



Supporting Statement of Environmental Effects for a proposed Modification to a Development Consent

- Description:** sect. 4.55(2) modification to DA-283/2011 to allow for the external storage of empty skip bins and overnight truck parking at the premises.
- Address:** Lot 3 in DP 371357 (79) Gow Street, PADSTOW NSW 2211.
- Prepared for:** Orange Bins Group Pty Ltd – proponent and business operator.
- Prepared by:** Brent M Winning JP [B.Build (Hons.), GDURP, MAIB, RPIA, LREA]
Registered Planner, Building & Development Consultant
- Report No:** 23008 s.4.55(2) Rev.1
- Date:** 21 September 2023



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1. BACKGROUND TO THE PROPOSED MODIFICATION APPLICATION

This Planning Statement has been prepared to accompany an application to modify Development Consent DA-283/2011 approved by *Bankstown City Council*¹ ("Council") on 24 October 2011 for the '*Use of Rear Warehouse Building as a Waste Sorting Facility.*'

The modification application is made pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979*.

This report should be read in conjunction with the plans, specifications and expert reports that accompanied the original application as described in the Development Consent.

2. THE PROPOSAL

The proposal is to modify Development Consent DA-152/2016 to amend the approved site plan to allow for the external storage of empty skip bins and overnight truck parking upon hardstand pavement at the premises.

There is no construction work associated with this Application.

The proposed changes to the existing site layout are as follows:

1. Storage of empty skip bins in three (3) locations, on the northern wall of the recycling shed, against the eastern boundary wall between two (2) metal awnings, and against the western boundary wall adjacent to the office building. The empty bins are to be elevated 500 mm above the concrete pavement by placing them on open steel frames to allow for the passage of flood water.
2. Overnight parking of up to eight (8) skip bin trucks along the western boundary wall.

The proposed new site plan is shown at Figure 1 below.

There is no change to the approved site activities and general internal configuration of the buildings, type/volumes of waste received, operating hours, staffing numbers, carparking, site

¹ Now Canterbury Bankstown Council

access, weighbridge location, general nature of the business conducted at the premises or any other matter that is inconsistent with the current development consent.

A 'Traffic Impact Assessment' (TIA) prepared by PDC Consultants has considered the projected impacts of the new external bin storage locations and truck parking arrangements and has closely informed the proposed site plan. The various recommendations of this expert report have been incorporated into the proposal as and where appropriate. The 'Traffic Impact Assessment' supports the proposal and forms part of this submission.

Similarly, a 'Flood Statement Rev C' prepared by SGC Consulting has considered the configuration of the proposed external bin storage locations and truck parking arrangements against the site's existing flood constraints, imparted by an intermittent surcharging stormwater line. The recommendation of this expert is to lift the skip bins a minimum of 500 mm above the concrete pavement level by using open steel frames to allow for the free and unimpeded passage of stormwater beneath the skip bins. This detail has been adopted and reflects on the architectural plans (sheet DA1.01B).

The 'Flood Statement' supports the proposal and forms part of this submission.

