



PLATYPUS RENEWAL PROJECT (WATERWAY COMPONENTS) PERMIT AND CONDITIONS (PERMIT NO. 2017/14)

Permit issued pursuant to Regulation 25 of the *Sydney Harbour Federation Trust Regulations 2001*.

DESCRIPTION OF THE WORKS

The proposed works involve:

Over-water Walkway

- Construction of an over-water walkway comprising approximately 73 metres of hardwood timber deck over 10 existing headstocks, and approximately 66 metres of fibreglass reinforced plastic (FRP) deck over seven new piles. The total length of walkway is around 105 metres;
- The walkway would range in width from 6 metres at its northern end to 2 metres where it adjoins Kesterton Park;
- Installation of services including illumination and navigational and safety lighting;
- Installation of safety and interpretative signage;
- A lockable gate at the interface between the walkway and Kesterton Park;
- If required, reinstatement of landscaping at Kesterton Park following the installation of the new walkway;
- Inspection and if necessary, treatment, of existing piles and headstocks prior to installation of the new walkway;

Floating Pontoon

- Construction of a new concrete floating pontoon on the eastern side of the walkway. The pontoon will measure approximately 72 metres in length and be approximately 3 metres wide. Six new piles will be installed to support the new pontoon. The pontoon may be built in staged sections;
- Installation of kayak steps constructed of FRP grating at the southern end of the proposed pontoon;
- Pedestrian access to the pontoon would be via a 2 metre-wide ramp, and would be suitable for persons with a disability;

Wharf Promenade

- Installation of benches, sculptures, shade structures and planter boxes on the remnant former concrete wharf and northern wharf deck.

The proposed pontoon and kayak steps are not currently funded, and timing for their construction is not confirmed. However for completeness, this assessment addresses potential impacts associated with construction of both the over-water walkway and pontoon. The over-water walkway component is funded under the current Platypus Renewal Project, with works expected to be complete by May 2018.

USE

The subject area would be available for public access at those times that the Platypus site is open to the public, which may be varied by the Harbour Trust. Access to traversable areas for non-motorised or motorised vehicles would be subject to the Harbour Trust's approval. Public access may be restricted in areas that are used for commercial purposes, however continuous north-south pedestrian access through the subject area will be provided, except in cases of temporary interruptions for safety reasons or during occasional events.



DOCUMENTATION

This approval and conditions relate to the following supporting documentation:

Name	Date	Drawing No.	Author
Schematic Design	July 2017		Lahznimmo
Planning Statement	19 July 2017		Lucas, Stapleton, Johnson and Partners Pty Ltd
Heritage Impact Statement	19 July 2017		Lucas, Stapleton, Johnson and Partners Pty Ltd
Visual Impact Assessment	19 July 2017		Lucas, Stapleton, Johnson and Partners Pty Ltd
Noise Management Plan	26 July 2017		Benbow Environmental
Transport Assessment	18 July 2017		Arup Pty Ltd
Construction Traffic Management Plan	18 July 2017		Arup Pty Ltd
Marine Biodiversity Assessment	June 2017		NGH Environmental Pty Ltd
Platypus Wharf and Pedestrian Walkway and pontoon to Kesterton Park – General Arrangement and Long Section	24.05.17	S10, rev E	TLB
Platypus Wharf and Pedestrian Walkway and pontoon to Kesterton Park – Sections	24.05.17	S11, rev B	TLB

The Sydney Harbour Federation Trust grants a permit to the above proposal, subject to compliance with the following conditions:

Note 1:

Works or activities other than those authorised by this approval, including changes to building configuration or use are required to be submitted in writing for the Harbour Trust's review and approval.

The Harbour Trust may, at its absolute discretion, revoke approval for the proposed action should the conditions of the approval at any time not be met.



CONDITIONS 1 – 39

A – PRIOR TO COMMENCEMENT OF WORKS

The following must be provided to the satisfaction of the Harbour Trust prior to commencing works:

1. Construction Environmental Management Plan

As a minimum, the Construction Environmental Management Plan (CEMP) shall set out project specific constraints and criteria, environmental controls, monitoring and reporting procedures.

