

DA015/19 LGS:HP
Environment & Development Dept.

26 September 2019

Aurecon Australia
PO Box 538
NEUTRAL BAY NSW 2089

Dear Sir/Madam

Development Approval - DA015/19
Proposed Demolition & Deconstruction of Wallerawang Power Station
Lot 100 DP 1043966, Lot 2 DP1131955, Lots C, D and E DP394440, Lot 11
DP1139978 and Lot 228 DP1131953 – Wallerawang Power Station Main Street
WALLERAWANG NSW 2845

Please find enclosed your abovementioned Development Approval. You are advised to read the conditions of your consent carefully and to contact your Development Planner if you have any queries.

Your Development Planner is Lauren Stevens who is available on 63549999 Monday to Friday in Council's Environment & Development Department. Interviews at other times may be arranged by appointment.

Please do not hesitate to contact your Development Planner should you have any concern or enquiry in respect to your development.

Yours sincerely




J A Nichols
DEVELOPMENT MANAGER

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**NOTICE OF DETERMINATION
OF DEVELOPMENT APPLICATION**

(Pursuant to Section 4.16 of the Environmental Planning & Assessment Act 1979)

Application No	DA015/19
Applicant's Name & Address	Aurecon Australia PO Box 538 NEUTRAL BAY NSW 2089
Owner's Name(s)	Energy Australia NSW Pty Ltd
Land to Be Developed	Lot 100 DP 1043966, Lot 2 DP1131955, Lots C, D and E DP394440, Lot 11 DP1139978 and Lot 228 DP1131953 Wallerawang Power Station Main Street WALLERAWANG NSW 2845
Proposed Development	Demolition & Deconstruction of Wallerawang Power Station
Classification of Building(s) (Under Building Code of Australia)	N/A
Determination	Consent granted subject to conditions in attached Schedule A
Integrated Approval Bodies / General Terms of Approval	Natural Resources Access Regulator General Terms of Approval (Reference Number: IDAS1114360)
Approved Documentation	Statement of Environmental Effects prepared by Aurecon Australasia NSW Pty Ltd (Reference: 253776; Revision 2 dated 26 September 2018)
Other Approvals Under Section 68 of Local Government Act 1993	Nil
Consent to Lapse On	26 September 2024 (unless 'physically commenced' in accordance with provisions of the Environmental Planning & Assessment Act 1979)
Consent to Operate from	26 September 2019
Determination Made On	23 September 2019

Schedules / Attachments	<p>A. Deferred Commencement Conditions</p> <p>B. Conditions of Consent (Consent Authority)</p> <p>C. General Terms of Approval</p> <p>D. Reasons for Imposition of Consent Conditions</p>
Rights of Appeal	<p>In accordance with Part 8, Division 8.2 of the Environmental Planning Assessment Act 1979 you may request the Council to review the determination of the application within 6 months from the date of this determination. However, this right of review does not apply to Designated Development, Integrated Development or State Significant development.</p> <p>If you are dissatisfied with the decision, Part 8, Division 8.3 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.</p> <p>Part 8, Division 8.3 of the Environmental Planning Assessment Act 1979 allows an objector who is dissatisfied with the determination of a consent authority to grant consent to a development application for Designated Development within 28 days after the date on which notice of the determination was given, appeal to the Land and Environment Court.</p>
Name of Authorised Officer	J A Nichols
Signature of Authorised Officer (on behalf of the Consent Authority)	
Position of Authorised Officer	DEVELOPMENT MANAGER

SCHEDULE A

DEFERRED COMMENCEMENT CONDITIONS

As per Section 4.16 (*cf previous s 80*) 'Determination' (3) 'Deferred Commencement' of the Environmental Planning & Assessment Act 1979

1. The Applicant is required to prepare and submit to Council for approval the following plans relating to the demolition of the Wallerawang Power Station site:
 - a) Blast Management Plan including;
 - i) A Traffic Control Plan for the Great Western Highway, Castlereagh Highway and Main Street to be prepared in conjunction with the RMS and Lithgow Council.
 - ii) A Heritage Management Plan to protect the Church of St. John the Evangelist, the Stone Viaduct over the Coxs River and Wallerawang Power Station Chimney Stack A from damage during blasting operations.
 - b) Soil and Water Management Plan to protect the Coxs River and associated Riparian Zone and the existing stormwater drainage system from adverse impacts arising from the proposed demolition works.
 - c) An Air Quality Management Plan.
 - d) Noise and Vibration Management Plan
 - e) Biodiversity Management Plan.
 - f) Heritage Management Strategy incorporating details of measures to protect the following listed properties and nominated Aboriginal Heritage sites namely:
 - o Church of St John the Evangelist -State SHR 01702; Item 112 LLEP
 - o Old Wallerawang School (former National School) – Item 113 LLEP
 - o Stone Viaduct Cox's River - State SHR 01064;Item 440 LLEP
 - o The Cottage – Item 191 LLEP
 - o Meadowside – Item 192 LLEP
 - o Braemai – Item 193 LLEP
 - o Cottage and Stone Barn – Item 196 LLEP
 - o Uniting Church – Item 195 LLEP
 - o Cottage – Item 195 LLEP
 - o Former Wallerawang Public School -Item 225 LLEP
 - o Wallerawang Chimney Stack A (State)
 - o Aboriginal Heritage Sites - WPSIF1, WPSPAD1,WPSPAD2
 - g) Traffic Management Plan.
 - h) Rehabilitation Management Plan.
 - i) Waste Management Plan