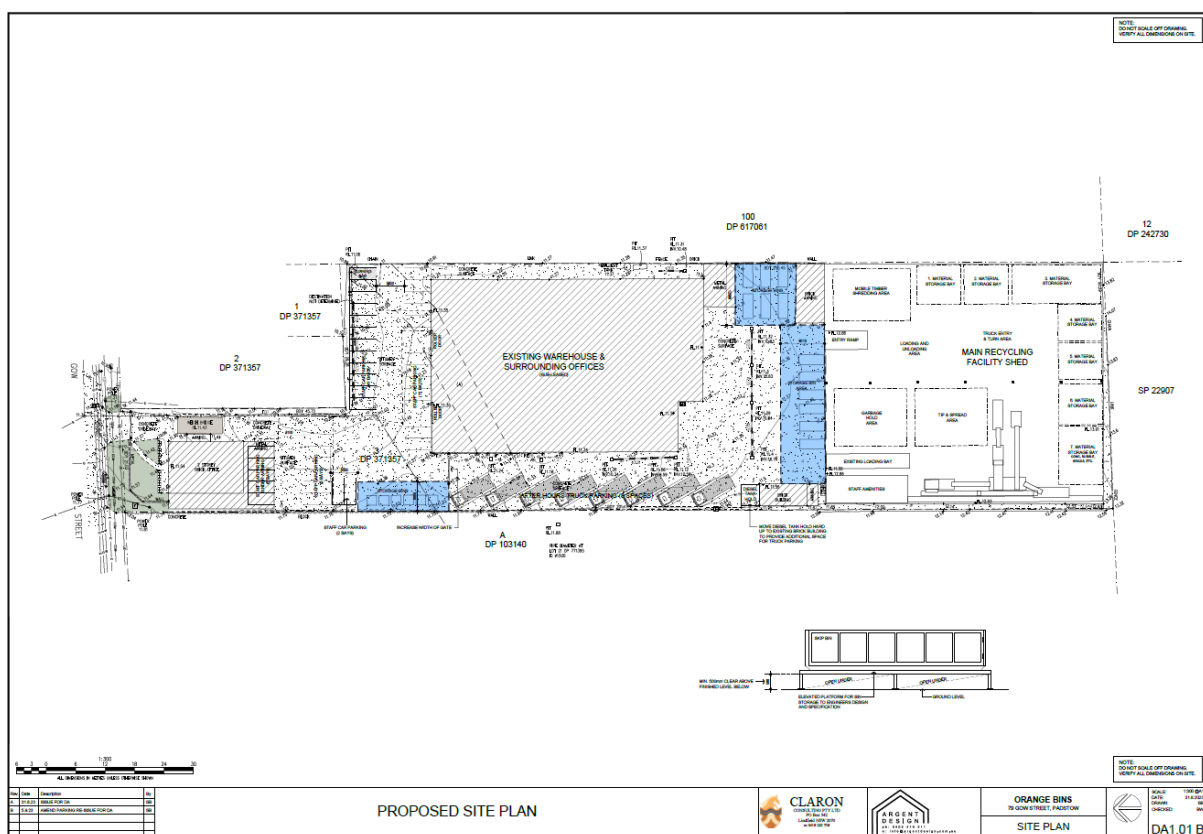


Figure 1 - Proposed Site Plan DA1.01B

3. SITE AND LOCATION DESCRIPTION

The subject land is located at Lot 3 in DP 371357 (79) Gow Street, Padstow NSW 2211 as shown in Figure 1 below:

