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- 4 OCT 2011

PITTWATER COUNCIL

## COMPLYING DEVELOPMENT CERTIFICATE 110296 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109 and 86

### APPLICANT DETAILS

**Applicant:** LJ Hooker Avalon C/- Barker Ryan Stewart  
**Address:** Suite 603, Level 6 12 Century Circuit Norwest Business Park NSW 2153  
**Contact Details:** **Phone:** 9659 0005 **Fax:**

### OWNER DETAILS

**Name of person having benefit of the development consent:** Peter Higgins  
**Address:** 9 Morgan Road Belrose NSW 2085  
**Contact Details:** **Phone:** .

### COMPLYING DEVELOPMENT CONSENTS

**Consent Authority/Local Government Area:** Pittwater Council  
**Decision Made Under:** SEPP(Exempt & Complying Development Codes)2008  
**CDC Number:** 110296 **Date issued:** 28/09/2011

**Lapse date:** 86a of the EPA Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. 81a of the Act is applicable.

### PROPOSAL

**Address of Development:** 96 Cabarita Road Avalon NSW 2107  
Lot 14 DP 858130  
**Building Classification:** Class 1a  
**Scope of building works covered by this Notice:** Demolition of Dwelling  
**Value of Construction Certificate (Incl GST):**  
**Plans and Specifications approved:** Schedule 1  
**Fire Safety Schedule:** N/A  
**Conditions:** See Conditions attached to this certificate  
**Zoning:** R2  
**Critical stage inspections;** See attached Notice  
**Conditions (CIs 187 or 188 of EPA Regs 2000):** Nil

### CERTIFYING AUTHORITY

**Certifying Authority:** Troy Myers  
**Accreditation Body:** Building Professionals Board  
Registration No. BPB 0284

*I, Troy Myers, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 84A of the Environmental Planning and Assessment Act 1979.*

**Dated this:** 28/09/2011

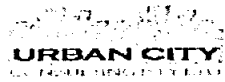
336 REC: 510574 4/10/11



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Troy Myers  
Accredited Certifier

NB: Prior to the commencement of work S86 (1) and (a) of the Environment Planning and Assessment Act 1979 must be satisfied.



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## SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Patrick James & Associates	Capability Statement			1/09/2011

## PART 3 GENERAL HOUSING CODE CONDITIONS

### DIVISION 3 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATE UNDER THIS CODE

**Note.** Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Part.

**Note.** A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

### ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203-CONDITION

#### 94EC CONTRIBUTIONS PLANS—COMPLYING DEVELOPMENT

- (1) In relation to an application made to an accredited certifier for a complying development certificate, a contributions plan:
- (a) is to specify whether or not the accredited certifier must, if a complying development certificate is issued, impose a condition under section 94 or 94A, and
  - (b) can only authorise the imposition by an accredited certifier of a condition under section 94 that requires the payment of a monetary contribution, and
  - (c) must specify the amount of the monetary contribution or levy that an accredited certifier must so impose or the precise method by which the amount is to be determined.
- (1A) The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.
- (2) This section does not limit anything for which a contributions plan may make provision in relation to a consent authority.

Condition; The Section 94EC fee applicable to this project is

\$ NIL \_\_\_\_\_

The owner / applicant is required to pay this amount prior to the " notice of commencement" being issued to Council two days before physical commencement is to occur on site . A copy of the receipt of the applicable S94 EC payment is required to be submitted to the Accredited Certifying Authorities office as evidence two days prior to the commencement on site. Failure to undertake this step will result in the complying development being *invalid*.

### ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000-CONDITION

#### 136A COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

(1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:

- (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
- (b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

(1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made).

(2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.

(3) This clause does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

(4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

**Note.** There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

### 136B ERECTION OF SIGNS

(1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.

(2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(a) showing the name, address and telephone number of the principal certifying authority for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the site is prohibited.

(3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.

(5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

(6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

**Note.** Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

### 136C NOTIFICATION OF HOME BUILDING ACT 1989 REQUIREMENTS

(1) A complying development certificate for development that involves any residential building work within the meaning of the *Home Building Act 1989* must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.

(2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:

(i) the name and licence number of the principal contractor, and

(ii) the name of the insurer by which the work is insured under Part 6 of that Act,

(b) in the case of work to be done by an owner-builder:

(i) the name of the owner-builder, and

(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

(3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

(4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

### 136D FULFILMENT OF BASIX COMMITMENTS

(1) This clause applies to the following development:

- (a) BASIX affected development,
- (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).
- (2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

### 136E DEVELOPMENT INVOLVING BONDED ASBESTOS MATERIAL AND FRIABLE ASBESTOS MATERIAL

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
  - (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the *Occupational Health and Safety Regulation 2001*,
  - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
  - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.
- (3) In this clause, ***bonded asbestos material, bonded asbestos removal work, friable asbestos material and friable asbestos removal work*** have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.
- Note 1.** Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.
- Note 2.** The effect of subclause (1) (a) is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.
- Note 3.** Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.
- Note 4.** Demolition undertaken in relation to complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* must be carried out in accordance with Australian Standard AS 2601—2001, Demolition of structures.

### 136H CONDITION RELATING TO SHORING AND ADEQUACY OF ADJOINING PROPERTY

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
  - (a) protect and support the adjoining premises from possible damage from the excavation, and
  - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the

### SUBDIVISION 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

#### 3.37 Protection of adjoining areas

- (1) A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:
  - (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
  - (b) could cause damage to adjoining lands by falling objects, or
  - (c) involve the enclosure of a public place or part of a public place.

(2), (3) (Repealed)

**Note.** See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

### 3.38 Toilet facilities

(1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- (c) be a temporary chemical closet approved under the Local Government Act 1993.

### 3.39 Garbage receptacle

(1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

### 3.39A Notification to neighbours

The person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

## SUBDIVISION 2 CONDITIONS APPLYING DURING THE WORKS

**Note.** The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.

### 3.40 Hours of construction or demolition

Construction or demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.

### 3.41 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

### 3.42 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

### 3.43 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

## SUBDIVISION 3 CONSTRUCTION REQUIREMENTS

### 3.44 Staging construction

(1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed.