The CEMP is to include (but not be limited to) the following:

- Workplace Occupational Health and Safety Plan, to be compliant with all relevant Work Health and Safety requirements;
- Safe Work Method Statements;
- Procedures for preventing debris from entering into the harbour;
- Location and methodology for the storage of plant and equipment associated with the works, including the location of any storage compounds;
- Location of any Site offices and fencing;
- Project safeguards and measures to prevent offsite impacts potentially caused by noise, vibration, water quality, erosion, stormwater and dust;
- Procedures for management and disposal of all generated waste from the project;
- All equipment required for the implementation of the environmental controls, as well as the monitoring programs for these controls; and
- Management of truck and barge movements during the demolition works.

2. Construction Transport Management Plan

- (a) The appointed contractors will prepare a detailed Construction Traffic Management Plan (CTMP) having regard to the CTMP prepared by Arup, dated 18 July 2018 for the Platypus Renewal Project. The CTMP will detail vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures
- (b) The plan should demonstrate that the construction works do not adversely affect the operation of signalised intersection of Clark Road/High Street.
- (c) The Plan must be prepared to a professional standard that could be provided to Roads and Maritime Services.

3. RMS Approval

As the proposed overwater walkway and pontoon is on property managed by NSW Roads and Maritime Services (RMS), the Harbour trust will obtain a lease or licence from RMS prior to carrying out the works and land use. A copy of this assessment must be provided to RMS.

4. Harbour Master Approval

As construction of the proposed over-water walkway and pontoon will involve the disturbance of the seabed of a port, the Harbour Trust will obtain an approval from the Harbour Master under clause 67ZN of the *Ports and Maritime Administration Regulation 2012* (NSW) prior to the commencement of works.

In order to obtain this approval, the Port Authority of NSW will be provided with a copy of this environmental assessment, which will be appended to the Harbour Master's Approval.



5. North Sydney Council Approval

As the proposal involves a connection to Kesterton Park, which is managed by North Sydney Council, the Harbour Trust will obtain land owners' consent from Council, prior to the commencement of works that directly affect Kesterton Park.

Council is considering constructing a new pedestrian path in Kesterton Park to connect the over-water walkway, to High Street ferry wharf. The Harbour Trust is liaising with Council to facilitate coordination of the Harbour Trust's and Council's respective works.

6. Site Induction

Prior to commencement of works, the Harbour Trust must induct any contractors working on the proposal about possible presence of contaminated material, Aboriginal and post-settlement archaeological remains, and requirements for the protection of threatened flora and fauna species, populations and communities.

7. Notification of Works

The Contractor undertaking the works must give the Harbour Trust at least five working days' notice before works are due to commence.

The Harbour Trust is to advise RMS, North Sydney Council, nearby residents and relevant stakeholders of the scheduling of works prior to their commencement.

B – DURING WORKS

8. Hours of work

The hours of works, including delivery of materials to and from Platypus by truck or barge, shall be restricted as follows:

- Between 7 am and 5 pm, Mondays to Fridays inclusive;
- Between 8 am and 1 pm, Saturday;
- No works on Sundays and public holidays; and
- No hammering or sawcutting before 7.30 am Monday to Friday or before 8.30 am on Saturday.

Unless otherwise approved construction vehicles, machinery, goods or materials shall not be delivered to Platypus outside the approved hours of works.

9. Reporting of Worksite Incidents

For the duration of works, the Harbour Trust is to be informed of any incidents that have been reported to WorkCover or any other NSW or Commonwealth government authority during the construction period.

10. Sediment, Erosion and Debris Control

Sedimentation and erosion controls must be maintained effectively at all times during the course of the works and shall not be removed until all works have been completed. Dust suppression controls including water sprays must be deployed during the works. All saw cutting must be wet.