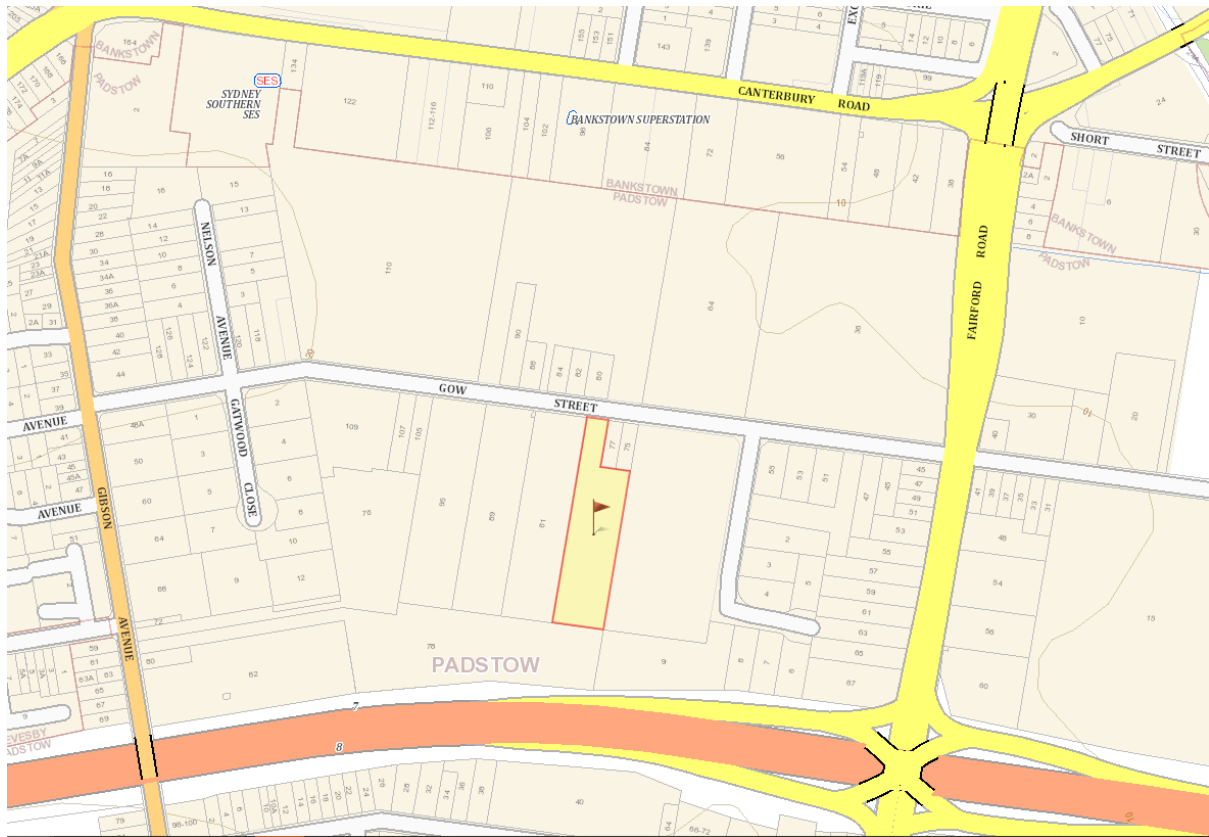


Figure 1 - Location Plan (source: SIX Maps)

A detailed description of the site and its surrounds is contained in the *Statement of Environmental Effects* submitted with the original Development Application.

4. THE PROPONENT

The current owner/operator of the premises is:

- 'Orange Bins Group Pty Ltd' [ABN 82 633 257 388].
- Proprietors - Mr Paul Torbay/Ms Mary Mardini
- Mobile: 0412 202 113 (Paul); 0412 231 215 (Mary)
- Email: Paul@orangebins.com.au and Mary@orangebins.com.au

Except for the specific matters as discussed within this proposal, in all respects the business operating at the business and trading as 'Orange Bins' is identical to the business as described in the Conditions of Consent DA-283/2011.

5. PROPOSED MODIFICATIONS

The applicant seeks to add and/or modify the following Conditions within Development Consent DA-283/2011.

CONDITIONS OF CONSENT

2) Development will take place in accordance with Development Application No.DA-283/2011, submitted by Monteath & Powys Pty Ltd, accompanied by Drawing No.1, prepared by Eden Projects, dated 30 June 2011, and affixed with Council's approval stamp dated 24 October 2011, except where otherwise altered by specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.

INSERT NEW Condition:

2a) The site layout is amended in accordance with Plan number DA1.01B dated 5/9/2023 prepared by Argent Design/Claron Consulting to allow for truck parking and external storage of empty skip bins.

Comment: The proposed changes to the site layout are intended to facilitate operational improvements to the recycling business being conducted at the premises by formalising existing truck parking arrangements and providing more space inside the rear warehouse by locating empty skip bins external to the building.

There are no changes to the internal configuration of the rear warehouse or the office building.

There is no construction work associated with this Application.

CONDITIONS OF CONSENT

USE OF THE SITE

12) Car parking spaces for 34 vehicles shall be provided for the site in marked spaces in the manner generally shown on the approved site plan. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles.