The above conditions are to be complied with within two (2) years of the approval date for the consent to be activated, otherwise the consent will lapse.

Upon satisfaction of the deferred commencement condition above, an Operational Consent will be issued subject to the following conditions under Schedule B.

Schedule B

Conditions of Consent (Consent Authority) and General Terms of Approval (Integrated Approval Body)

Please Note: It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

ADMINISTRATIVE CONDITIONS

1. That the development be carried out in accordance with the application, Statement of Environmental Effects, accompanying information, plans listed in the approval and any further information provided during the process unless otherwise amended by the following conditions.
2. A copy of the stamped and approved plans, development consent are to be on the site at all times.
3. This approval shall lapse five years after the date on which it is granted, unless the works that are the subject of this approval are physically commenced on or before that time.
4. The Proponent shall ensure that all licences, permits and approvals are obtained as required by law and maintained as required with respect to the project. No condition of this approval removes the obligation for the Proponent to obtain, renew or comply with such licences, permits or approvals.
5. Demolition activities associated with the project shall only be undertaken during the following hours:
 - a) 7:00 am to 6:00 pm, Mondays to Fridays, inclusive;
 - b) 8:00 am to 1:00 pm on Saturdays; and
 - c) at no time on Sundays or public holidays.

This includes truck movements leaving and entering the site.

6. Works undertaken outside the hours stipulated in this approval is permitted in the following circumstances:
 - a) where construction works do not cause audible noise at any sensitive receiver; or
 - b) for the delivery of materials required outside these hours by the Police or other authorities for safety reasons; or
 - c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.
7. Dust suppression is to be used during demolition works to minimise impacts on the surrounding area.
8. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – "Soils and Construction" (2004) (Bluebook).
9. To control dust, all trucks are to be covered when leaving the property. Water is to be available to be sprayed onto the buildings during demolition and onto the trucks when they are being loaded.
10. No work is to be undertaken on windy days (ie winds in excess of 39 kph which is to be measured and recorded on site).

Demolition Noise

11. All works carried out on site during demolition/ excavation/ earthworks shall comply with the NSW Protection of the Environment Operations Act 1997 and the Department of Environment and Climate Change Noise Control Guideline - Construction Site Noise and AS 2436-1981 - "*Guide to Noise Control on Construction, Maintenance and Demolition Sites*"
12. Should complaints of a noise nuisance be substantiated, Council may require the acoustic treatment of the identified noise source/s to ensure compliance with Councils requirements on noise. An acoustic assessment & report will be required to ensure that the intrusive noise from the plant does not exceed 5 dB (A) above the background noise.

Demolition

Consent is granted for the demolition, subject to strict compliance with the following conditions:

13. During demolition, public property (footpaths, roads, reserves etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including clay, soil and sand.
14. Building demolition is to be carried out in accordance with Australian Standard 2601:2001 – The Demolition of Structures and the requirements of the NSW SafeWork Authority.
15. All vehicles leaving the site with demolition materials must have their loads covered and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
16. Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of WorkCover New South Wales and the Environmental Protection Authority.
17. The burning of any demolished material on site is not permitted.
18. Care must be taken during demolition to ensure that existing services on the site and for any adjoining suites shall not (i.e., sewer, electricity, gas, phone) be damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense.
19. The demolition work to be supervised by a competent person with due regard to safe working practices and in accordance with the requirements of SafeWork NSW;

Such work is to be carried out in accordance with the Occupational Health & Safety Regulations, 2001, and Australian Standard 2601 – 2001.
20. The applicant is to notify Council and adjoining residents, in writing, at least ten (10) working days prior to demolition commencing, of their intention to commence demolition works. In the case of adjoining residents, such notification is to be a clearly written note, on at least note pad size paper, giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) in the vicinity of the demolition site.
21. All asbestos material, including asbestos cement, is to be disposed of to an approved waste management facility licensed to receive asbestos or any other Council/Department of Planning approved location.

