCATION TO BE DETERMINED ON SITE BY SUPERINTENDENT AND IS TO BE CLEAR OF ANY WATER COURSE. 2. NO LAND CLEARING SHALL BE UNDERTAKEN UNLESS PRECEDED BY THE INSTALLATION OF ADEQUATE DRAINAGE AND SEDIMENT CONTROL MEASURES; UNLESS SUCH CLEARING IS REQUIRED FOR THE PURPOSE OF INSTALLING SUCH MEASURES IN WHICH CASE ON LY THE MINIMUM CLEARING REQUIRED TO INSTALL SUCH MEASURES SHALL OCCUR. 3. PRIOR TO LAND CLEARING, AREAS OF PROTECTED VEGETATION AND SIGNIFICANT AREAS OF RETAINED VEGETATION MUST BE CLEARLY IDENTIFIED FOR THE PURPOSES OF MINIMISING THE RISK OF UNNECESSARY LAND CLEARING						C					
D			EROSION SEDIMENT CONTROL NOTES GENERAL NOTES 1. DURING WINDY WEATHER, LARGE UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER OR BY OTHER MEANS AGREED WITH THE SUPERINTENDENT TO KEEP DUST UNDER CONTROL. 2. ALL COSTS ASSOCIATED WITH NOISE AND DUST SUPPRESSION FOR SITE WORKS SHALL BE BORNE BY THE CONTRACTOR.								D			
E											E			
F	Use on / Next higher assembly:					Designing Company: Sydney Office BG&E DOC No: B18028 12 B Moreland St, Sydney NSW 2000 P: +61 2 9770 3300 F: info@bgandef.com www.bgandef.com		 				Sheet No. 1 of 1 Scale: NTS SHEET SIZE A1		F
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		Rev B 28.02.19 FOR APPROVAL		Rev A 20.02.19 FOR APPROVAL		Ind.Rev. Company		Ind.Rev. Name		Signed:		Signed:		
		Rev Date Revision Description		Designed Checked Ind. Rev. Approved Accepted		Ind.Review Signature		Approval Date		Acceptance Date				

DRAWN TO AS1100
DO NOT SCALE
ALL DIMENSIONS IN MM UNLESS STATED OTHERWISE

LEGEND

- PROJECT SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOUR (0.5m INTERVALS)
- EXISTING STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING OPTIC FIBRE
- EXISTING ELECTRICAL HV
- EXISTING ELECTRICAL OH
- EXISTING OPEN DRAIN
- EXISTING FENCE
- EXISTING EASEMENTS

NOTES

1. DEMOLITION OF EXISTING STRUCTURE TO BE IN ACCORDANCE WITH AS 2601-2001.
2. DEMOLITION TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORKCOVER AUTHORITY.
3. DEMOLITION WORKS TO BE RESTRICTED TO THE HOURS PERMITTED IN ACCORDANCE WITH THE NSW GOVERNMENTS INTERIM CONSTRUCTION NOISE GUIDELINES, JULY 2009

