

NSW Planning Portal Principal Certifier Appointment

Prior to Commencement of Building Works, you **MUST** complete the next step >>>>>

Now that your Complying Development Certificate (CDC) / Construction Certificate (CC) has been issued, you must now log into the NSW ePlanning Portal to appoint Group DLA as the Principal Certifier for this project.

Important Note:

The Principal Certifier must be appointed **two (2) days prior to any works commencing on-site**, as per Section 6.6 of the Environmental Planning & Assessment Act 1979.

Failure to comply with this legal requirement will result in the appointed Certifier being unable to issue a Certificate for the subject development.

For instructions on the process, visit - [Submitting an Application to Appoint a Principal Certifier](#)

Alternatively, you can contact the ePlanning Portal Support Team on 1300 305 695 or info@service.nsw.gov.au for assistance.

NSW ePLANNING PORTAL

MANDATORY - APPOINT A PRINCIPAL CERTIFIER VIA THE PLANNING PORTAL

MUST be completed Two (2) days prior to any work commencing on-site

Follow these steps to get started

For more information, FAQ & Quick Reference Guides can be found via the following link;

<https://www.planningportal.nsw.gov.au/support/how-guides>

GROUPDLA

01

Log in to the NSW ePlanning Portal
<https://www.planningportal.nsw.gov.au/>

02

Select PC appointment method, e.g. online development (DA) or On-line Complying Development Certificate (CDC)

03

For CC, OC, SC, PCA, select 'Post Consent Certificate' - For a DA or CDC, select 'Request Certificate'

04

Search for the Certifier details that you wish to appoint and follow the screen prompts to lodge your request and complete the process

05

Your completed PC Appointment Request will then be sent to your chosen Certifier for follow up.

Complying Development Certificate

Issued under the Environmental Planning & Assessment Act 1979
Division 4.5, Sections; 4.25, 4.27, 4.30, 6.6, and Part 7, Division 2A of the Environmental Planning & Assessment Regulation 2000

Certificate No. GDL210457

ePlanning Portal Ref. CDC-52779

1. APPLICANT DETAILS

Name	Tomra Collection Pty Ltd		
Address	2/39 Herbert Street, St Leonards NSW 2065		
Contact	Tel: -	Mobile: 0439 816 664	Email: azhar.ali@tomra.com

2. DETAILS OF THE DEVELOPMENT

Land Use Zoning	IN2: Light Industrial
Planning Instrument	State Environmental Planning Policy (Exempt and Complying Development) 2008
Description of development	Internal Alterations and Fit out to existing commercial tenancy

3. CERTIFICATION

This certificate is issued:	<input checked="" type="checkbox"/> subject to the conditions listed in Schedule C
	<input checked="" type="checkbox"/> the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application
Subject Land	82 Yerrick Road, Lakemba NSW 2195
Lot & DP No.	Lot 4 DP6727
Class of Building	8 – Factory
Plan Nos approved	Refer to Schedule B
Information relied upon	Refer to Schedule A
Date of Application	28/10/2021
Date Application Received:	28/10/2021

4. PRINCIPAL CERTIFIER

Certifying Authority,	Brett Clabburn
Accreditation Body & No	NSW Fair Trading; BDC0064
Address	Suite 7.02, Level 7, 10 Bridge Street, Sydney NSW 2000
Contact Numbers	Tel: 02 8355 3160 Fax: 02 8355 3169

I, Brett Clabburn, certify that the proposed development is a complying development and (if carried out as specified in the Certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate.

Certificate No	GDL210457		
Signature			
Date of this Certificate	04/11/2021	Date this certificate will lapse	04/11/2026

5. INFORMATION ATTACHED TO THE DECISION

- Information relied upon in certificate determination – **Schedule A**
- Conditions of the certificate – **Schedule C**
- Fire safety schedule

COMPLYING DEVELOPMENT CERTIFICATE (continued)

Certificate No. **GDL210457**

ePlanning Portal Ref.