22. All asbestos cement sheeting shall be removed in accordance with the relevant provisions of the Occupational Health and Safety Regulations, 2001, and AS 2601 – 2001.
23. The developer will display appropriate asbestos/demolition signage prior to and during demolition works.

The work is to be executed by a competent person, with due regard for safe working practices and in accordance with the requirements of SafeWork NSW and Australian Standard 2601-2001.

24. At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:
 - a. The structures to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, guys, shoring or any combination of these, shall be added for stability where necessary.
 - b. Precautions are taken to ensure that the stability of all parts of the structures and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes. Severe weather changes refer primarily to the localised high winds. In these circumstances loose debris can become airborne, particularly if it is in sheet form.
 - c. The site shall be secured at all times against the unauthorised entry of persons or vehicles.
 - d. Utility services within the structure not required to be maintained during the demolition work shall be properly disconnected and sealed off before any stripping or demolition commences.
25. Unless otherwise permitted by Council, structures shall be demolished in the reverse order to that of their construction. The order of demolition for buildings shall be progressive, having proper regard to the type of construction.
26. The techniques adopted for stripping out and for demolition are to minimise the release of dust into the atmosphere.
 - Before commencing work, any existing accumulations of dust are to be collected, placed in suitable containers and removed. Selection of appropriate collection techniques, such as vacuuming or hosing down, shall take account of the nature of the dust and the type of hazard it presents (eg., explosive, respiratory etc).
 - Dust generated during stripping or during the breaking down of the building fabric to removable sized pieces shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose is to be avoided.

It should be borne in mind, that in certain environments and under certain stimuli, deposits of combustible dust on beams, machinery and other surfaces may be subject to flash fires, and suspensions of combustible dusts in the air can cause them to explode violently (see NFPA Handbook).

27. In consideration of the proximity of the site's adjoining buildings:
- a. Safe access and egress from adjoining buildings is to be maintained at all times for the duration of the demolition work.
 - b. No demolition activity is to cause damage to or adversely affect the structural integrity of adjoining buildings. Consideration should be given to the use of shoring and underpinning and to changes in the soil conditions as a result of demolition and appropriate action taken.
 - c. The effect of vibration and concussion on adjoining buildings and their occupants is to be minimised by selection of appropriate demolition methods and equipment.

Blasting

28. A Blast Management Plan shall be prepared and implemented prior to blasting activities required for demolition works. This plan is to address the potential risks of blasting on the surrounding environment and control measures.

The Blast Management Plan is to be submitted to Council for approval prior to the commencement of demolition activities.

29. All receivers within two kilometres of the site shall be notified at least 48 hours prior to any blasting activities.
30. As part of the Blast Management Plan, a suitable qualified engineering company to complete a building inspection report of sensitive receivers, including the historic church building at Wallerawang and its stain glass windows, is to be undertaken prior to the commencement of demolition activities.

Restoration Plan

31. A site restoration plan shall be submitted to and approved by Council prior to commencement of any work. This plan must identify the proposed revegetation to be undertaken upon completion of the demolition work.

Protection of Adjoining Areas

32. 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.
33. Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or the site is otherwise unoccupied.

Site Signage

34. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:
- Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
 - Stating that unauthorised entry to the work site is prohibited and
 - Showing the name, address and telephone number of the principle certifying authority for the work.

The sign/s are 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.

Demolition – Signage

35. The developer will display appropriate asbestos/demolition signage prior to and during demolition works.

Toilet Facilities

36. 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.

37. 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](#).

Run-off and Erosion Controls

38. Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
 - (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
 - (c) preventing the tracking of sediment by vehicles onto roads, and
 - (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Construction Hours

39. All demolition work on site shall only occur between the following hours:
- | | |
|----------------------------|------------------|
| Monday to Friday | 7.00am to 6.00pm |
| Saturday | 8.00am to 1.00pm |
| Sunday and public holidays | No work |

Excavations

40. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

Lighting

41. **All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property.**

NOTE 1: Compliance with Australian Standard AS4282 "Control of the Obtrusive Effects of Outdoor Lighting" will satisfy this condition.

Minimise Harm to the Environment

42. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the demolition, construction or operation/use of the development

Maintenance of Site

43. All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
44. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at an approved waste management facility.
45. Copies of receipts stating the following must be given to the principal certifying authority:
- (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
46. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
47. At the completion of the works, the work site must be left clear of waste and debris.