PROPOSED Condition:

12) Car parking spaces for 34 **cars and eight (8) trucks** shall be provided for the site in marked spaces in the manner generally shown on the approved site plan **DA1.01B**. The **car and truck** parking spaces, driveways and manoeuvring areas are to be used for employees and visitors' vehicles only and not for the storage of new or used materials **or** finished goods.

Comment: The proposed new site layout maintains the approved 34 car parking spaces.

The provision of 8 x line-marked truck parking spaces formalises the existing site arrangement whilst maintaining compliant swept paths for effective manoeuvring within the site.

The proposed site layout has been assessed by a reputable expert consultant for car/truck parking and manoeuvrability and found to be compliant with the required Australian Standards; refer to the 'Traffic Impact Assessment' report #0828r01v02 by PDC Consultants for details and discussion.

21) All industrial activities are to be confined within the building and no such activity shall occur externally to the building and this shall include loading and unloading, also storage of new and used materials.

INSERT NEW Condition:

21a) The storage of empty skip bins only is permitted in the external locations shown on Plan number DA1.01A. The empty bins are to be placed on open steel frames with a minimum height of 500 mm above the pavement level in accordance with the stormwater report prepared by SGC Consulting for flood control purposes.

Comment: The additional Condition clarifies that only empty skip bins can be stored externally, whilst the receipt, unloading and processing of waste continues to be undertaken within the rear building, as does the loading out of finished product.

There is no 'waste' stored in the skip bins outside of the rear (approved) building.

6. ASSESSMENT OF PROPOSED MODIFICATIONS

The proposed changes to the external site plan are intended to facilitate improvements to the operational activities by allowing for storage of empty skips bins externally, allowing for additional room for processing inside the rear warehouse, and to formalise overnight parking of skip bin trucks within the premises.

For completeness, a brief discussion of and justification for the proposal against the relevant sections of Council's *Canterbury-Bankstown Local Environment Plan 2023* and *Bankstown Development Control Plan 2015* is provided hereunder.

6.1 Canterbury Bankstown Local Environment Plan 2023

Zone IN1 General Industrial

1 Objectives of zone

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To promote a high standard of urban design and local amenity.*

2 Permitted without consent

Nil

3 Permitted with consent

*Agricultural produce industries; Building identification signs; Business identification signs; **Depots**; Freight transport facilities; Garden centres; **General industries**; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Roads; Take away food*

and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Dictionary:

- **depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.
- **industrial activity** means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, **recycling**, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any **storage or transportation associated with any such activity**.
- **industry** means any of the following—
 - (a) **general industry**,
 - (b) **heavy industry**,
 - (c) **light industry**,but does not include—
 - (d) **rural industry**, or
 - (e) **extractive industry**, or
 - (f) **mining**.

Response: The site is zoned IN1 'general industry' within *Canterbury Bankstown LEP 2023*, which permits 'recycling' as a form of industrial activities.

There is no change to the nature of the 'waste sorting facility' approved pursuant to DA-283/2011, and all 'waste' and 'recycling' activities continue to be conducted entirely within the rear warehouse.

The external storage of empty skip bins and parking of skip bin trucks are ancillary activities to the approved waste/recycling operation, being permissible as described in the LEP Dictionary as an 'industrial activity' for the '**... storage or transportation associated with any such activity...**', and further at 'depot' for the '**...storage...of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use...**'.

The proposal is a permissible land use in the IN1 'general industry' zoning and there is no conflict with the approved Consent as there is no 'waste' stored externally to the building.

5.21 Flood planning

(1) The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

- (a) is compatible with the flood function and behaviour on the land, and*
- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*

- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*
- (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*
 - (a) the impact of the development on projected changes to flood behaviour as a result of climate change,*
 - (b) the intended design and scale of buildings resulting from the development,*
 - (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
 - (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*
- (4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.*
- (5) In this clause—*

Considering Flooding in Land Use Planning Guideline means the Considering Flooding in Land Use Planning Guideline published on the Department's website on 14 July 2021.

flood planning area has the same meaning as it has in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

Response: The site is traversed by two large stormwater trunk mains in an easement that bisects the site. The site is affected by localised stormwater inundation from the local upstream catchment when the capacity of the trunk mains is exceeded.