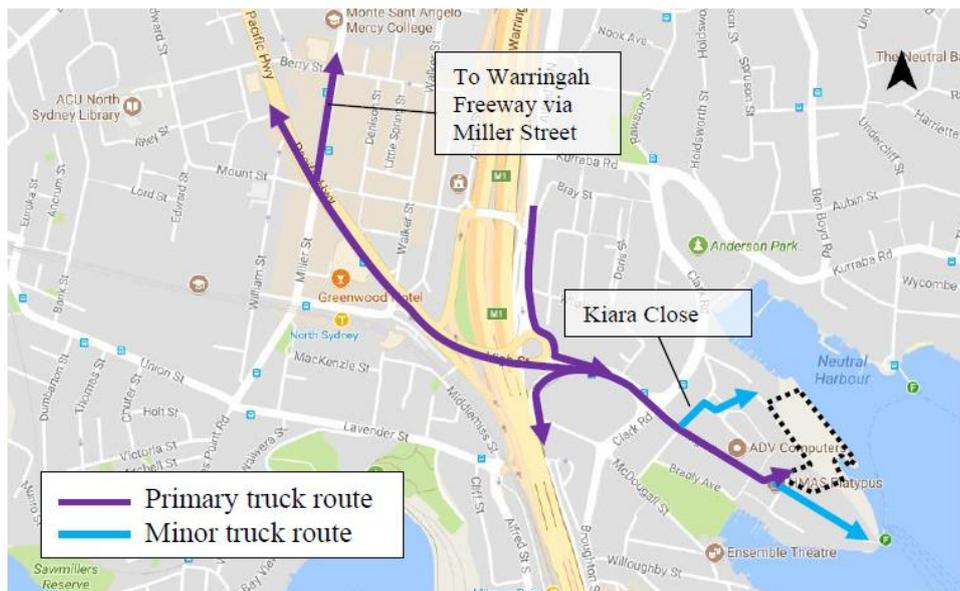
C – SPECIAL CONDITIONS – PARKING AND TRAFFIC MANAGEMENT

11. High Street Restrictions

High Street has a Gross Load Limit of 15 tonnes. The Harbour Trust will liaise with North Sydney Council regarding the occasional use of overweight trucks on High Street.

12. General Site Access and Truck Routes

- Plant and equipment must be transported to and from Platypus by High Street.
- Construction vehicles will proceed straight into the confines of the site boundary; trucks will not be permitted to queue along any of the surrounding streets.
- Access into and out of the site will only be permitted in a forward direction. No reverse manoeuvres will be permitted from the site onto any public road unless under strict traffic control.
- Trucks (for floating plant and equipment) are not permitted to enter or leave High Street outside the approved working hours.
- Where possible, trucks should avoid arrival and departing the site in the local morning commuter peak period (i.e. between 8 am and 9 am).
- The Figure below depicts the inbound and outbound routes to the site. The routes should be clearly marked by traffic control signage to ensure construction vehicles are following the correct route.



13. Parking

- Contractors are to ensure site workers park vehicles wholly within the site boundaries.
- No queuing permitted at any time at any site access point (High Street or Kiara Close).
- Delivery vehicles must not arrive on site before 7 am.

Restricted Use of the Upper Level Car Park

- Should use of the Upper Level Car Park be required to undertake specific works, the appointed contractor/ sub-contractor will need to seek approval from the Harbour Trust at **least 5 days prior** to needing to use the upper level car park.



- For approval, information on the estimated number of vehicle movements and indicative construction hours and dates must be provided to the Harbour Trust at **least 5 days prior** to needing to use the Upper Level Car Park.

Note 1: Due to the constrained nature of Kiara Close and the Upper Level Car Park, access is generally limited to vehicles with a maximum length of 6 metres.

Note 2: A 10T GVM limit applies to the bridge within the Upper Level Car Park.