Supervision of Work

48. At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:
- The structure to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, guys, shoring or any combination of these, shall be added for stability where necessary.
 - Precautions are taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes. Severe weather changes refer primarily to the localised high winds. In these circumstances loose debris can become airborne, particularly if it is in sheet form.
 - Utility services within the structure not required to be maintained during the demolition work shall be properly disconnected and sealed off before any stripping or demolition commences.

Demolition Works – Completion

49. All demolition works are to be completed within Two (2) years from the date of commencement of demolition work.

Evidence of Lawful Asbestos/hazardous waste Disposal

50. An Occupation Certificate for a development involving the removal of asbestos must not be issued until such time the applicant provides Lithgow Council with a copy of receipt/s confirming lawful disposal of any hazardous waste.

NOTE: Asbestos waste must be disposed at a waste management facility licensed by the NSW Environment Protection Authority (EPA) to accept such waste. Please visit www.epa.nsw.gov.au for a list of waste management facilities licensed to accept asbestos waste.

Asbestos Clearance Certificate

51. An asbestos clearance certificate prepared by a qualified occupation hygienist in accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained and submitted to Council. The certificate must be provided at the completion of the demolition works prior to further works being carried out on the site. *Note: This relates to friable asbestos only.*

Filled Land

52. Any areas of filled ground are to be clearly identified and surveyed and a copy of the appropriate plan provided to Council for any future potential development of the site.

Contaminated Land

53. Any areas of contaminated ground, including any land contamination caused by the proposed demolition works are to be clearly identified and surveyed and a copy of the appropriate plan provided to Council for any future potential development of the site.

Disposal of Waste

54. All demolished material and excess spoil from the site shall be disposed of at a location and in a manner approved of by Council. No material is to be burnt on site.

Removal of Dangerous or Hazardous Materials

55. Removal of dangerous or hazardous materials shall be carried out in accordance with the provisions of all applicable State legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).
- a. Only competent persons, or competent and registered persons shall carry out removal.
 - b. Removal of asbestos or materials containing asbestos fibres shall be in accordance with the NOHSC code of practice.
 - c. Precautions to be observed and procedures to be adopted during the removal of dangerous or hazardous materials other than asbestos, shall be in accordance with the relevant State regulations pertaining to those materials.
56. All works, storage of materials, equipment and associated activities involved with the demolition process are to be contained wholly within the subject property with no encroachment to adjoining properties.
57. The handling or removal of any asbestos product from the building/site must be carried out in accordance with SafeWork NSW provisions. A person/contractor licensed for asbestos removal must carry out all work.

Rehabilitation

58. A Rehabilitation Plan is to be submitted to Council addressing the proposed end use and rehabilitation works. The rehabilitation plan must:
- a) Assess the quantity and availability of materials on site that can be applied to rehabilitation (including overburden, tailings and put walls etc).
 - b) Consider likely flood behavior and impacts on the landscape as proposed to be rehabilitated (including during each of the various rehabilitated stages),
 - c) Develop clear rehabilitation objectives for the whole site, including the following:
 - d) Stabilisation of disturbed areas to prevent the emission of dust following closure; and
 - e) Landscaping the site with native species endemic to the locality.
 - f) Develop clear, progressive rehabilitation staging for the whole site, including specific milestone dates for rehabilitation works and a program for monitoring progress against these dates;
 - g) Describe in detail the measures that would be implemented over the next 5 years to rehabilitate and manage the landscape on the site
 - h) It is to further clearly identify finished contours, top soil depths, drainage/siltation controls, plant and grass materials to be used.

Community Information and Complaints Management

59. Prior to the commencement of the project, the Proponent shall establish and maintain a website for the provision of electronic information associated with the project. The Proponent shall, subject to confidentiality, publish and maintain up-to-date information on this website or dedicated pages including, but not necessarily limited to:
- a) the documents referred to under condition 1.1 of this approval;
 - b) this project approval, Environment Protection Licence and any other relevant environmental approval, licence or permit required and obtained in relation to the project;
 - c) all strategies, plans and programs required under this project approval, or details of where this information can be viewed;
 - d) information on construction and operational progress;

Complaints and Enquiries Procedure

60. Prior to the commencement of the project, the Proponent shall ensure that the following are available for community complaints and enquiries during construction and operation:
- a) a 24-hour contact number(s) on which complaints and enquiries about construction and operational activities may be registered;
 - b) a postal address to which written complaints and enquiries may be sent; and
 - c) an email address to which electronic complaints and enquiries may be transmitted.

The telephone number, postal address and email address shall be published in a newspaper circulating in the local area prior to the commencement of the project. The above details shall also be provided on the website.