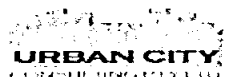
(2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.

(3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

#### **3.45 Utility services**

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.





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## NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

### OWNER DETAILS

Name of person having benefit of the development consent: Peter Higgins  
Address: 9 Morgan Road Belrose NSW 2085  
Contact Details: Phone: .

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Decision Made Under:  
CDC Number: 110296 Date issued: 28/09/2011

### PROPOSAL

Address of Development: 96 Cabarita Road Avalon NSW 2107  
Scope of building works covered by this Notice: Demolition of Dwelling

### PRINCIPAL CERTIFYING AUTHORITY

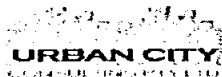
Certifying Authority: Troy Myers  
Accreditation Body: Building Professionals Board  
Registration No. BPB 0284

*The owner has appointed Troy Myers as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with Urban City Consulting for the building works identified in this Notice.*

*I, Troy Myers, Accredited Certifier of Urban City Consulting located at PO Box 1201 Windsor NSW 2756 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.*

Dated: 28/09/2011

Troy Myers  
Principal Certifying Authority



Address: PO Box 1201  
Windsor NSW 2756  
Tel: 02 4587 7000  
Fax: 02 4587 9044  
Email: info@urbancityconsulting.com.au  
Web: www.urbancityconsulting.com.au

## NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

### OWNER DETAILS

Name of person having benefit of the development consent: Peter Higgins  
Address: 9 Morgan Road Belrose NSW 2085  
Contact Details: Phone: .

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Decision Made Under:  
CDC Number: 110296 Date issued: 28/09/2011

### PROPOSAL

Address of Development: 96 Cabarita Road Avalon NSW 2107  
Scope of building works covered by this Notice: Demolition of Dwelling

### PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Troy Myers  
Accreditation Body: Building Professionals Board  
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*I, Troy Myers, Accredited Certifier of Urban City Consulting located at PO Box 1201 Windsor NSW 2756 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.*

Dated: 28/09/2011

Troy Myers  
Principal Certifying Authority

## NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 86(a2)(i) (ii) (iii) b

### OWNER DETAILS

Name of person having benefit of the development consent: Peter Higgins  
Address: 9 Morgan Road Belrose NSW 2085  
Contact Details: Phone: .

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Decision Made Under: SEPP(Exempt & Complying Development Codes)2008  
CDC Number: 110296 Date issued: 28/09/2011

### PROPOSAL

Address of Development: 96 Cabarita Road Avalon NSW 2107  
Scope of building works covered by this Notice: Demolition of Dwelling

### CERTIFICATION DETAILS

Principal Certifying Authority: Troy Myers  
Accreditation Body: Building Professionals Board  
Registration No. BPB 0284

Please telephone **02 4587 7000** to book a critical stage inspection. A minimum period of 48 hours is to be provided.

*I, **Troy Myers, Urban City Consulting** located at PO Box 1201 Windsor NSW 2756 acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.*

*The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.*

*To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.*

*Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.*

Dated: 28/09/2011



Troy Myers  
Principal Certifying Authority



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## SCHEDULE 1: MANDATORY CRITICAL STAGE INSPECTIONS

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	At commencement of building work	Certifying Authority
2.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

28 September 2011

Our ref.: 110296

LJ Hooker Avalon  
C/- Barker Ryan Stewart  
Suite 603, Level 6 12 Century Circuit  
Norwest Business Park NSW 2153

Dear Sir/Madam,

**Re: 96 Cabarita Road Avalon**  
**Complying Development Certificate No. 110296**

Enclosed is a copy of the Complying Development Certificate and Stamped Plan for the subject development. One copy of each has been forwarded directly to Pittwater Council for their records. It is important that you read and understand all of the documentation attached.

Prior to works commencing on site the following items must be satisfied;

1. All sedimentation controls are to be installed.
2. Sanitary accommodation for all building contractors is to be provided.
3. Install Builders signage in a prominent position.
4. Provide frame and truss details prior to the frame inspection.

On the 1st of July 2004 the State Government amended the Environmental Planning & Assessment Act and Regulation 2000 to require mandatory inspections being carried out by the Principal Certifying Authority at the critical stages of construction.

The critical stages of construction for this project are;

- a. Commencement of works.
- b. Final inspection.

A minimum of 48 hours notice is required when requesting that a mandatory inspection to be carried out.

When booking an inspection please call our office on (02) 4587 7000 and advise a staff member of the time and type of inspection required.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,



Troy Myers  
Accredited Certifier  
Urban City Consulting

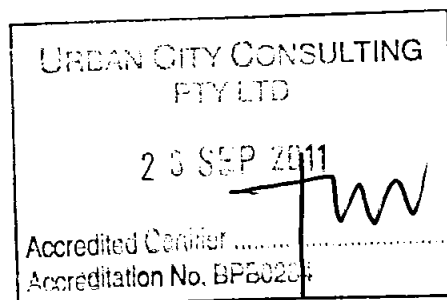


# Barker Ryan Stewart

## WASTE MANAGEMENT PLAN DEMOLITION OF DWELLING

96 Cabarita Road  
AVALON

SEPTEMBER 2011  
Our Ref: 20070001





# Barker Ryan Stewart

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Project No.	20070001
Author	RL
Checked	GB
Approved	GB

Rev No.	Status	Date	Comments
1	Draft	16/09/2011	

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**Planning • Sustainability • Infrastructure • Development • Certification**



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## ATTACHMENT A – Waste Generation Estimates

### Sydney

Suite 603, Level 6, 12 Century Circuit  
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### Hunter

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### Central Coast

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### Brisbane

PO Box 1790  
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P: 07 3118 5158 F: 07 3112 4090  
brisbane@barkerriyanstewart.com.au

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## 1 Introduction

---

### 1.1 Overview

This Waste Management Plan (WMP) has been prepared on behalf of Peter Higgins.

Consent is sought for the demolition of the dwelling on the subject site.