14. Construction Traffic Management and Mitigation Measures

To minimise impacts on the local environment and road network, contractors must:

- (a) Ensure vehicles access the site only within approved hours of construction.
- (b) Cover truck loads during transportation off-site.
- (c) Establish and enforce of appropriate on-site vehicle speed limits (10km/h), which would be reviewed depending on weather conditions or safety requirements.
- (d) Ensure all activities, including the delivery of materials would not impede traffic flow along local roads and highways.
- (e) Transport materials and remove spoil during standard construction hours.
- (f) Avoid idling and queuing vehicles alongside sensitive receivers (residential land uses).
- (g) Plan deliveries to ensure a consistent and minimal number of trucks arriving at site at any one time.
- (h) Notify the Harbour Trust and North Sydney Council of any potential disruption to roadways and footpaths.
- (i) Queuing and marshalling of trucks is not permitted on public roads. Vehicles must enter and exit the site in a forward direction where possible.
- (j) Controllers do not to stop traffic on public street(s) to allow trucks to enter or leave the site. Vehicles already on the road have right-of-way.
- (k) Vehicles entering, exiting and driving around the site will be required to give way to pedestrians at all times.
- (l) All construction worker parking is to be accommodated wholly within site boundaries.

15. Pedestrian Management

To ensure the safety of pedestrians using local footpaths, contractors must implement the following controls:

- (a) When required by site conditions, qualified traffic controllers will be used to manage pedestrian and vehicular traffic.
- (b) The pedestrian interface along High Street will be managed through the use of hoardings where required.

16. Temporary Road Closures

If required, the appointed contractor will be responsible for obtaining consent for a temporary road closure through the normal approvals process, via the relevant consent authority (North Sydney Council).



D – SPECIAL CONDITIONS – NOISE MANAGEMENT

17. Compliance With Noise Minimisation and Management Recommendations

All activities associated with the proposed action are to be undertaken in accordance with the recommendations of the "Noise Management Plan", prepared by Benbow Environmental, dated July 2017 (171067-02_NMP_Rev 5) provided as part of the tender documents (for information only) in addition to any relevant NSW EPA standards and the NSW Department of Environment and Conservation Environmental, Noise Control Manual- Construction Noise Criteria.

18. Universal Work Practices

- (a) Regularly train workers and contractors to use equipment in ways to minimise noise.
- (b) Ensure site managers periodically check the site and nearby residences and other sensitive land uses for noise problems so that solutions can be quickly applied.
- (c) Avoid the use of radios or stereos outdoors where neighbours can be affected.
- (d) Avoid the overuse of public address systems.
- (e) Avoid shouting, and minimise talking loudly and slamming vehicle doors.
- (f) Keep truck drivers informed of designated vehicle routes, parking locations, acceptable delivery hours or other relevant practices (for example, minimising the use of engine brakes or compression braking, and no extended periods of engine idling).

19. General Plant And Equipment

- (a) Use alternatives to diesel and petrol engines and pneumatic units, such as hydraulic or electric controlled units where feasible and reasonable. Where there is no electricity supply, use an electrical generator located away from residences.
- (b) Examine different types of machines that perform the same function and compare the noise level data to select the least noisy machine.
- (c) Pneumatic equipment is traditionally a problem – select silenced jackhammers and damped bits where possible.
- (d) When renting, select quieter items of plant and equipment where feasible and reasonable.
- (e) When purchasing, select, where feasible and reasonable, the most effective mufflers, enclosures and low-noise tool bits and blades. Always seek the manufacturer's advice before making modifications to plant to reduce noise.
- (f) Reduce throttle setting and turn off equipment when not being used.
- (g) Regularly inspect and maintain equipment to ensure it is in good working order. Also check the condition of mufflers.
- (h) Equipment must not be operated until it is maintained or repaired, where maintenance or repair would address the annoying character of noise identified.
- (i) Return any hired equipment that is causing noise that is not typical for the equipment – the increased noise may indicate the need for repair.
- (j) Ensure air lines on pneumatic equipment do not leak.
- (k) Excavators with broadband reversing alarms are to be investigated, and fitted if possible.
- (l) Trucks are not recommended to lay idle during the works, the engine should run only when the truck is arriving or leaving site.
- (m) If jackhammers are used, investigate the use of silencers or damped bits, and incorporate if possible.
- (n) Examine different types of saws that perform the same function and compare the noise level data to select the least noisy machine.