CDC-52779

SCHEDULE A – INFORMATION RELIED UPON IN CERTIFICATE DETERMINATION

- Application for Complying Development Certificate and PC appointment form by Azhar Ali of Tomra Collection Pty Ltd, dated 28/10/2021
- Owners Consent, issued by Susan Jacobs of Retake Pty Ltd, dated 27/10/2021
- Annual Fire Safety Statement, issued by Susan Jacobs of Retake Pty Ltd, dated 25/05/2021
- BCA Design Statement, issued by Fred lezzi of Idearchitecture Pty Ltd, dated 15/10/2021
- Long Service Levy Receipt of Payment No L0000016999, NSW Government Long Service Corporation, dated 28/10/2021
- Section 10.7 Planning Certificate (formally known as Section 149) No. 20217671, issued by Mitchell Nobole, Manager Spatial Planning, Canterbury-Bankstown Council, dated 30/09/2021
- Waste Management Plan, issued by George Ghattas of Ozbuild NSW, dated 27/10/2021
- Confirmation Letter of no structural works that will be required for this project, issued by Azhar Ali of Tomra Collection Studios, dated 27/10/2021
- Confirmation Letter of total number of permanent staff/occupants for area, issued by Azhar Ali of Tomra Collection Studios, dated 28/10/2021
- Confirmation Letter, Planning advice, issued by Angus Halligan of Ethos Urban, dated 13/10/2021
- CDC Design Statement regarding traffic Ingress & Egress issued by Fred Lezzi of Idearchitecture Pty Ltd dated 02/11/2021

SCHEDULE B – STAMPED APPROVED PLANS

Drawing No.	Title	Prepared by	Revision	Date
WD_401	Sections	idearchitecture	A	25/05/2020
WD_201	Ground Floor Plans	idearchitecture	C	25/05/2020
WD_301	Elevations	idearchitecture	A	25/05/2020
WD_101	Site Plan	idearchitecture	A	25/05/2020

Performance Solution Details (Clause 134 of Environmental Planning & Assessment Regulation)

Report Title	Reference Number	Version	Date	Name of CFSP/ BDC No.
Fire Engineering Report	143939.00.FER01c	C	03 November 2021	Sarnia Rusbridge of Holmes Fire, BDC0722

COMPLYING DEVELOPMENT CERTIFICATE (continued)

Certificate No. **GDL210457**

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SCHEDULE C - CONDITIONS OF THE CERTIFICATE

This certificate is subject to the following conditions identified in the following:

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

PART 7 PROCEDURES RELATING TO COMPLYING DEVELOPMENT CERTIFICATES

DIVISION 2A CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATE UNDER THIS CODE

Note 1. Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulations 2000* and the conditions listed in this Part

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 4.28(6)(a) of the Act.
- (3) This clause does not apply—
 - (a) to the extent to which an exemption is in force under clause 164B, 187 or 188, subject to the terms of any condition or requirement referred to in clause 164B(4), 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.

136AA Condition relating to fire safety systems in class 2–9 buildings

- (1) A complying development certificate for building work involving the installation, extension or modification of any relevant fire safety system in a class 2, 3, 4, 5, 6, 7, 8 or 9 building, as defined in the *Building Code of Australia*, must be issued subject to the condition required by this clause.
- (2) The condition required by this clause is that the building work involving the installation, modification or extension of the relevant fire safety system cannot commence unless—
 - (a) plans have been submitted to the principal certifier that show—
 - (i) in the case of building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the relevant fire safety system, or
 - (ii) in the case of building work involving the modification or extension of the relevant fire safety system—the layout, extent and location of any new or modified components of the relevant fire safety system, and
 - (b) specifications have been submitted to the principal certifier that—
 - (i) describe the basis for design, installation and construction of the relevant fire safety system, and
 - (ii) identify the provisions of the *Building Code of Australia* upon which the design of the system is based, and
 - (c) those plans and specifications—
 - (i) have been certified by a compliance certificate referred to in section 6.4(e) of the Act as complying with the relevant provisions of the *Building Code of Australia*, or

COMPLYING DEVELOPMENT CERTIFICATE (continued)

Certificate No. GDL210457 **ePlanning Portal Ref.** CDC -52779

- (ii) unless they are subject to an exemption under clause 164B, have been endorsed by a competent fire safety practitioner as complying with the relevant provisions of the *Building Code of Australia*, and
 - (d) if those plans and specifications were submitted before the complying development certificate was issued—each of them was endorsed by the certifier with a statement that the certifier is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (e) if those plans and specifications were not submitted before the complying development certificate was issued—each of them was endorsed by the principal certifier with a statement that the principal certifier is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the *Building Code of Australia*.
- (3) In this clause—
- relevant fire safety system** means any of the following—
- (a) a hydraulic fire safety system within the meaning of clause 165,
 - (b) a fire detection and alarm system,
 - (c) a mechanical ducted smoke control system.