The proposed development will be consistent with the guiding waste management principles of:

- Reduce;
- Reuse;
- Recycle

## 2 Council Requirements

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### 2.1 Council DCP

This WMP has been prepared having regard for the specific waste management outcome of the Pittwater Council DCP, which are:

- *Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.*

## 3 Waste Management

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### 3.1 Waste Generation

An estimate of waste generated during the demolition, construction and operational phases is included as Attachment A.

### 3.2 Waste Avoidance & Reduction

Waste avoidance and reduction may be achieved by ensuring that waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

**ATTACHMENT A**

**Waste Generation Estimates**

## WASTE MANAGEMENT PLAN

96 Cabarita Road, Avalon

## DEMOLITION OF DWELLING

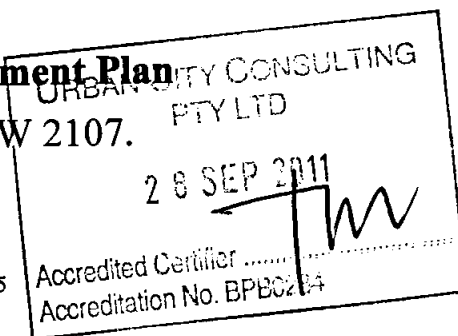
Waste Management Control Plan Section One – Demolition Stage			DESTINATION		
MATERIAL ON SITE		REUSE AND RECYCLING			DISPOSAL
Type of Material	Estimated Volume ( m <sup>3</sup> )	ON – SITE Specify proposed reuse or on site recycling method	OFF – SITE Specify contractor and recycle outlets	Specify contractor and landfill site	
Bulk Excavation Material	Nil				
Green Waste	>1m <sup>3</sup>	Where possible mulch and reuse on site for landscaping and dust suppression	Material Recovery Facility	Contractor TBC	
Brick / masonry / blocks from alteration to existing stormwater infrastructure	3m <sup>3</sup>	N/A	Material Recovery Facility	Contractor TBC	
Concrete	4m <sup>3</sup>	N/A	Material Recovery Facility	Contractor TBC	
Timber (structural framing & cladding)	3m <sup>3</sup>	N/A	Material Recovery Facility	Contractor TBC	

Waste Management Control Plan Section One – Demolition Stage				
MATERIAL ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Metal (roofing)	4m <sup>3</sup>	N/A	Material Recovery Facility	Contractor TBC
Sundry materials	5m <sup>3</sup>	N/A	Council Waste Transfer Station	Contractor TBC
Glass	1m <sup>3</sup>	N/A	Material Recovery Facility	Contractor TBC
Fibro cladding and interior linings (including any asbestos sheeting)	3m <sup>3</sup>	N/A	Council Waste Transfer Station (where necessary, a specialist will be contracted to remove any asbestos sheeting)	Contractor TBC

# Hazardous Substances Management Plan

96 Cabarita Road, Avalon, NSW 2107.

**Patrick James & Associates**  
Resource & Environmental Consultants  
29 Tabrett Street,  
Banksia, NSW 2216  
telephone (02) 9567 9998, 040 904 1515  
[patrickjames28@optusnet.com.au](mailto:patrickjames28@optusnet.com.au)



## 1 Introduction.

This Hazardous Substances Management Plan (HSMP) was commissioned by Mr Rean Lourens of Barker Ryan Stewart<sup>1</sup> acting on behalf of the landowner, Mr Peter Higgins, of 9 Morgan Road, Belrose NSW 2085. The site inspection for Hazardous Substances was made on Friday, 9 September 2011.

This HSMP has been prepared in accord with Clause 1.6 of *AS 2601—2001: The Demolition of Structures* (AS2601). Hazardous Substances include asbestos (friable asbestos, and bonded or stabilised asbestos), PCBs, lead paint, underground storage tanks, ceiling dust, chemical materials and other hazardous containing materials.

## 2 Proposed Development.

Existing house and outbuildings on the Land at 96 Cabarita Road, Avalon, NSW 2107 to be demolished and replaced with a residential development.

## 3 The Property.

The Property is located<sup>2</sup> at 96 Cabarita Road, Avalon, NSW 2107. Access to the property is by means of a common driveway to numbers 96, 98, 100 and perhaps 102. A private driveway off the common driveway gives access to 96.

Improvements to the property are a weatherboard house with tiled, gabled roof and attached carport, garage, fernhouse and garden shed as outbuildings, large surrounding formal gardens with some garden features, front, side and rear fences plus driveway, paths and paved areas. The house dates from the 1930s; a part of the house (Bedroom 4) is a recent extension dating from say the 1970s/1980s. Bedroom 4 is shown as a separate outbuilding on the Campbell & Anderson plan dated 2002.

Summary Details when facing from Cabarita Road. House numbers and Orientation. NB House numbers are uncertain.	90? Left, west	96? Subject property	100? Right, east
Fall direction of the land	↑	Front to rear, to Careel Bay	
Fall direction of Cabarita Road at this location	approximately level		

## 4 Property Boundaries.

Details of the boundaries of the property were not available at the time of the site inspection. The property apparently extends from Cabarita Road to Careel Bay, Pittwater and is bounded by a common access driveway to the east and adjoining property to the west.

The private wharf and boathouse on Careel Bay, adjoining the subject property, are not identified in any way. Usually such structures are identified by their Permissive Occupancy registration numbers.

<sup>1</sup> Barker Ryan Stewart is a multi-disciplinary town planning and engineering consultancy with offices in Sydney, the Hunter and Central Coast. The consultancy's core service areas include: Town Planning, Sustainability, Infrastructure, Development Management and Private Certification.

<sup>2</sup> UBD Map 98 P10

## 5 Site Plans.

Plan reference No. 15646-01 dated April 2002, prepared by Campbell & Anderson<sup>3</sup>, for the Proposed Subdivision and Driveway Concept of lot 14 DP 858130, being 96-104 Cabarita Road. This plan identifies the subject land as Lot 18 of 5287 sq. metres.