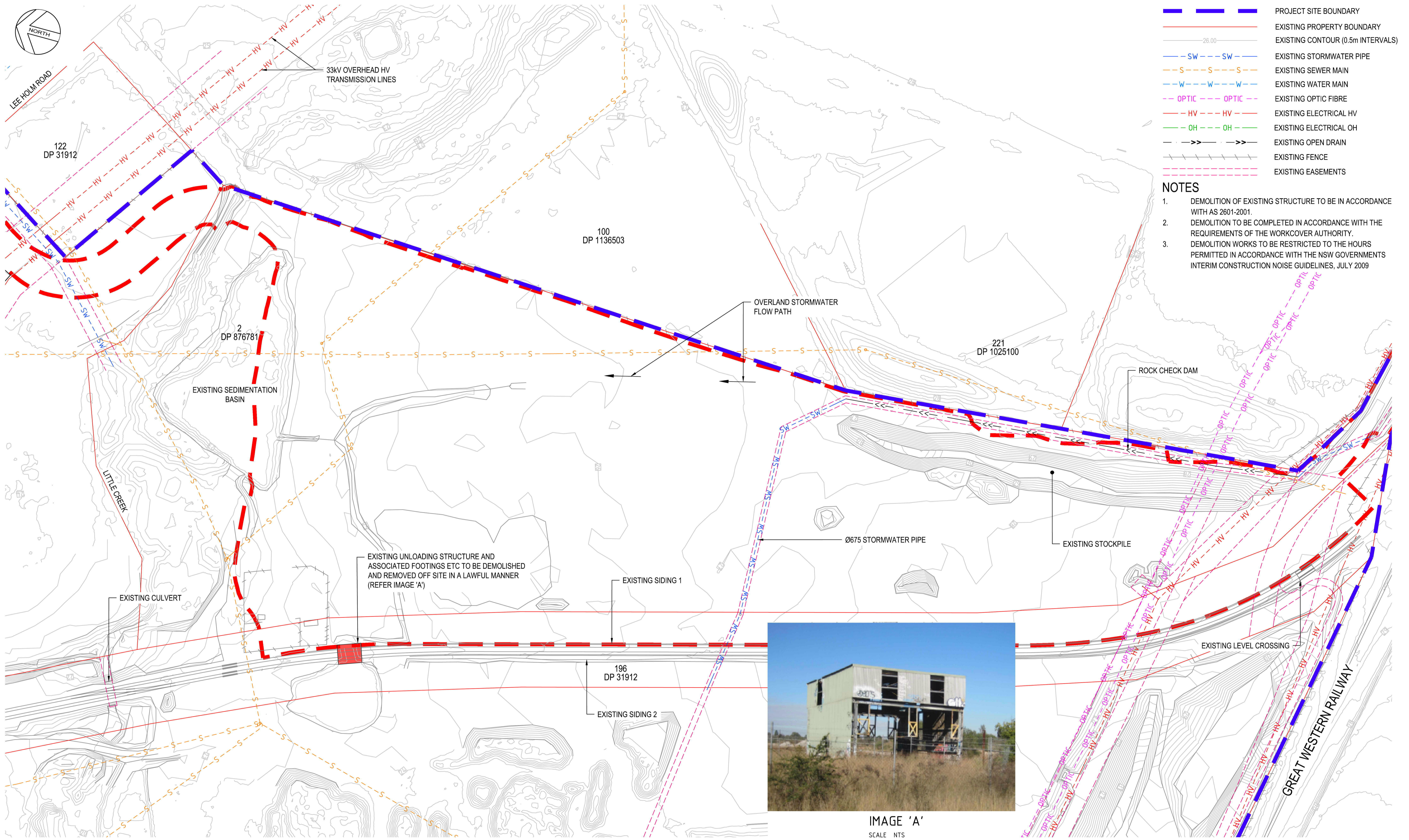


IMAGE 'A'
SCALE NTS

Used on / Next higher assembly:

Filename: B18028-DRG-C-1605.dwg

Alternate DMS number:

SCALE 1:1000 AT A1 SIZE

Rev	Date	Revision Description	Designed	Checked	Ind. Rev.	Approved	Accepted
C	20.03.19	FOR APPROVAL	AK	BK			
B	28.02.19	FOR APPROVAL	AK	BK			
A	20.02.19	FOR APPROVAL	AK	BK			

Designing Company: Sydney Office—
BGA&E DOC No: B18028

Designed: A.KIRK
Checked: B.KEITH
Ind.Rev. Company: Ind.Rev. Name
Ind.Review Signature

Approved By: [Signature]
Accepted By: [Signature]

Signed: [Signature]
Approval Date: [Date]
Acceptance Date: [Date]