This flood-related constraint has been assessed by SGC Consultants in their 'Flood Statement Rev C' and specific measures to lift the skips bins above the inundation level are incorporated into the development plans so that the flooding behaviour on the site is un-changed from the current condition.

The parking of rigid 9.0 m trucks upon the concrete hardstand is not deemed to be problematic as the truck chassis are >500 mm above the pavement level.

6.2 Bankstown Development Control Plan 2015

6.2.1 Part B3 – Industrial Precincts

Response: This section of *Bankstown DCP 2015* generally sets out matters of potential environmental and amenity impacts and Controls to mitigate such impacts that may result from industrial land uses within the City.

Specific commentary is made against each relevant sub-section hereunder.

SECTION 2 – BUILDING ENVELOPES

Objectives

The objectives are:

- (a) To have development that is compatible with the desired character and role of the particular industrial precinct.*
- (b) To have transitional areas that are compatible with the prevailing suburban character and amenity of neighbouring residential environments.*

Response: There are no building works associated with the Application thus the existing building envelope is unchanged.

Accordingly, the proposal is not considered to be in conflict with any of the Objectives of Section 2 of BDCP 2015.

SECTION 4 – ENVIRONMENTAL MANAGEMENT

Objectives

The objectives are:

- (a) To have development that minimises pollution and environmental risk, and enhance ecological values.*

(b) To have development that provides adequate amenity to people who work in and visit the local area.

Response: The business premises being the subject of this Modification Application has been legally operating for some twelve (12) years, having been the subject of a rigorous assessment undertaken by Council and found to be satisfactory as set out in Development Consent DA-DA-283/2011.

The proposed minor amendments are limited to a change in external configuration of the hardstand area to allow for storage of empty skip bins and truck parking, neither of which fundamentally alters the approved parameters of the business as originally approved. The proposed amendments constitute qualitative improvements to the functionality of the business and have minimal additional environmental or amenity impacts.

Accordingly, the proposal is not considered to be in conflict with any of the Objectives of Section 4 of BDCP 2015.

6.2.2 Part B12 – Flood Risk Management

SECTION 1 – INTRODUCTION

Objectives

The objectives are:

- (a) To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.*
- (b) To apply a “merit-based approach” to all development decisions which takes account of social, economic and environmental as well as flooding considerations in accordance with the principles contained in the NSW Floodplain Development Manual (FDM).*
- (c) To control development and other activity within each of the individual floodplains within the City of Bankstown having regard to the characteristics and level of information available for each of the floodplains.*
- (d) To assess applications for development on land that could be flood affected in accordance with the principles included in the FDM, issued by the State Government.*

Response: As discussed above, the site design has been closely informed by a detailed 'Flood Statement' to address stormwater constraints. The design solution recommended by the flood expert has been developed in accordance with the prescriptive controls of Part B12 of the DCP and also the NSW Government "*The Floodplain Development Manual – The management of Flood Liable Land*" (2005).

Accordingly, the proposal is not considered to be in conflict with any of the Objectives of Section 1 of BDCP 2015.

7. SECTION 4.15 EVALUATION ASSESSMENT

I have also considered the proposed amendments against s.4.15 of the EP&A Act 1979 (as amended), these being:

4.15 Evaluation

(1) Matters for consideration--general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

In this regard I make the following observation.

The proposal has been assessed against the relevant planning instruments and is compliant with the prescriptive controls. The modifications sought result in a development that is consistent with the relevant Objectives of CBLEP 2023 and BDCP 2015 and has negligible impact upon the natural and built environments. The subject property remains suitable for the development as modified.