20. Location of Plant

- (a) Place as much distance as possible between the plant or equipment and residences and other sensitive land uses.
- (b) Restrict areas in which mobile plant can operate so that it is away from residences and other sensitive land uses at particular times.
- (c) Carry out noisy fabrication work at another site and then transport to site. Fabrication work that must take place on site should be carried out in an enclosed area, where possible.

21. Alternatives to Reversing Alarms

- (a) Avoid use of reversing alarms by designing site layout to avoid reversing, such as by including drive through for parking and deliveries, and using spotters and traffic controllers.
- (b) Install where feasible and reasonable less annoying alternatives to the typical 'beeper' alarms taking into account the requirements of the Occupational Health and Safety legislation; examples are smart alarms that adjust their volume depending on the ambient level of noise and multi frequency alarms that emit noise over a wide range of frequencies.

In all circumstances, the requirements of the relevant Occupational Health and Safety legislation must be complied with. For information on replacing audible warning alarms on mobile plant with less annoying alternatives, see Appendix C of the *Interim Construction Noise Guideline*.

22. Notification Of Construction Activities above the Highly Affected Noise 75dB(A)

Prior to any construction activities that are predicted to be above the highly affected noise 75 dB(A) taking place, the contractor must notify the Harbour Trust and provide the following information **5 days prior** to the construction activities commencing:

- A brief outline of the proposed construction activities;
- Proposed times and dates of construction;
- Details of noise mitigation measures;

Note: The Noise Management Plan", prepared by Benbow Environmental, dated July 2017 (171067-02_NMP_Rev 5) and provided as part of the tender documentation provides further information on construction activities that are predicted to be above the highly affected noise 75 dB(A).

E – SPECIAL CONDITIONS – WORKING IN A MARINE ENVIRONMENT

23. Barging And Waterway Traffic (where relevant)

The appointed contractor will be responsible for the preparation of a water traffic management plan or its equivalent.

The RMS and the NSW Port Authority must be consulted regarding water access to the site.

Any barging must be undertaken in accordance with any state requirements including Roads and Maritime Services and NSW Port Authority. Barging and associated vessel movements are not permitted to enter or leave Neutral Bay outside the working hours.



24. Marine Biodiversity Management (where relevant)

- (a) A silt curtain would be placed around the marine construction area to contain any sedimentation to the disturbance zone. A gap of 500mm would be maintained between the seabed and the bottom of the silt curtain at the lowest astronomical tide. Where feasible, the silt curtain would be placed in such a way to avoid the rocky reef and seagrass areas. The silt curtain would be monitored throughout construction on a daily basis to ensure damage to seagrass and macroalgae is avoided.
- (b) Installation of the piles should be undertaken in a manner that would cause minimal disturbance to the seabed. Where possible, piles will be screwed into place rather than driven.
- (c) All fuels and other chemicals required for the proposal would be stored in a bunded area away from the foreshore.
- (d) A spill management plan would be prepared for the proposed works and an appropriately sized spill kit would be located on site at all times during construction.
- (e) Use of propellers in shallow areas and over rocky reefs would be avoided where possible to limit sediment disturbances and damage to macroalgae.
- (f) Anchoring would not be allowed within the rocky reef and seagrass areas.
- (g) Safe Works Method Statement (SWMS) should highlight recommended mitigation measures and appropriate corrective measures.