Site Plan 07001E1 (undated) prepared by Barker Ryan Stewart also identifies the land as lot 14 DP 858130. The Barker Ryan Stewart site plan appears to have been compiled from the Campbell & Anderson plan. The two buildings shown on both plans and identified on the Campbell & Anderson plan as weatherboard residence and weatherboard outbuilding, have been connected by Hall 5 to form one residential building.

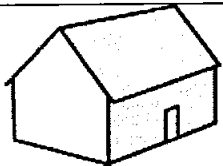
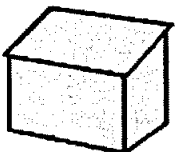
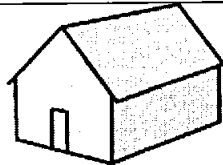
Unfortunately these plans were received after the site inspection was made. It would be prudent to confirm the lot number of the subject land.

The tank shown on the eastern side of the residence in both plans is hidden behind a vegetation screen (September 2011).

**Table 1 Images and Plans showing the subject land.**

Date	Source, see notes below	Building & Outbuilding	Septic Tank
April 2002	Campbell & Anderson	Structures separate	Tank identified
20 October 2009	NearMap image	Structures connected	Vegetation around tank
27 February 2010	NearMap image	Structures connected	Vegetation around tank
15 April 2010	NearMap image	Structures connected	Vegetation around tank
16 June 2010	NearMap image	Structures connected	In shadow, details not clear
16 August 2010	NearMap image	Structures connected	In shadow, details not clear
11 September 2010	NearMap image	Structures connected	In shadow, details not clear
22 January 2011	NearMap image	Structures connected	Vegetation around tank
16 May 2011	NearMap image	Structures connected	In shadow, details not clear
(undated) ca. 2011	Barker Ryan Stewart	Structures separate	Tank identified
Campbell & Anderson, Bowral, Plan reference no.15646-01			
NearMap images at <a href="http://www.nearmap.com/">http://www.nearmap.com/</a>			
Barker Ryan Stewart Site Plan 07001E1 (undated), compiled (?) from the Campbell & Anderson plan			

## 6 Roof Styles.

House: Side Gabled Roof	Carport: Skillion Roof	Garage: Front Gabled Roof
		
Gabled Roof: Side-gabled with the front door on the non-gabled façade.	Skillion. A gabled roof with a single roof face falling away from the main building.	Gabled Roof: Front-gabled with the peak or gable facing the front.

## 7 Sub-Floor Area.

The house is raised about 1800 at the rear, facing Careel Bay. The access doorway beneath the front veranda is ca. 1500 high. Most of the sub-floor was inspected, until head clearance reduced to about 1200. One piece of ACM (equal in size to about A5 paper size) was seen. The sub-floor is generally dry; part is used for general storage.

<sup>3</sup> Campbell & Anderson, consulting surveyors, 357 Bong Bong St, Bowral, NSW, 2576; telephone (02) 4861 2467

## 8 Roof Space.

The roof space was inspected from the access trap in the laundry ceiling. The roof space appeared normal. In the immediate vicinity of the access trap ceiling dusts was about 0.5 thick. No animal scats were seen.

## 9 The Structure.

A four bedroom single storey, weatherboard and tile house with gabled roof. The house has weatherboard clad external walls, mixed fabric internal walls and polished timber flooring. Ceilings in the house are from plasterboard. Entrance pathway lead to the front door (Door 1).

The roof soffits<sup>4</sup> are from asbestos cement sheeting.

## 10 Fences, Gardens & Outbuildings.

Fences: fencing consists of sandstone masonry walls, the driveway and paths and stairs down to Careel Bay. A dwarf sea wall defines the property from the beach on Careel Bay.

Gardens: The extensive, formal gardens are overgrown and in a state of neglect. Sandstone paved paths, walls, retaining walls and stairs connect the house with a number of feature locations and grassed areas; two at least with art works. A lawn area adjoins the Careel Bay boundary.

Carport: not specifically an outbuilding, the carport is attached to the house. The carport has a concrete floor, open sides and a metal (Kliplok) skillion roof.

Garage: timber framed structure with concrete floor and ACM clad walls and corrugated ACM gabled roof.

Fernhouse. This is a vine covered structure with a metal pipework frame clad with chicken wire used as a fernhouse and/or potting shed. The floor is concrete with brickwork remains; possible the remains of brick and concrete workbench or propagating bench.

Garden Shed. An all timber structure at the entrance driveway to the property. It is not known if this shed is used exclusively by the tenants of the property or also by the neighbours.

## 11 Electric Meter Board.

The electrics to the house are connected and live. The metre mounting board is a black synthetic material assumed to contain asbestos.

Pitch-based electrical mounting boards or panels installed prior to 1988 are likely to be asbestos composite materials. Such boards (trade-names Ausbestos, Lebah and Zelemite) are black in colour and contain and smell of bitumen, and are approximately 12mm to 30mm thick. The material name (in most cases) will be stencilled on the back of the board meter. Black Formica mounting boards are between 6mm and 10mm thick which do not contain asbestos.

## 12 Hazardous Substances.

Hazardous Substances include asbestos, PCBs, lead paint, underground storage tanks, ceiling dust, chemical and other hazardous containing materials.

### Asbestos.

No friable asbestos<sup>5</sup> was seen on the property. Asbestos is present on the property as bonded (stabilised) asbestos in asbestos cement materials (ACM), commonly called fibro. The location and quantities of ACM are given in Schedules 1 and 2.

### Ceiling Dust.

As noted above ceiling dust in the roof space was about 0.5 thick. The roof space is well ventilated and it is likely that moving air prevented the settling of ceiling dust. No animal scats were observed. These observations were based on inspection from the access trap; elsewhere in the roof

<sup>4</sup> Soffit refers to the lining of the underside of the eaves of a roof; under surface of a beam, arch or stair.

<sup>5</sup> Friable asbestos typically is used as thermal insulation (lagging) on boilers and steam pipes.

space a greater amount of ceiling dust is possible.

**Chemical Materials.**

No chemical materials, other than domestic quantities of common kitchen, bathroom and laundry chemicals were seen.