136AB Notice to neighbours

- (1) A complying development certificate for development on land that is in a category 1 local government area and that is not in a residential release area and that involves—
- (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,
- must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.
- (2) A complying development certificate for development on land that is in a category 2 local government area or a residential release area and that involves—
- (a) a new building, or
 - (b) an addition to an existing building, or
 - (d) the demolition of a building,
- must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.
- (3) In this clause—
- category 1 local government** area means any of the local government areas of Ashfield, City of Auburn, City of Bankstown, City of Blacktown, City of Blue Mountains, City of Botany Bay, Burwood, Camden, City of Campbelltown, Canada Bay, City of Canterbury, City of Fairfield, City of Hawkesbury, City of Holroyd, Hornsby, Hunter's Hill, City of Hurstville, City of Kogarah, Kuring-gai, Lane Cove, Leichhardt, City of Liverpool, Manly, Marrickville, Mosman, North Sydney, City of Parramatta, City of Penrith, Pittwater, City of Randwick, City of Rockdale, City of Ryde, Strathfield, Sutherland Shire, City of Sydney, The Hills Shire, Warringah, Waverley, City of Willoughby, Wingecarribee, Wollondilly or Woollahra.
- category 2 local government** area means any local government area that is not a category 1 local government area.
- residential release area** means any land within—
- (a) an urban release area identified within a local environmental plan that adopts the applicable mandatory provisions of the Standard Instrument, or
 - (b) a land release area identified under the *Eurobodalla Local Environmental Plan 2012*, or
 - (c) any land subject to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, or
 - (d) any area included in Parts 6, 26, 27, 28 and 29 of Schedule 3 to *State Environmental Planning Policy (Major Development) 2005*.

COMPLYING DEVELOPMENT CERTIFICATE (continued)

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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 certifier 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 6.28 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 certifiers 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 certifier 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 certifier 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 6.28 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—
 - (c) BASIX affected development,
 - (d) 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.

COMPLYING DEVELOPMENT CERTIFICATE (continued)

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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—
- 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 458 of the *Work Health and Safety Regulation 2011*,
 - the person having the benefit of the complying development certificate must provide the principal certifier with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
 - 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,
 - if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifier a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (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 Office of Environment and Heritage.

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*.

136F, 136G (Repealed)

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, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense—
- protect and support the building, structure or work from possible damage from the excavation, and
 - where necessary, underpin the building, structure or work 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 owner of the adjoining land has given consent in writing to that condition not applying.

136I Traffic generating development

If an application for a complying development certificate is required to be accompanied by a certificate of Roads and Maritime Services as referred to in clause 4(1)(j1) or (k) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the certificate of Roads and Maritime Services must be complied with.

136J Development on contaminated land

- (1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4(1)(l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.
- (2) Subclause (1) does not apply to complying development carried out under the complying development provisions of *State Environmental Planning Policy (Three Ports) 2013* in the Lease Area within the meaning of clause 4 of that Policy.

COMPLYING DEVELOPMENT CERTIFICATE (continued)

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136K When complying development certificates must be subject to section 4.28(9) condition

- (1) This clause applies if a council's contributions plan provides for the payment of a monetary section 7.11 contribution or section 7.12 levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).
- (2) The certifier must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 4.28(9) of the Act.
- (3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L Contributions and levies payable under section 4.28(9) must be paid before work commences

- (1) A complying development certificate issued subject to a condition required by section 4.28(9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.
- (2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

Condition: The Section 4.28(9) (Formally known as Section 94EC) fee applicable to this project is

\$750.00 Please contact council to identify specific contributions payable for the proposed development works.

If the Sect 94 or 94A levy is payable the owner / applicant is required to pay this council levy before physical work commences on site. A copy of the receipt is to be provided to Group DLA prior to works commencing on site.

136M Condition relating to payment of security

- (1) This clause applies to a complying development certificate authorising the carrying out of development if—
 - (a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and
 - (b) the development is to be carried out on land adjacent to a public road, and
 - (c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to—
 - (i) development of the same type or description, or
 - (ii) development carried out in the same circumstances, or
 - (iii) development carried out on land of the same size or description.
- (2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.
- (3) The security may be provided, at the applicant's choice, by way of—
 - (a) deposit with the council, or
 - (b) a guarantee satisfactory to the council.
- (4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.
- (5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N Principal certifier to be satisfied that preconditions met before commencement of work

- (1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.
- (2) A principal certifier for building work or subdivision work to be carried out on a site, and over which the principal certifier has control, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.