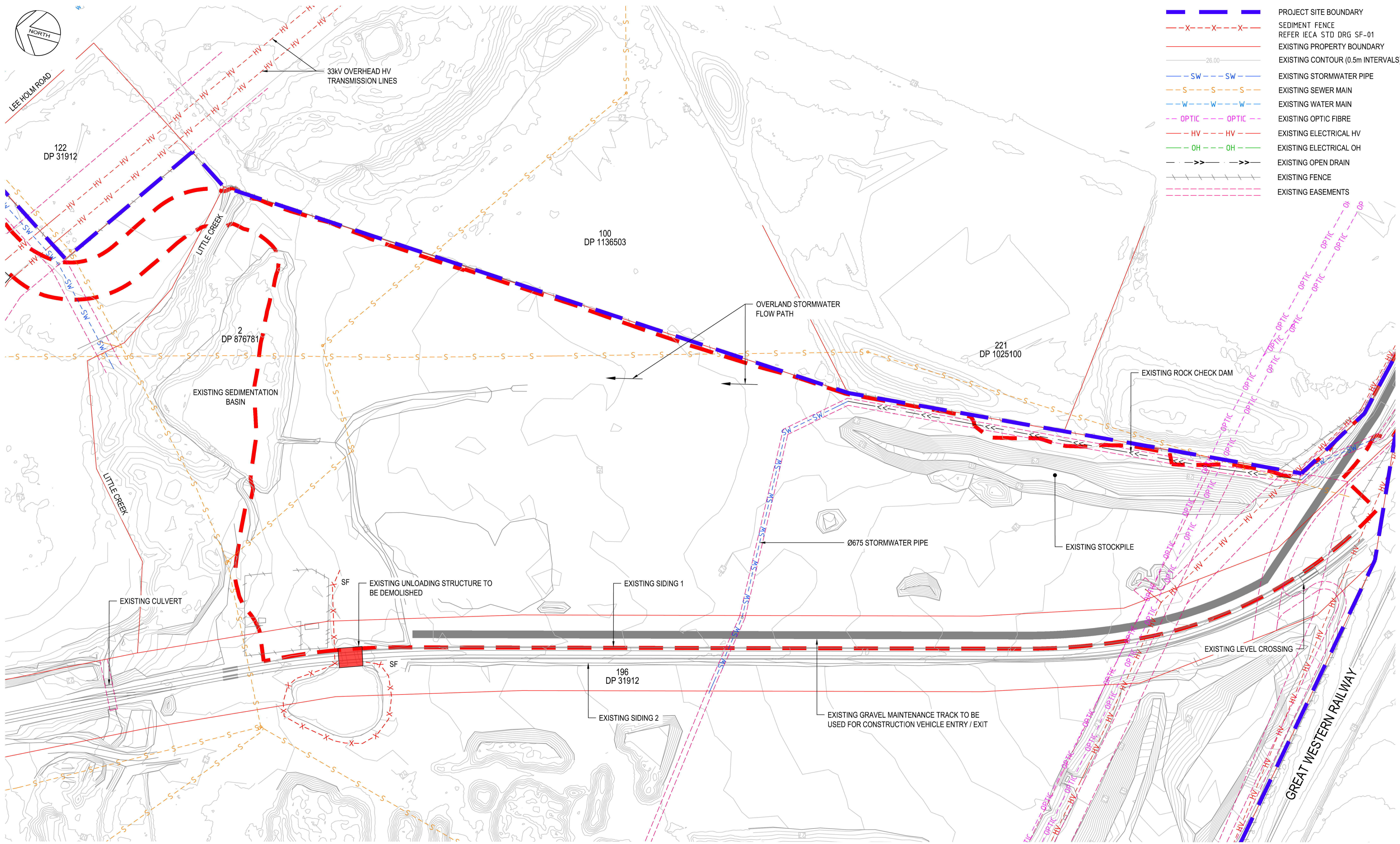
Sheet No. 1 of 1
Scale: 1:1000
SHEET SIZE A1

**ST MARYS FREIGHT HUB
DEMOLITION
EXISTING FEATURES AND DEMOLITION PLAN**

DRAWN TO AS1100
DO NOT SCALE
ALL DIMENSIONS IN MM UNLESS STATED OTHERWISE

LEGEND

	PROJECT SITE BOUNDARY
	SEDIMENT FENCE REFER IECA STD DRG SF-01
	EXISTING PROPERTY BOUNDARY
	EXISTING CONTOUR (0.5m INTERVALS)
	EXISTING STORMWATER PIPE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING OPTIC FIBRE
	EXISTING ELECTRICAL HV
	EXISTING ELECTRICAL OH
	EXISTING OPEN DRAIN
	EXISTING FENCE
	EXISTING EASEMENTS



Used on / Next higher assembly:

Filename: B18028-DRG-C-1610.dwg

Alternate DMS number:

SCALE 1:1000 AT A1 SIZE

0 10 20 30 40 50 60m

Rev	Date	Revision Description	Designed	Checked	Ind. Rev.	Approved	Accepted
C	20.03.19	FOR APPROVAL	AK	BK			
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Designing Company: Sydney Office
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Designed: A.KIRK
Checked: B.KEITH
Ind.Rev. Company: Ind.Rev. Name
Ind.Review Signature

Approved By: [Signature]
Accepted By: [Signature]

Signed: [Signature]
Approval Date: [Date]
Signed: [Signature]
Acceptance Date: [Date]

Sheet No. 1 of 1
Scale: 1:1000
SHEET SIZE A1

**ST MARYS FREIGHT HUB
DEMOLITION
EROSION AND SEDIMENT CONTROL PLAN**

C-1610