**Hazardous Materials.**

No other hazardous materials were seen

**Paint: Lead Based Paints.**

The house dates from the 1930 with an extension dating from 1970s/1980s. Because of the age of the house and extension all paints on the property are assumed to be lead based paints. When repainting houses common practice is to surface prepare and paint over existing paint. It is not common practice to strip paint from all surfaces prior to repainting. In seventy years the house has been repainted four or five times of which the original and first two repaintings were with lead based paint.

That part of the house connecting the two structures, Hall 4 in Schedule 1, see also Table 1, was constructed in say 2002, and is a modern structure. It is assumed that all building materials and paints used in Hall 4 dated from about 2002.

**Paint: Modern Lead Free Paint.**

A large collection of paint in tins is stored along the walkway between the carport to Door 1. This paint is the property of the current tenant, a professional painter and decorator. It is assumed that:

1. this paint is modern paint (post 1984) and is lead free; and
2. will be removed by the tenant in due course.

**PCBs**

"PCBs" is an abbreviation for Polychlorinated Biphenyls, a group of stable, synthetic chlorinated organic compounds, which has played an important part in many industrial products and which are injurious to human health. In domestic situations small PCB filled capacitors were fitted to fluorescent lights. Fluorescent lights in buildings built or renovated before 1980 are likely to have PCB filled capacitors.

Fluorescent lights are installed in the house (kitchen, bathrooms, laundry, etc) and these may contain PCB filled capacitors and should be disposed of appropriately.

NB: PCB filled capacitors are only harmful if they are leaking.

**Underground Storage Tanks.**

Underground storage tanks are tanks below ground level used for storage; typically for fuels, oils, petrol, diesel, etc. No evidence of underground storage tanks was seen; the property is a residential property in a residential area without a need for such tanks. Tanks for oil heating are usually mounted on an external wall. No heating oil tanks were seen.

Plans and images, see Table 1, indicates that a tank was/is located in the garden at the eastern end of the house. This was not apparent on the day of inspection being hidden behind a screen of vegetation. It is likely that this tank is the remains of a septic tank. When the house was built the sewer would not have been available and a septic system would have been installed. It is normal practice to decommission and remove a septic system once the sewer is connected. Decommissioning of a septic tank involves emptying the tank of liquid waste and sludge and breaking the bottom discharge valve and/or the base of the tank so that it cannot store water.



### 13 Hazardous Substances Management.

The Hazardous Substances found on the subject land are those consistent with a typical residence dating from the 1930s and extended in the 1970s. No materials were found in industrial or commercial quantities. The only material of concern is asbestos cement material, known as fibro, which contains asbestos stabilised in a cement matrix. It is possible that as demolition takes place some materials may be found; for example weed killer (herbicide) or rat poison (pesticide) in secure, hidden storage under the house. Such materials are to be lawfully disposed of in an appropriate manner.

The management and control procedures for the Proposed Development are:

1. Demolition Contractor to hold WorkCover licences for Demolition and Asbestos Removal;
2. Asbestos removal and demolition methods to be according to WorkCover procedures and practices;
3. Asbestos materials to be disposed of at EPA licenced landfill sites;
4. Demolition Contractor's staff to be appropriately trained and to wear appropriate Personal Protective Equipment (PPE), including but not limited to safety footwear, hard hats and dust masks; and
5. Neighbours to be informed of the demolition according to WorkCover notification requirements.

**Table 2 Hazardous Substances Management.**

Material	Location	Quantity	Monitoring	Disposal
Asbestos, friable	Nil observed	Nil	---	---
Asbestos, stabilised	Walls, soffits, roof	210 sq. metres	Not usually required	Demolition according to WorkCover procedures, disposal to EPA procedures,
Ceiling dust,	Roof space	Very minor amount	Not usually required	Wear dust PPE, part of general building rubble, dispose at landfill.
Chemicals	Nil			
Hazardous materials	Nil			
Paints, lead based	Painted surfaces	All surfaces of building	Not usually required	Wear dust PPE, part of general building rubble, dispose at landfill.
Paints, modern, lead free	Walkway	Say twenty 4 litre containers	Not required	Property of current tenant, to be removed at end of tenancy,
PCBs	Fluorescent lights	If present	Not required	dispose at landfill
Pesticides	Nil observed	Domestic amounts		dispose at landfill
Underground storage tanks	Lawn east of house	Remains of septic tank	Not required, tank decommissioned when sewer installed	As general building rubble

#### **14 Asbestos Removal.**

The total area of asbestos cement sheeting is about 210 sq. metres; all of this is to be removed.

#### **15 Demolition.**

Demolition must be carried out by a WorkCover New South Wales licenced Demolition and asbestos removal Contractor. The contractor must be aware of this Hazardous Substances Management Plan; in particular Section 13: Hazardous Substances Management, Table 2 and Schedules 1 and 2.

It is likely that the Contractor has preferred methods and procedures for demolition and building waste removal; the following sequence of demolition is provided as a guide.

1. Notify neighbours according to WorkCover notification requirements.
2. Retain all timber garden shed as a site office.
3. Decommission water, electrics and other services.
4. Removal of electric metres and mounting board.
5. Demolition of carport and walkway roof to give access to the building.
6. Removal of salvageable items such as windows, doors, fittings, etc.
7. Deconstruction of bedroom wardrobes.
8. Deconstruction of ensuite walls.
9. Deconstruction of walls in Bathroom 2 shower stall.
10. Deconstruction of lounge room wall panels.
11. Deconstruction of front veranda wall panels.
12. Deconstruction of the house roof soffits.
13. Demolition of house.
14. Demolish Fernhouse.
15. Deconstruct walls and roof of garage.
16. Demolish garage frame.
17. Demolish garden shed.
18. Demolish and remove concrete pads.

Note. The term deconstruct means the careful removal of materials in the reverse sequence of construction, that is the last element to be fixed in place is the first element to be removed, in order to release asbestos cement sheeting with the minimum of damage.

#### **16 Summary.**

The house and extension with the exception of the connecting hallway were built when asbestos cement material (fibro) and lead based paints were in common usage. Most paints used on the house are likely to be lead based paints.

Bonded asbestos material, namely asbestos cement sheeting is present in the house as; a total of about 210 sq. metres. All of this material is in good condition.