COMPLYING DEVELOPMENT CERTIFICATE (continued)

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STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

SCHEDULE 8 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES UNDER THE COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE, THE COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE AND THE CONTAINER RECYCLING FACILITIES CODE

(Clauses 5.25 and 5A.31)

Note 1. Complying development under the Commercial and Industrial Alterations Code, the Commercial and Industrial (New Buildings and Additions) Code and the Container Recycling Facilities Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.

Note 2. Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.

Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 5. Under section 4.29 of the Environmental Planning and Assessment Act 1979, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

PART 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

1 Protection of adjoining areas

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 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.

Note. Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

2 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 Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site
- (2) The waste management plan must—
 - (a) identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material in tonnes and cubic metres to be—
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and

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	(c) if waste materials are to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and		
	(d) if waste materials are to be disposed of or recycled off-site—specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.		
(3)	A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.		
(4)	The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.		

4 Adjoining wall dilapidation report

- (1) Before commencing any demolition or excavation works, the person having the benefit of the complying development certificate must obtain a dilapidation report on any part of a building that is within 2m of the works.
- (2) If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.

5 Run-off and erosion controls

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.

PART 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.

6 Standard hours for construction

Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.

7 Works outside standard hours for construction

- (1) Work may be carried out outside the standard hours for construction if the work only generates noise that is—
 - (a) no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the Interim Construction Noise Guideline (ISBN 978 1 74232 217 9) published by the Department of Environment and Climate Change NSW in July 2009, and
 - (b) no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.
- (2) Work may be carried out outside the standard hours for construction—
 - (a) for the delivery of materials—if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
 - (b) in an emergency, to avoid the loss of lives or property or to prevent environmental harm.

8 Compliance with plans

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

COMPLYING DEVELOPMENT CERTIFICATE (continued)

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9 Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

10 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) 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.
- (4) 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.
- (5) During construction—
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

11 Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development)—
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.

12 Drainage connections

- (1) If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof 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.

13 Archaeology discovered during excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work—

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1997 may be required before further the work can continue.

COMPLYING DEVELOPMENT CERTIFICATE (continued)

Certificate No. GDL210457

ePlanning Portal Ref. CDC -52779

14 Aboriginal objects discovered during excavation

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work—

- (a) all excavation or disturbance of the area must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the National Parks and Wildlife Act 1974.

Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.

15 When a survey certificate is required

- (1) If any part of the work is the erection of a new building, or an alteration or addition to an existing building, that is located less than 3m from the lot boundary, a survey certificate must be given to the principal certifying authority—
 - (a) before any form work below the ground floor slab is completed, or
 - (b) if there is no such form work—before the concrete is poured for the ground floor slab.
- (2) The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.

PART 3 CONDITIONS APPLYING BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

16 Vehicular access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

17 Utility services

- (1) If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.
- (2) If the work is the subject of a notice of requirements for water supply or sewerage services (or both) by a water utility or an entity authorised by the utility, the work must be satisfactorily completed and any monetary contributions required to be paid to the relevant water supply authority must be paid before the occupation certificate is issued.
- (3) If the work is the subject of a compliance certificate under section 73 of the Sydney Water Act 1994, the work must be satisfactorily completed, and any monetary contributions required to be paid to the Sydney Water Corporation must be paid before the occupation certificate is issued.

18 Mechanical ventilation systems

If the work includes a mechanical ventilation system that is a regulated system within the meaning of the Public Health Act 2010, the system must be notified as required by the Public Health Regulation 2012, before an occupation certificate (whether interim or final) for the work is issued.

19 Food businesses

If the work relates to a food business within the meaning of the Food Act 2003, the food business must be notified as required by that Act, or licensed as required by the Food Regulation 2010, before an occupation certificate (whether interim or final) for the work is issued.

20 Premises where skin penetration procedures are carried out

If the work relates to premises at which a skin penetration procedure, within the meaning of the Public Health Act 2010, will be carried out, the premises must be notified as required by Part 4 of the Public Health Regulation 2012 before an occupation certificate (whether interim or final) for the work is issued.