61. The Proponent shall record the details of all complaints received in an up-to-date **Complaints Register**. The Register shall record, but not necessarily be limited to:
- a) the date and time of the complaint;
 - b) the means by which the complaint was made (e.g. telephone, email, mail, in person);
 - c) any personal details of the complainant that were provided, or if no details were provided a note to that effect;
 - d) the nature of the complaint;
 - e) the time taken to respond to the complaint;
 - f) any investigations and actions taken by the Proponent in relation to the complaint;
 - g) any follow-up contact with, and feedback from, the complainant; and
 - h) if no action was taken by the Proponent in relation to the complaint, the reason(s) why no action was taken.

The Complaints Register shall be made available for inspection by Council upon request.

Environmental Incident Reporting

62. The Proponent shall notify Council of any environmental incident within 12 hours of becoming aware of the incident. The Proponent shall provide full written details of the incident to Council within seven days of the date on which the incident occurred.

Environmental Requirements

63. An Environmental Management Plan is to be submitted and approved by Council prior to works commencing on site. The plan is to outline management strategies/plans to mitigate and manage potential environmental impacts associated with the project.

ENVIRONMENTAL PROTECTION AUTHORITY (EPA)

64. That the development be undertaken in accordance with the environmental safeguards to minimise any adverse impacts, as identified under Section 5 within the Wallerawang Power Station Demolition Statement of Environmental Effects (SEE) – Reference 253776 dated 26 September 2018.
65. That the hours of operation be restricted to daytime hours in accordance with the Interim Construction Noise Guideline 2009 'recommended standard hours for construction work.'
66. That the proponent should apply all feasible and reasonable work practices to mitigate noise as described under Section 4.2.4 'safeguards and mitigation measure' in the project SEE.
67. That the proponent should inform all potentially impacted residents of the nature of the works to be carried out and a readily accessible contact point for complaints as described in Section 4.2.4 'safeguards and mitigation measure' in the project SEE.
68. That the activity be undertaken in compliance with environment protection licence 766.

Water NSW

General

69. The demolition works and staging shall be as outlined in the Statement of Environmental Effects (Reference: 253776, Revision: 2, dated 26 September 2018) prepared by Aurecon Australasia Pty Ltd. No revisions to site layout, works or staging that will have any impacts on water quality, shall be permitted without the agreement of Water NSW.

Reason for the above Condition - Water NSW has based its assessment under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Demolition and Deconstruction Activities

70. Any contaminated materials shall be disposed of at an appropriate licensed facility as soon as possible after identification with the correct waste classification.
71. All existing stormwater drainages and management measures (such as settling ponds, sedimentation basins) shall be inspected weekly, maintained and protected from all works until demolition and deconstruction is completed.
72. A Soil and Water Management Plan shall be prepared for all works at each stage progressively by a person with knowledge and experience in the preparation of such plans. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book". The Plan shall be prepared in consultation with WaterNSW prior to issuance of a Construction Certificate and shall be to the satisfaction of Council. The Plan shall include controls to:
- prevent sediment or polluted water leaving the demolition site or entering any natural drainage system or stormwater drains, and
 - ensure that the demolition site is regularly inspected, monitored and maintained until works have been completed and site stabilised.
73. The Soil and Water Management Plan shall be implemented, and effective erosion and sediment controls shall be installed prior to any demolition activity. The controls shall be progressively updated according to the staged works.

Reason for the above Conditions – To manage adverse environmental and water quality impacts during the demolition phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.

ROADS AND MARITIME SERVICES (RMS)

74. The applicant is to prepare and implement a driver code of conduct for the task of transporting materials on public roads. This may include, but not limited to:
- Details of transportation hours and vehicle types.
 - Procedure for the transport of hazardous materials.
 - Requirement for drivers to operate vehicles in a safe, professional and courteous manner.
75. A Blast Management Plan and a Traffic Control Plan is to be developed in consultation with Roads and Maritime. These plans should provide management protocols and measures employed to manage the risks and impacts the proposed blasting activities may have on road users along the Castlereagh and Great Western Highways. These are to be provided and approved by Roads and Maritime prior to any blasting being undertaken.