Patrick James.

Monday, 12 September 2011.

#### **Attachments:**

**Schedule 1** Gives details of structures and fabrics included in this Plan.

**Schedule 2** Gives the quantities of asbestos cement sheeting material (ACM).

## Schedule 1, Details and Fabrics of Structures.

See text and Schedule 2 for details of asbestos materials

Item	Floor	Walls	Roof/Ceiling	Notes
<b>House External</b>	Raised about 1600 at rear	Weatherboard	Ceramic tiles	Built circa 1930s, with an extension in 1970s/1980s.
Carport	Concrete	Open	Skillion roof	Kliplok metal roof
Walkway	Concrete	Open	Skillion roof	Kliplok metal roof, carport to Door 1
Veranda, front	Timber	Weatherboard*	Nil, open	*open on two sides, ACM panels
Roof Soffits		Timber, ACM		
Gables		Timber shingles		
Connecting Hall				Hall 4, modern say 2002 construction
<b>House Internal</b>				
Door 1				To/from walkway
Door 2				To/from path north side of house
Hall 1	Modern lino	Plasterboard	Plasterboard	Contains Door 1 and Door 2
Kitchen	Modern lino	Plasterboard	Plasterboard	Off Hall 1
Laundry	Modern lino	Plasterboard	Plasterboard	Off Hall 1, access to lounge room
Lounge Room	Polished timber	Mixed fabric*	Plasterboard	* timber and panels ACM, Door 3
Door 3				Lounge Room to front veranda
Hall 2	Polished timber	Timber panels & plasterboard	Plasterboard	Access bedrooms 1-4, bathroom 1, lounge room
Bedroom 1	Polished timber	Timber panels	Plasterboard	With ensuite
Ensuite	Ceramic tiles	Ceramic tiles*	Plasterboard	* ACM substrate, with WC
Bedroom 2	Polished timber	Timber panels	Plasterboard	
Bedroom 3 <sup>6</sup>	Polished timber	Timber panels	Plasterboard	
Wardrobe		ACM panels		In Bedroom 1
Wardrobe		ACM panels		In Bedroom 2
Wardrobe		ACM panels		In Bedroom 3
Hall 3	Polished timber	Plasterboard	Plasterboard	Connects with Hall 4
Bathroom 1	Ceramic tiles	Ceramic tiles	Plasterboard	with WC, skylight
Hall 4	Polished timber	Plasterboard	Plasterboard	Access to Bedroom 4
Bedroom 4	Polished timber	Plasterboard	Plasterboard	Bedroom 4 with Bathroom 2 was separate outbuilding prior to 2002.
Bathroom 2	Ceramic tiles	Plasterboard*	Plasterboard	* part ceramic tiles, with WC
Shower stall		ACM		In Bathroom 2
<b>Within Property</b>				
Garden Shed	Timber	Timber	Timber + sarking	
Garage	Concrete	ACM	Corrugated ACM	Timber framed
Fernhouse	Concrete	Pipe & Wire	Pipe & Wire	Has extant brick footings
Garden*				*Formal with paths and features

## Schedule 2, location and quantities of asbestos cement sheeting.

Location	Item	Details of asbestos materials	Area sq. metres
House	Roof soffits	Allow 2(32 x 0.6 metres)	39.0
Veranda, front	Wall panels	On three sides, allow	19.5
Meter box	Mounting board	board likely to contain asbestos, allow	0.3
Lounge Room	Wall panels	Allow 26 metres x 0.8 metres	21.0
Wardrobes	Wall panels	Bedrooms 1, 2 & 3, allow 3(6.2 x 2)	37.2
Bathroom 2	Shower walls	ACM, 3 walls each 1 x 2 metres	6.0
Garage	Walls	Corrugated allow 3.6 x 6.6	23.8
Garage	Roof	Walls and gables less door	41.1
Ensuite	Walls	Net of door and window	18.3
<b>Total ACM</b>			<b>206.2 sq. metres</b>

<sup>6</sup> Bedroom 3 was occupied at the time of inspection and was not inspected; details based on Bedrooms 1 and 2.

# Patrick James & Associates

Resource & Environmental Consultants

29 Tabrett Street

Banksia, NSW 2216, Australia

telephone (bh & ah)

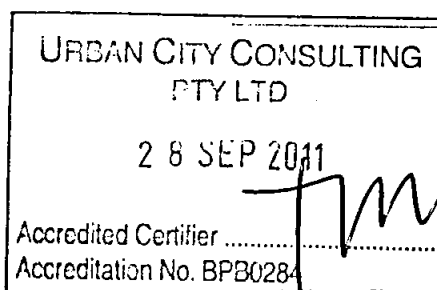
(02) 9567 9998

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## CAPABILITY STATEMENT:

**Environment; Resource; Development; Occupational Health & Safety Consulting Services.**

### Waste Industry Developments

These Developments usually require a Statement of Environmental Effects or an Environmental Impact Statement + Environment Protection Licence if under or over the 30,000 tonnes/annum Licence threshold. Patrick James & Associates have experience in developments for *general solid waste (non-putrescible)* and *recovered fines and aggregates from construction and demolition waste processing*, and can assist with documentation to local Council and to State Government Departments (eg: Environment Protection Authority).

### Development

Patrick James & Associates can assist with documentation to State government departments, local Council, Development Applications, Environmental Impact Statements and Statements of Environmental Effects, discussion with local interest groups, organising public meetings, Social Impacts assessment, Visual Impact Assessment and Project Management.

### Architectural, Building & Construction: Asbestos & Hazardous Materials.

In relation to the demolition of the existing building (or part of a building) Councils usually require "A report prepared by an appropriately qualified person (such as an Occupational Hygienist or Environmental Consultant) is to be submitted to the Certifying Authority, with the Construction Certificate application, detailing whether any asbestos or hazardous materials exist on the site (eg lead in paints and ceiling dust or asbestos based products)." The initial and any follow-up reports can be prepared by **Patrick James & Associates**.