COMPLYING DEVELOPMENT CERTIFICATE (continued)

Certificate No. **GDL210457**

ePlanning Portal Ref. **CDC -52779**

PART 4 OPERATIONAL REQUIREMENTS

21 Hours of operation

- (1) If there are existing conditions on a development consent applying to hours of operation, the development must not be operated outside the hours specified in those conditions.
- (2) If there are no existing conditions on a development consent applying to hours of operation, the development must not be operated outside the following hours—
 - (a) if the development involves a new use as specialised retail premises or other commercial premises—7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,
 - (b) if the development involves a new use as something other than a specialised retail premises or other commercial premises and adjoins or is opposite a residential lot within a residential zone or Zone RU5 Village—7.00 am to 7.00 pm Monday to Saturday and no operation on a Sunday or a public holiday,
 - (c) in any other case not referred to in paragraph (a) or (b)—7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.

22 Noise

- (1) The development must comply with the requirements for industrial premises contained in the Noise Policy.
- (2) Noise emitted by the development—
 - (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and
 - (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.
- (3) In this clause, **the Noise Policy** means the document entitled NSW Industrial Noise Policy (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.

23 Lighting

- (1) All new external lighting must—
 - (a) comply with AS 4282–1997 Control of the obtrusive effects of outdoor lighting, and
 - (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
- (2) Lighting at vehicle access points to the development must be provided in accordance with AS/NZS 1158 Set:2010 Lighting for roads and public spaces Set.

24 Use of driveways and parking areas

- (1) All driveways and parking areas must be unobstructed at all times.
- (2) Except as otherwise permitted by an existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises, driveways and car spaces—
 - (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and
 - (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

25 Landscaped area (planting and maintenance)

- (1) Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
- (2) All landscaped areas on the site must be maintained on an on-going basis.

COMPLYING DEVELOPMENT CERTIFICATE (continued)

Certificate No. **GDL210457**

ePlanning Portal Ref. **CDC -52779**

FIRE SAFETY SCHEDULE

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed / Altered Fire Safety Measures
Portable Fire Extinguishers	AS2444-2001 & BCA Clause E1.6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Blankets	AS2444-2001 & BCA Clause E1.6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Hose Reels	AS2441 & BCA E1.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Lighting	AS2293.1-2005 & BCA E4.4 & E4.2 AS 2293.1-2018	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Exit Signs	AS2293.1-2005 & BCA E4.5 & E4.6 AS 2293.1-2018	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Engineering Report No. 143939.00.FER01c dated 03/11/2021	<p>DP4, EP2.2 & AS3786-2014</p> <ul style="list-style-type: none"> - The dividing wall between the front and back of house near the exits is to be of non-combustible construction or standard plasterboard with the door being a self-closing 35 mm solid core door set. - Signage is to be located on the back-of-house wall near the shutter "NO STORAGE" The sign is to be permanently and securely mounted. A laminated sign is not acceptable. The lettering is to be in capitals, no less than 100 mm in height and in a colour contrasting with the background. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Certificate No. **GDL210457**

Notice to commence building work and appointment of a Principal Certifier

Issued under the Environmental Planning & Assessment Act 1979, Sections: 4.19, 6.6, 6.7, 6.12, 6.13 & 6.14

1. DETAILS OF THE OWNER OF THE LAND (applicant/person who is appointing the PC)

Mr Mrs Ms Dr Other

Retake Pty Ltd

First Name: Susan

Family Name: Jacobs

Address: 71 Hill Road, Birrong NSW 2143

Tel: - Mobile: 0408 653 103 Email: retakeptyltd@gmail.com

2. DESCRIPTION OF THE WORK PROPOSED

Type of work proposed Building

Description of the work Internal Alterations and Fit out to existing commercial tenancy

3. DETAILS OF THE LAND TO BE DEVELOPED

Address: 82 Yerrick Road, Lakemba NSW 2195

Lot & DP No. Lot 4 in DP6727

4. DETAILS OF THE DEVELOPMENT APPROVALS GRANTED

Complying Development Certificate No.
GDL210457

Date the certificate was issued
04/11/2021

5. APPOINTMENT OF PRINCIPAL CERTIFIER (PC):

Indicate the steps taken by placing a cross in the appropriate boxes I have met all the conditions in the development consent required to be satisfied before I can begin work.

I have appointed the below Principal Certifier

Name of the PC Brett Clabburn

Address of the PC Suite 7.02, Level 7, 10 Bridge Street, Sydney NSW 2000

Telephone No of the PC 02 8355 3160

Accreditation body and number NSW Fair Trading / BDC0064

Certificate No. GDL210457

Notice to Commence Building Work and Appointment of a Principal Certifier (continued)

6. DETAILS OF PRINCIPAL CONTRACTOR

Name of Principal Contractor Build Australia Pty Ltd T/as Ozbuild NSW - George Ghattas
Phone & Fax No 9622 9992
Email Address info@ozbuildnsw.com.au

7. DATE THE WORK WILL COMMENCE

Date of Commencement 07/11/2021

8. PRINCIPAL CERTIFIER SIGNATURE

- I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifier for this development and I consent to being appointed as the Principal Certifier.
- I confirm that all conditions of the development consent that are required to be satisfied prior to the work commencing, have been satisfied.