76. Should any temporary closures of the highways be required during blasting operations these are to be conducted in accordance with a Road Occupancy Licence (ROL). Further information regarding a ROL can be obtained by contacting Roads and Maritime's Field Traffic Manager on 1300 656 371.
77. Prior to the commencement of demolition work, a dilapidation survey is to be undertaken on all local roads impacted by the development. On completion of works, all damage attributable to the development is required to be rectified by the applicant.
78. The proposed traffic and access environmental safeguards and mitigation measures are to be outlined as part of a Traffic Management strategy which is to be prepared as part of the demolition Environmental Management Plan (EMP).
79. Roads and Maritime supports the provision of this Plan, however requests that in accordance with methodology set out in Section 2 of the *RTA's Guide to Traffic Generating Developments 2002* the following items are also included:
 - For the demolition and deconstruction, road transport volumes and vehicle types broken down into:
 - o Origin and destination.
 - o Travel routes.
 - o Peak hours.
 - o Expected traffic generation
 - The study is to provide details of projected transport operations including:
 - o Traffic volumes, both proposed and cumulative, and, both input and output traffic.
 - o Materials to be transported and vehicle types used for transport.
 - o Physical constraints, risks and hazards on the haulage route.
 - o Measure to be employed to ensure a high level of safety for all road users interacting with deconstruction traffic. In particular, any local school bus pick up/drop off locations.
 - o Any over size and over mass vehicles and loads expected throughout the project.
 - o Temporary and permanent staff numbers (including employees and contractors) and staff parking arrangements during the project.
 - o Measures to be employed to ensure traffic efficiency and safety on the public road network during the project, taking into consideration all road users (pedestrians, cyclists, vehicles)
 - o Local climate conditions that may affect road safety during the project (e.g. dust, fog, wet weather, etc.) and appropriate measures to mitigate the impacts of such conditions.

ENDEAVOUR ENERGY

Easement Management/Network Access

80. The following is a summary of the usual/main terms of Endeavour Energy's electrical easements requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is for no activities or encroachments to occur within its easement areas. However, if any proposed works (other than those approved/certified by Endeavour Energy's Network Connections Branch as part of an enquiry/application for load) will encroach/affect Endeavour Energy's easements or protected assets, contact must first be made with Endeavour Energy.

81. It is imperative that the access to the existing electrical infrastructure on and in proximity of the site be maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by maintenance workers causes delays in power restoration and may have severe consequences in the event of an emergency.

Removal of Electricity Supply

82. Approval for the permanent disconnection and removal of supply must be obtained from Endeavour Energy's Network Connections Branch, by Accredited Service Providers (ASP) with the relevant class of Authorisation for the type of work being carried out. The work could involve:

- The disconnection and removal of an underground service cable or overhead service line,
- Removal of metering equipment.

83. The written request must be submitted to Endeavour Energy using Form FPJ4603 'Permission to Remove Service/Metering by Authorised Level 2 Accredited Service Provider' which must be accompanied by Notification of Service Works (NOSW) forms provided as a result of service work activity performed by a Level 2 ASP. The retailer must also provide written agreement for the permanent removal of supply.

The ASP scheme is administered by NSW Planning & Environment and details are available on their website via the following link or telephone 13 77 88:

<https://energysaver.nsw.gov.au/households/you-and-energy-providers/installing-or-altering-your-electricity-service>.

Earthing

84. The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations'. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. Inadequate connection to the earth to allow a leaking/fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury.

Dial Before You Dig

85. Before commencing any underground activity the applicant is required to obtain advice from the ***Dial Before You Dig 1100*** service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

Demolition

86. Demolition work is to be carried out in accordance with Australian Standard AS 2601—2001: 'The demolition of structures'. All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. streetlight columns, power poles, overhead power lines and underground cables etc.

Public Safety

87. Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. Endeavour Energy's public safety training resources, which were developed to help general public/workers to understand why you may be at risk and what you can do to work safely is available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>.

Emergency Contact

88. In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

NATURAL RESOURCES ACCESS REGULATORS

89. **The attached GTA issued by NRAR do not constitute an approval under the Water Management Act 2000.** The development consent holder must apply to NRAR for a Controlled Activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity.
90. A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

JOHN HOLLAND RAIL (JHR)

Demolition Impacts

91. The Applicant is to submit to JHR a Risk Assessment/Management Plan and detailed Safe Work Method Statements for its review and comment prior to the commencement of the works.

Excavation in, above, below or adjacent to rail corridors

92. The applicant is to consult with John Holland Rail (JHR) in any event if the demolition works are to be within 25m of the Rail Corridor to ensure compliance with Clause 86 of the State Environmental Planning Policy (Infrastructure) 2007. The Applicant is to also provide JHR with a geotechnical assessment confirming that the Proposal will have no adverse impact on the stability of the rail corridor land and the existing rail infrastructure.

Noise, vibration & air quality

93. The Applicant is to consult with John Holland during the preparation of the demolition EMP to ensure blasting activities are planned for times which would minimise impact to rail traffic and that noise, vibration and air quality impacts from rail operations and blasting activities are adequately addressed.