25. Piling

- (a) If environmental conditions allow, screw piling is preferred over hydraulic piling, subject to engineering details and approval.
- (b) Piling works are recommended to take place during the daytime period on weekdays unless engineering advice states that no alternative is possible.
- (c) Piling works are expected to take place during standard construction hours. However, piling works may need to take place at night on an emergency basis, should the need for minimal harbour wash arise. Should piling works be conducted at night, specific notification of surrounding receivers will be required. Harbour Trust will require notice at least three weeks prior to the piling works commencing to notify neighbouring residences.
- (d) Where practicable, deck pieces should be constructed off site and brought into site with minimal fixing/noise generation required.

Note: A permit issued by DPI – Fisheries under the *Fisheries Management Act 1994* (NSW) is not required for these works.

26. Spill Management Plan

A spill management plan is required for the proposed works. An appropriately sized spill kit must be located on site at all times during construction.

27. Protection of Wharf and Seawall

The wharf and seawall must be protected from damage during the works. No drilling is permitted unless approved by the Harbour Trust.

F – GENERAL CONDITIONS

28. General Conditions

All works are to be carried out in accordance with all relevant legislation, standards, regulations, codes and guidelines. Particular attention should be paid to NSW WorkCover, Department of Environment, Climate Change and Water (in relation to noise, hazardous materials, and potentially polluting activities),



National Construction Code, Australian Standards, Commonwealth *Disability Discrimination Act 1992*, all relevant Occupational Health and Safety requirements and the NSW *Building and Construction Industry Long Service Payments Act 1986*.

29. Protection of Adjoining Areas

The Platypus Site is currently fenced. This fence must be maintained throughout the works, with appropriate signage, to prevent public access.

30. Public Liability Insurance

Public Liability Insurance to minimum value of \$20,000,000 per occurrence must be taken out by the successful contractor to protect any person, firm or company from injury, loss or damage sustained as a consequence of the carrying out of Site works, either within or outside the leased area.

31. Time Limit

Works are to commence within 5 years of approval being granted, otherwise the application must be re-submitted for the Harbour Trust's review.

32. Contaminated Materials

Any materials from the harbour bed that are brought to the surface by the contractor are to be treated as potentially hazardous or contaminated, and are to be disposed of at a licenced landfill.

To minimise disturbance on the seafloor, measures are to be employed to contain any sedimentation to the disturbance zone.

A spill management plan is to be prepared for the proposed investigations and an appropriately sized spill kit is to be located on Site at all times during investigations.

33. Unforeseen Archaeological Discoveries

In the event that relics are unintentionally uncovered, work must cease in the area where the relics were found and the Trust immediately informed. The Harbour Trust will arrange for an archaeologist or member of The Metropolitan Local Aboriginal Land Council to visit the site and undertake an assessment before determining the appropriate course of action.

It is the appointed contractors' responsibility to immediately notify the Harbour Trust of any such relics, including if footings or services etc, are discovered.

34. Signs for Building Sites

A sign must be erected in a prominent position on any work Site on which building work or demolition work is being carried out:

- (a) Showing the name of the person in charge of the work and a telephone number at which that person may be contacted outside work hours; and
- (b) Stating that unauthorised entry to the work Site is prohibited.

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



35. Location of Site Compound

Any site compounds that are required to facilitate the proposed works are to be located at Platypus, not at Kesterton Park.

36. Waste Management

Any waste associated with the works is to be separated and disposed of at a suitable landfill. This includes waste associated with works in the adjoining waterway.

G – FOLLOWING WORKS

37. Certification

Immediately following the finalisation of the works, copies of all relevant documentation must be submitted to the Harbour Trust. This certification and documentation must include a statement from a suitably qualified marine engineer and a statement of compliance with the National Construction Code and relevant Australian Standards.

38. Inspect the Harbour Bed

Works must minimise disturbance to the harbour bed. At the completion of all works, the contractor is to inspect the harbour bed underneath and immediately surrounding the new over-water walkway, pontoon and kayak steps and remove any debris generated by the works. Collected debris is to be disposed of at suitable landfills.

39. Operational Management Plan

The Harbour Trust is to prepare an Operational Management Plan that details arrangements for the berthing and storage of vessels at Platypus and its associated waterway.