The requested modification of the development consent would have minimal social impact, a positive economic impact and would not be antipathetic to the public interest.

8. SECTION 4.55(2) ASSESSMENT

Section 4.55(2) of the Act empowers Council to modify a Development Consent if:

- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all),*

The development resulting from the proposed modification would be substantially the same as the development approved by *Bankstown City Council* on 24 October 2011. The proposed development would be of a consistent scale and for a general industrial usage as that previously approved.

The modified development would be substantially the same as the approved development both qualitatively and quantitatively.

Section 4.55(2)(a) is therefore satisfied.

9. SUMMARY and RECOMMENDATION

The proposed modifications that are the subject of this sect.4.55(2) application represent an enhanced operation of the 'Orange Bins' recycling facility for the efficient function of the premises and continued financial viability of the business, would not offend any development standard or the Objectives underlying *Canterbury Banskton Local Environment Plan 2023* and *Bankstown Development Control Plan 2015* and can be well supported on merit grounds.

I recommend therefore that the sect.4.55(2) application be supported, and that Conditions be modified as requested.

CLARON CONSULTING PTY LTD



Brent M Winning JP [B.Build, MAIB, GDURP, RPIA, LREA]
Registered Planner, Project Manager and Development Consultant

10. ATTACHMENT – Copy of DA-283/2011



RECEIVED
28 OCT 2011

BY:

BANKSTOWN CITY COUNCIL
PO Box 8, Bankstown NSW 1885 PH 02 9707 9999 FAX 02 9707 9495

Notice of Determination of a Development Application

Environmental Planning and Assessment Act, 1979. Section 81(1)(a)

Development Application No. DA-283/2011

Monteath & Powys Pty Ltd
C/- Stephen Barr
PO Box 726
NEWCASTLE NSW 2300

Date of Determination: 24 October 2011

Determination Notice No.: DA-283/2011

Property: Lot 3 DP 371357, No. 79 Gow Street,
PADSTOW NSW 2211

Bankstown City Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

Description of Development: Use of Rear Warehouse Building as a Waste Sorting Facility

Planning Instrument: Bankstown Local Environmental Plan 2001
Gazetted 17 May 2002

Zoning of Property: 4(a) - General Industrial

Consent to Operate From: 24 October 2011
Consent to Lapse On: 24 October 2016

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 79(C) of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

Notes:

1. This Determination Notice operates or becomes effective from the endorsed date of Consent.
2. If you are dissatisfied with this decision, you may apply for a review of determination pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 (does not apply to Integrated Development proposals) or appeal to the Land and Environment Court pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979. Any application for a review of determination pursuant to Section 82A must be received, assessed and determined by Council within 6 months after the date of receipt of this Notice.

CUSTOMER SERVICE CENTRE Upper Ground Floor, Civic Tower, 66-72 Rickard Rd, Bankstown
INDUSE Hours 8.30am - 5.00pm Monday to Friday EMAIL council@bankstown.nsw.gov.au DX 11220 ABN 38 380 045 375

www.bankstown.nsw.gov.au

3. Section 125 of the Environmental Planning and Assessment Act, 1979 confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under that Act.
4. This consent will lapse 5 years from the endorsed date of consent unless the use has commenced, or any building works have physically commenced.
5. The applicant or any other person entitled to act on this Consent may apply to modify the Development Consent in accordance with Section 96 of the Environmental Planning and Assessment Act, 1979.
6. Failure to comply with a condition contained within this Development Consent may result in a fine or prosecution by Council.