### Environment

Patrick James is an *Approved Asbestos Survey Provider* for asbestos work within the City of Kogarah and has prepared *Asbestos Survey Report* and *Asbestos Clearance Certificates* for developments within Bankstown, Kogarah, Moree, North Sydney, Randwick, Ryde, Sutherland and Woollahra Local Government Areas.

Many developments (e.g. quarries, landscape suppliers, waste transfer and recycling stations, childcare) require an environmental document to accompany a development application to local Council. The document varies with the type and size of development and with State legislation. In NSW the Environmental Planning & Assessment Regulation, 2000, as amended, details the type of development which requires an Environmental Impact Statement or a Statement of Environmental Effects. **Patrick James & Associates** have prepared over 70 environmental and development documents.

### WORK-WISE Occupational Health & Safety issues

Employers must ensure the health, safety and welfare at work of their employees. This is achieved by compliance with the provisions of the Occupational Health & Safety Act, 2000, the Mines Inspection Act, 1901 as amended and associated legislation. The preparation of Occupational Health & Safety Plans in particular and studies such as Emergency Planning; Environmental Monitoring & Occupational Hygiene; Monitoring Workplace Hazards; Risk Assessment, Control and Management; Safety Audit and Site Audits are means of complying with employer requirements.

### Expertise & Experience

Patrick James has qualifications in explosives, management, metallurgy and physical geography; technical experience in quarrying and R & D experience in metals, ceramics and refractories. Patrick James has experience in extractive industry developments since 1978 and has worked as an independent environmental consultant since 1982. Patrick James is a Fellow of the Institute of Quarrying and was a foundation Member of the Environment Institute of Australia (now the Environment Institute of Australia and New Zealand) and held the positions of New South Wales and National treasurer of the Institute. The unique combination of his skills, training and experience allows Patrick James to appreciate a wide range of industries, industrial processes, problems and environmental issues and to undertake small or large, environmental, resource, developmental or OH&S projects. Of particular relevance is Patrick's ability to respond quickly, at short notice, to meet clients' needs.

Issue:

Thursday, 1 September 2011



**NOTES:**

1. ALL WORKS TO BE UNDERTAKEN BY QUALIFIED AND LICENCED CONTRACTORS.
2. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH AS 2801.
3. THE FOLLOWING SHALL BE UNDERTAKEN PRIOR TO THE COMMENCEMENT OF WORKS:
  - A WORK PLAN SHALL BE PREPARED IN ACCORDANCE WITH AS 2801;
  - ALL ESSENTIAL SERVICES SHALL BE DISCONNECTED.
  - APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED.
  - A STOCKPILE AREA SHALL BE ESTABLISHED IN CLOSE PROXIMITY TO THE DEMOLITION AREA.
4. DEMOLITION MAY ONLY BE CARRIED OUT BETWEEN 7:00 AM AND 5:00PM MONDAY TO SATURDAY.

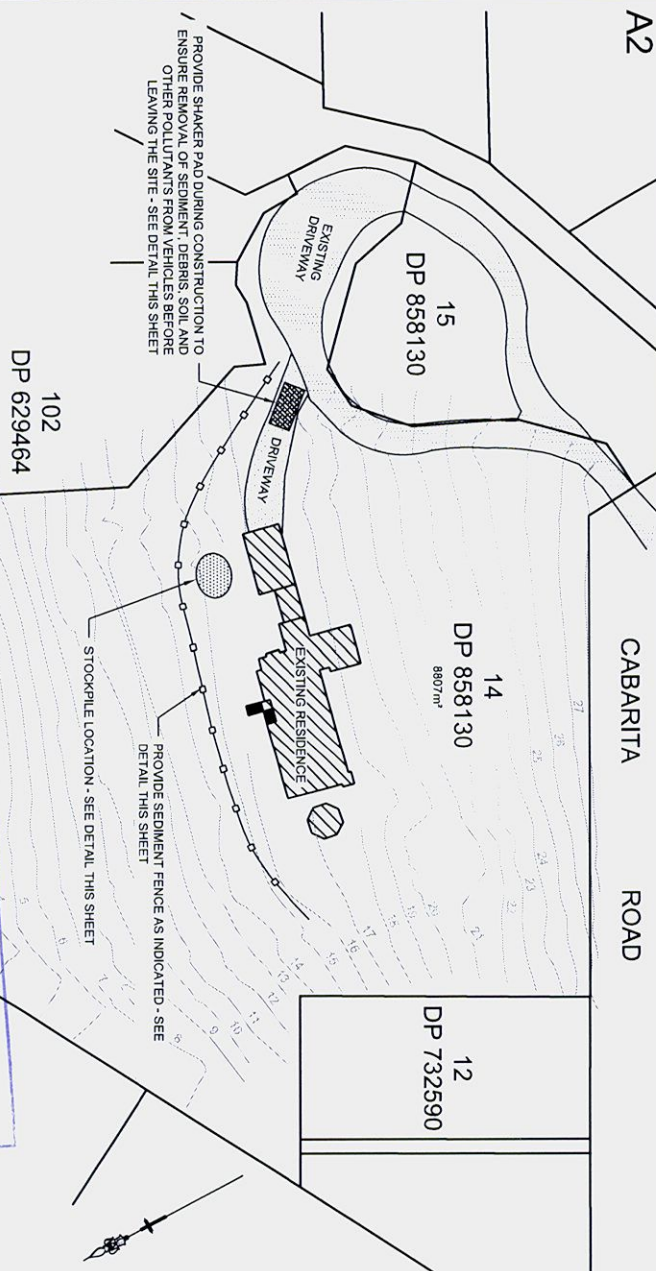
		 <b>Barker Ryan Stewart</b>		Designed: _____ Drawn: JB Checked: RL	Scale: Plan 1:500 Held: Vet. X-Seed.	Client: MR PETER HIGGINS	96 CABARITA ROAD AVALON	Plan No. 07001E1 Rev. A
		Sydney Central Coast P 02 959 0005 F 02 434 114 Hunter Biddone P 02 493 3409 F 02 318 5196 <a href="mailto:barker@barkerstewart.com.au">barker@barkerstewart.com.au</a>		Approved: _____/_____ Date: _____/_____/_____	Dealt: A.H.D.	Loc: Council Ref:	SITE PLAN	File Ref: 07001E1.dwg SHEET 1 OF 2 SHEETS
A 100011 FIRST ISSUE		AMENDMENT						