Cranes

94. In the event that cranes will be required to be used in the air space above the rail corridor then the Applicant will need to consult with John Holland Rail and seek the necessary authorisations.

It is noted that the use of Equipment must be in accordance with the AS 2550 series of Australian Standards, Cranes, Hoist and Winches, including AS2550 15-1994 Cranes – Safe Use- Concrete Placing Equipment.

Access to the rail corridor and Work Access & Possessions

95. The Applicant is to prepare the demolition EMP in consultation with John Holland Rail to ensure any potential impacts from blasting are minimised and appropriate permits and authorisations are obtained as required.

Procedures for blasting operations in close proximity to the CRN infrastructure

96. a. The Applicant is required to submit an application to JHR for approval in principle (AIP) for JHR's endorsement and for TfNSW's approval with conditions/no conditions or non-approval.
- b. The Applicant is to engage an appropriate qualified consultant to undertake a dilapidation survey of the rail corridor prior to any blasting activities and on completion of blasting activities. A copy of the dilapidation survey is to be provided to JHR for JHR's acceptance prior to and at completion of blasting activities.
- c. Once an AIP is obtained, a Blasting Risk Management Workshop will be held between representatives of JHR and the Applicant to develop and agree with a Risk Management Plan.
- d. Once a Risk Management Plan is agreed, a JHR Maintenance Superintendent will sign it off prior to a blasting operation.
- e. The blasting operation should be undertaken during pre-planned Track Occupancy Authority possession.
- f. The relevant Maintenance Superintendent must be notified at least 7 days prior to the blasting operation.
- g. Once the blasting operation is performed, the Applicant is required to carry out a post-blasting inspection of the rail corridor and to prepare an inspection report confirming that the rail track and the relevant rail infrastructure remain fit for traffic.
- h. Prior to a post-blasting inspection, the Applicant is required to submit an application to JHR for its endorsement and if endorsed, for TfNSW's approval in order to access to the rail corridor for the post-blasting inspection. Once it is approved by TfNSW, the Applicant is further required to enter into a licence on terms suitable to TfNSW in relation to the access to the rail corridor. Terms of the licence may include provisions which allow TfNSW to terminate the licence at any time, will require the licensee to pay an annual licence fee, obligates the licensee to comply with certain safety requirements specifically in relation to accessing the rail corridor to perform maintenance on the rail infrastructure (e.g. engaging rail protection officers) etc. The licence will require the Applicant to hold relevant levels of insurance, bank guarantees etc. Further information can be found at <http://www.jhrcrn.com.au/what-we-do/property-services/third-party-work-enquiries/>.
- i. Any changes/damage to the rail infrastructure must be reported immediately to the relevant Maintenance Superintendent. Any costs associated with repairs should be fully borne by the Applicant.
- j. Each blasting operation must be assessed in accordance with the JHR's Blasting Guideline on a case by case.

For avoidance of doubt, this does not constitute an approval from TfNSW in respect of any blasting operations.

Fencing

97. Boundary fences along the rail corridor including the southern and western boundaries of the Land should be installed and remain installed in accordance with JHR's engineering standards.

In addition, the Applicant is required to submit an application to install the boundary fences to JHR for its endorsement and for TfNSW's approval.

Heritage Management

98. The Applicant must prepare and provide to JHR a Heritage Management Strategy prior to commencement of any works involved in the Proposal. The Strategy must contain information identifying each heritage items that are currently managed by JHR and potential impacts on each item due to the demolition activities including blasting and dust emission. In addition, the Strategy must provide information the extent of damage to each item and hold points associated with damage to ensure that they are not irreparably damaged. Finally, it must provide the Applicant's commitments to repair all damage to each item in consultation with the relevant heritage authorities.

Derailment protection and other potential impacts of adjacent development on railway

99. The Applicant prepare a risk assessment and will prepare the demolition EMP in consultation with John Holland to ensure any potential impacts from its activities are minimised and appropriate permits and authorisations are obtained as required.

Lighting, external finishes and design

100. The lighting and external finishes of temporary/or permanent buildings required for the demolition do not temporarily blind or cause distraction to the railway corridor. Additionally, the use of red and green lights should be avoided in all signs, lighting building colour schemes on any part of a building which faces the rail corridor.