Signature of PC



Name of PC Brett Clabburn
Date 04/11/2021

9. APPLICANT/ OWNERS CONSENT

Applicant / Owner's Authority.

Owner Applicant

Signature See Owners Consent as part of the Group DLA Application Form for Complying
Development Certificate and Principal Certifier (attached)

Date 27/10/2021

04/11/2021

Tomra Collection Pty Ltd
Attn: Azhar Ali
2/39 Herbert Street
St Leonards NSW 2065

Project Address: 82 Yerrick Road, Lakemba NSW 2195
Job Reference No. GDL210457
Complying Development Certificate No.: GDL210457
ePlanning Portal Ref. CDC-52779

We are pleased to enclose your Complying Development Certificate for this project and a copy of the Notification of commencement of building works and appointment of Principal Certifier. Copies have been forwarded to Council on your behalf via the NSW ePlanning Portal.

Please note that the Council and the Workcover Authority require that you keep a copy of these documents on the site during the course of construction.

Pursuant to the provisions of the Environmental Planning and Assessment Act and Regulation, it will be necessary for you to contact us a minimum of forty-eight (48) hours prior to carrying out the required **critical stage** inspections.

Note: If these inspections are not conducted, we will be unable to issue the Occupation Certificate and it may be necessary to uncover the work to enable the inspection to be carried out.

Finally, please note that any intended amendment to the project during the course of construction must be discussed with the undersigned or a representative of Group DLA to clarify whether the amendment is generally in accordance with the terms of the Complying Development Certificate or whether it will be necessary to lodge an application to modify the certificate.

Variations to the approved plans may prevent issue of the Occupation Certificate, signifying completion of the project and may generate the need to lodge a modified Complying Development Certificate application, before the project can be finalised. We are keen to ensure that this does not occur to your project.

Please contact me should you have any queries regarding this matter.

Yours sincerely,



Lindsay Dodds
Building Surveyor

04/11/2021

Tomra Collection Pty Ltd
Attn: Azhar Ali
2/39 Herbert Street
St Leonards NSW 2065

NOTICE OF MANDATORY INSPECTION(S)

Project Address: 82 Yerrick Road, Lakemba NSW 2195
Job Reference No. GDL210457
Complying Development Certificate No.: GDL210457
ePlanning Portal Ref. CDC-52779

Pursuant to Section 6.6 (2) (d) (i), or Section 6.6 (2) (c) of the Environmental Planning and Assessment Act, you are advised that the following critical stage inspections must be carried out by the undersigned or another Accredited Certifier authorised by the undersigned to satisfy the provisions of the Act and to enable the undersigned to issue you with an Occupation Certificate at the completion of the project:-

- a) Pre-Commencement Inspection undertaken on 27/10/2021;
- b) After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Pursuant to the provisions of the Legislation you must provide us with a minimum of forty-eight (48) hours' notice of these critical stage inspections (excluding weekends and public holidays).

Failure to notify us of these inspections does not authorise you to proceed to the next stage of the project. If a critical stage inspection is not carried out, we would either have to ask you to expose that element of the building work which has not been inspected or we would have to withhold the Occupation Certificate.

We thank you for your co-operation in respect of these matters.

Yours faithfully,



Brett Clabburn
Director
NSW Fair Trading BDC0064

04/11/2021

The General Manager
Canterbury-Bankstown Council
PO Box 8
Bankstown NSW 1885

Attention: Records Department

Project Address:	82 Yerrick Road, Lakemba NSW 2195
Job Reference No.	GDL210457
Complying Development Certificate No.:	GDL210457
ePlanning Portal Ref.	CDC-52779

Please find attached a copy of the Complying Development Certificate and the Notification of Commencement of building works and appointment of Principal Certifier recently issued for this project.

A copy of the stamp-approved plans and other relevant documentation relied upon to issue this certificate has been uploaded to the NSW ePlanning Portal, as required by the Legislation, together with the appropriate registration fee.

Please contact this office should you have any queries regarding this matter.

Yours sincerely,



Lindsay Dodds
Building Surveyor