A2

CABARITA

ROAD



# EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF SITE DISTURBANCE, THE CONTRACTOR SHALL ESTABLISH ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THIS PLAN, COUNCIL'S CIVIL WORKS SPECIFICATION, PART 2 CONSTRUCTION, AND THE NSW DEPARTMENT OF HOUSING'S PUBLICATION "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION".
2. THE LOCATION OF EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE ADJUSTED TO SUIT SITE CONDITIONS.
3. WHERE WORKS ARE DELAYED OR IN ABEYANCE AND DISTURBED AREAS ARE LIKELY TO BE EXPOSED FOR A PERIOD OF TWO MONTHS OR MORE, TEMPORARY REHABILITATION WORKS SHALL BE UNDERTAKEN TO PROTECT THE SITE.
4. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDING AND MULCHED WITHIN 20 DAYS OF THE COMPLETION OF THE WORKS.
5. ALL AREAS WITH SLOPES STEEPER THAN 1:2 (1 in 8) SHALL BE STRAW MULCHED IN CONJUNCTION WITH SEEDING, OR TURFED.
6. SILT BARRIERS LOCATED AROUND KERB INLET AND ROAD PITS SHALL BE REINSTATED FOLLOWING ROAD PAVING WORKS IF IT IS LIKELY THAT UNDISTURBED AREAS WILL STILL EXIST TO THE PITS.
7. SANDBAGS SHALL BE PLACED ACROSS THE END OF ROAD CONSTRUCTION AT THE COMPLETION OF EACH DAY'S WORK TO PREVENT EROSION OF THE CONSTRUCTED MATERIAL.
8. THE CONTRACTOR SHALL CONDUCT WEEKLY INSPECTIONS OF THE SITE TO ENSURE THAT ALL DEVICES AND REHABILITATION AREAS HAVE BEEN ADEQUATELY MAINTAINED. THE CONTRACTOR SHALL ALSO KEEP A LOG BOOK DETAILING SUCH INSPECTIONS, AND RECORDING RAINFALL EVENTS AND OTHER RELEVANT EVENTS.
9. TOPSOIL SHALL BE STOCKPILED IN THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY COUNCIL'S ENGINEER, WHERE IT IS LIKELY THAT STOCKPILES WILL REMAIN IN PLACE FOR A PERIOD EXCEEDING 4 WEEKS. THEN THE STOCKPILE SHALL BE STABILISED BY SEEDING OR EQUIVALENT METHODS.
10. ALL REVEGETATION WORKS ARE TO BE MAINTAINED, INCLUDING WATERING AND MOWING WHERE NECESSARY UNTIL THE COMPLETION OF THE MAINTENANCE PERIOD.
11. THE MOVEMENT OF VEHICULAR TRAFFIC ON THE SITE SHALL BE CONFINED TO DESIGNATED AREAS DURING CONSTRUCTION WORKS. VEHICULAR ACCESS SHALL BE DENIED TO AREAS TO BE LEFT UNDISTURBED.
12. SITE ACCESS SHALL BE LIMITED TO THE LOCATIONS SHOWN ON THIS PLAN. SHAKE-DOWN AREAS SHALL BE CONSTRUCTED AS SHOWN.
13. DURING CONSTRUCTION WORKS, DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO MINIMISE THE AMOUNT OF DUST GENERATED FROM THE SITE. THESE MEASURES TO BE IMPLEMENTED TO COUNCIL'S SATISFACTION.
14. MAINTENANCE AND CLEANING OF CONSTRUCTION PLANT SHALL BE CARRIED OUT IN AN AREA WHERE RUNOFF CAN BE CONTAINED AND APPROPRIATELY TREATED AND DISPOSED OF.
15. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ADEQUATELY REVEGETATED. THIS STAGE SHALL BE DETERMINED BY THE CERTIFIER.

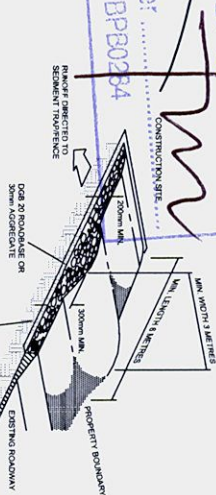


**LEGEND**

SEDIMENT FENCE

STABILISED SITE ACCESS AT ENTRANCE TO WORKS

STOCKPILE SITE



- CONSTRUCTION NOTES**
1. WHERE POSSIBLE, LOCATE STOCKPILE AT LEAST 3 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND EXISTING INFRASTRUCTURE.
  2. CONSTRUCTION ON THE CONTIGUOUS LOW FLAT ELEVATED MOUND.
  3. WHERE THERE IS SURFACING FUEL TOPSOIL, STOCKPILES SHALL BE LESS THAN 2 METRES HIGH.
  4. REHABILITATE IN ACCORDANCE WITH THE SWAMPERS.
  5. CONSTRUCT EXISTING BANK (STANDARD DRAWING S41 ON THE LINDONE (STANDARD DRAWING S41) TO 2 METRES DOWNHILL OF STOCKPILE.

STOCKPILE

SHAKER PAD

SEDIMENT FENCE



SECTION DETAIL

		 Barker Ryan Stewart		Designed: JB Drawn: JB Checked: RL		Scale: Plan 1:500 Hdty. Mc X-Seed		Client: MR PETER HIGGINS		96 CABARITA ROAD AVALON		Plan No. 07001E2 REV. A	
		Sydney Central Coast P.O. Box 0005 15/18-19/2014 P.O. 475 3039		Approved: _____ _____ / _____		Datum: A.H.D.		Loc. Council Ref.		EROSION & SEDIMENT CONTROL PLAN		File No. 07001E1.dwg SHEET 2 OF 2 SHEETS	
No. DATE		AMENDMENT											
A		FIRST ISSUE											
		barker@brs.com.au info@barker-ryan-stewart.com.au											