Access to the Land

101. Access to the rail corridor is strictly prohibited unless otherwise permitted in writing.

TRANSGRID

102. TL 70/71 traverses the demolition site between the power station and the coal plant. The proponent needs to be made aware that all works within the easement needs to be conducted in accordance with the WorkCover Guidelines on Working Near Overhead Power Lines and particular attention will need to be paid to vehicle and load heights when traversing the easement.
103. There is to be no excavation within 30m of the towers or changes to ground levels within the easement without prior approval from TransGrid and any blasting on the site should limit particle velocity within the easement to 50ppv.
104. TransGrid should be advised prior to any blasting which could impact the easement.
105. Airborne dust and other pollutants should be kept away from the transmission line. If the transmission line does become exposed to airborne pollutants TransGrid should be advised so that the need for cleaning or decontamination can be assessed.
106. TransGrid access to the easement and towers shall be maintained at all times during the demolition process for both routine maintenance/inspection and emergency repairs.

NEW SOUTH WALES HERITAGE COUNCIL

107. The 'safeguard and mitigation measures' outlined in the Statement of Environmental Effects (SEE) are to be adhered too to prevent damage to listed heritage items.
108. A Heritage Management Strategy (for conservation, future ownership, maintenance, interpretation) and archival recording of the site, as outlined in the SEE, is to be undertaken, submitted and approved by Council prior to any works commencing on the site.

ADVISORY NOTES***Threatened Species***

AN1. No Threatened Species or Endangered Ecological Community listed under the Threatened Species Conversation Act 1995, the Environment Protection and Biodiversity Conservation Act 1999 or the associated Regulations are to be cleared as result of this Approval. This includes for fencing or accessways.



General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS1114360
Issue date of GTA:	03 June 2019
Type of Approval:	Controlled Activity
Description:	Demolition & Deconstruction of Wallerawang Power Station
Location of work/activity:	Wallerawang Power Station Main St WALLERAWANG NSW 2845
DA Number:	DA015/19
LGA:	Lithgow City Council
Water Sharing Plan Area:	Greater Metropolitan Region Unregulated River Water Sources

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after** development consent has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
Design of works and structures	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
Erosion and sediment controls	
GT0006-00001	The following plan(s): - Erosion and Sediment Controls Plan must be: A. prepared in accordance with Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004), as amended or replaced from time to time, and B. submitted with an application for a controlled activity approval.
GT0021-00004	The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
Plans, standards and guidelines	
GT0002-00665	A. This General Terms of Approval (GTA) only applies to the proposed activity described in the plans and associated documents found in Schedule One, relating to Development Application 2019 provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0003-00002	The application for a controlled activity approval must include the following document(s): - outlet structures; Erosion and Sediment Control Plan; Soil and Water Management Plan; Vegetation Management Plan.
GT0004-00003	A. A security deposit must be provided, if required by Natural Resources Access Regulator. B. The deposit must be: i. a bank guarantee, cash deposit or equivalent, and ii. equal to the amount required by Natural Resources Access Regulator for that controlled activity approval.
GT0012-00004	Any proposed controlled activity must be carried out in accordance with plans submitted as part of a controlled activity approval application, and approved by Natural Resources Access Regulator.



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Water Sharing Plan Area:	Greater Metropolitan Region Unregulated River Water Sources

GT0030-00006	The application for a controlled activity approval must include plans prepared in accordance with Natural Resources Access Regulator's guidelines located on the website https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities .
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Rehabilitation and maintenance	
GT0007-00006	When the proposed controlled activity is completed, and the rehabilitation plan has been implemented, maintenance of the site must be carried out for a period of 2 years in accordance with that rehabilitation plan submitted as part of the controlled activity approval, and approved by Natural Resources Access Regulator.

Reporting requirements	
GT0020-00004	The consent holder must inform Natural Resources Access Regulator in writing when the proposed construction of the controlled activity has been completed.

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA015/19 as provided by Council:

- Council Referral Letter
- Wallerwang Power Station Demolition SEE Figure 2.1

Schedule D

Reasons for Imposition of Consent Conditions (Issued by Consent Authority)

The conditions of consent have been imposed for the following reasons:

1. To ensure compliance with the terms of the relevant Planning Instruments.
2. To ensure no injury is caused to the existing and likely future amenity of the neighbourhood.
3. Due to the circumstances of the case and the public interest.
4. To ensure that adequate road and drainage works are provided.
5. To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
6. To ensure access, parking and loading arrangements will be made to satisfy the demands created by the development.
7. To ensure the structural integrity of the development.
8. To ensure the protection of the health and safety of the occupants of the development.
9. To protect the environment.
10. To prevent, minimise, and/or offset adverse environmental impacts.
11. To ensure lots are adequately serviced.
12. To ensure there is no unacceptable impact on the water quality.
13. To ensure compliance with the requirements of the Rural Fire Services.
14. To ensure adequate soil conservation and protect against movement of soil and sediments.