CONDITIONS OF CONSENT

- 1) The proposal shall comply with the conditions of this Development Consent.
- 2) Development shall take place in accordance with Development Application No.DA-283/2011, submitted by Monteath & Powys Pty Ltd, accompanied by Drawing No. 1, prepared by Eden Projects, dated 30 June 2011, and affixed with Council's approval stamp dated 24 October 2011, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.
- 3) The use of premises shall be operated in accordance with the Statement of Environmental Effects as prepared by Monteath & Pows Pty Ltd, Ref. 10/155, dated August 2010 and Addendum to the Statement of Environmental Effects, Ref. 10/55 SG.ks, and dated 8 June 2011.
- 4) A building in respect of which there is a change of building use must comply with the Category 1 fire safety provisions applicable to the proposed new use. Note: the obligation under this condition to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in the relevant development consent.
- 5) The layout of the proposed parking areas associated with the proposed development (including driveway, ramp grades, aisle widths, aisle lengths, parking bay dimensions, sight distances and loading bays) shall be designed in accordance with AS 2890.1-2004 and AS 2890.2 - 2002 for heavy vehicle usage.
- 6) The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.
- 7) The parking areas and entry/exit points shall be clearly delineated through line marking and signage to ensure smooth, safe traffic flow.
- 8) Appropriate street lighting shall be provided at the driveway entry and exit in order to provide adequate visibility at night.

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- 9) The developer shall be responsible for all public utility adjustments/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
- 10) All works / regulatory signposting associated with the proposed development shall be at no cost to the RTA.

USE OF THE SITE

- 11) A maximum of 29,000 tonnes per annum of construction materials shall be processed on this site. The Proprietor shall maintain records of annual tonnage of materials to be processed and stored on the premises. The records must be produced in a legible form to any Officer of Council or Environment Protection Authority (EPA) who asks to see them.
- 12) Car parking spaces for 34 vehicles shall be provided for the site in marked spaces in the manner generally shown on the approved site plan. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles.
- 13) The hours of operation of the use shall be limited to between 6.00 am to 10.00 pm seven (7) days.
- 14) There shall be no emissions of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are injurious or dangerous to health, or the exposure to view of any unsightly matter or otherwise.
- 15) Dust suppression measures shall be used to suppress dust so that it does not adversely impact the surrounding businesses.
- 16) All waste materials associated with the use shall be stored in containers located within the building in accordance with the approved plans.
- 17) All chemicals shall be stored, handled and disposed of in accordance with
 - a) AS1940-1993. The Storage and Handling of Flammable and Combustible Liquids.
 - b) Department of Environment and Conservation's Environment Protection Manual for Authorised Officers: Technical Section (Bunding and Spill Management)
 - c) Department of Environment and Conservation's Guidelines titled "Assessment, Classification and Management of Liquid and Non Liquid Wastes 1999" and the Protection of the Environment Operations Act 1997.
- 18) All filtration devices for odour control shall be regularly maintained to prevent odour problems.

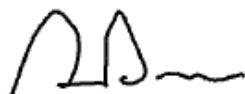
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- 19) The use of the premises shall not contravene the Protection of the Environment Operations Act, 1997. The operation of the premises shall be carried out in accordance with the requirements of the Department of Environment and Conservation, if applicable.
- 20) Instructions concerning procedures to be adopted in the event of an emergency are to be clearly displayed on the premises for both public and staff information at all times.
- 21) All industrial activities are to be confined within the building and no such activity shall occur externally to the building and this shall include loading and unloading, also storage of new and used materials.
- 22) All vehicles are to enter and leave the subject site in a forward direction.
- 23) The proposed turning areas are to be kept clear of any obstacles, including parked cars, at all times.
- 24) The maintenance/cleaning of equipment/bins and machinery shall be undertaken in a suitable dedicated bunded area not to allow spills to discharge to the stormwater system.
- 25) All fuel and chemicals shall be stored in a bunded area, 110% capacity of the largest container.
- 26) The floor shall be swept regularly to prevent tracking of dirt.
- 27) All loads to and from site shall be covered at all times.

SCHEDULE A: ADVICE TO APPLICANTS

For further information regarding this notice please contact Sindhu Kaphle in Development Services on 9707 9469.

Yours faithfully,



Sindhu Kaphle
DEVELOPMENT ASSESSMENT OFFICER

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