

**MINUTES OF THE SYDNEY WEST
JOINT REGIONAL PANEL MEETING
HELD AT WOLLONDILLY COUNCIL ON
THURSDAY, 24 MAY 2012 AT 10:30 AM**

PANEL PRESENT:

Mary-Lynne Taylor	Chairperson
Bruce McDonald	Panel Member
Bruce Clark	Panel Member
Les McMahon	Panel Member
Col Mitchell	Panel Member

STAFF IN ATTENDANCE

David Smith	Manager – Development Assessment and Strategic Planning
Daniel Lukic	Senior Development Assessment Planner
Averil Grant	Administration Assistant

1. The meeting commenced at 10:30 am

2. **Declarations of Interest - Nil**

3. **Business Items**

**ITEM 1: – JRPP 2011SYW130 – Wollondilly Council DA No. DD010.2011.00000714.001
Erection of Food Manufacturing Premises & Associated Infrastructure, Lot 1 DP
1128013 / 330 Picton Road, Maldon**

4. **Public Submissions**

Ms Norelle Jones for the applicant spoke in favour of the application and accepted the proposed conditions but spoke against the additional landscaping condition suggested in the council report.

Mr David Smith for the Council provided further justification on the provision of landscaping in the suggested condition.

5. **Business Item Recommendations**

**ITEM 1: – JRPP 2011SYW130 – Wollondilly Council DA No. DD010.2011.00000714.001
Erection of Food Manufacturing Premises & Associated Infrastructure, Lot 1 DP
1128013 / 330 Picton Road, Maldon**

The Panel unanimously approves the development application for the reasons given in the council town planning report subject to the agreed changes to the proposed conditions and in particular

Condition 18(2)(b) be modified to read:

"18(2)(b) On the southern side of the driveway that provides access to Lots 30 and 31 DP 826690 (390 and 400 Picton Road, Maldon), a landscaping screen no less than 10m in

length and no less than 5m wide shall be established to help screen the development from Picton Road at the intersection of the driveway access into the site from Picton Road."

The landscaping must be maintained in accordance with the details provided on that Plan throughout the life of the subject development."

Mayor Mitchell congratulated the applicant on the approval noting the development would be good for local employment opportunities and local economy.

The meeting concluded at: 10:40 pm

Endorsed by

A handwritten signature in black ink, appearing to read 'Mary-Lynne Taylor', written in a cursive style.

Mary-Lynne Taylor
Chair, Sydney West Region Planning Panel
Date: 1 June 2012

1. COMPLIANCE

These conditions are imposed to ensure that the development is carried out in accordance with the conditions of consent and the approved plans to Council's satisfaction.

All Stages

- (1) Development Consent is granted for a three (3) staged construction of an Industrial Activity: the erection of a food manufacturing premises and associated infrastructure at Lot 1 DP 1128013 / 330 Picton Road, Maldon and comprise the following:

- Earthworks to accommodate a suitable building pad
- The erection of a food manufacturing premises
- Stormwater management works
- Servicing infrastructure including liquefied petroleum gas (LPG) storage and water storage facilities
- A sewage treatment plant
- Hard and soft landscaping.
- Stormwater infrastructure
- Key support infrastructure including electrical, gas connections, internal roads, pedestrian links between the development and the flour mill development, car parking, loading and unloading facilities.

and be undertaken in the following stages:

- Stage 1:** Construction of building, associated road infrastructure and initial service infrastructure provision,
Stage 2: Production line 2 (internal) and completion of supporting services.
Stage 3: Production line 3 (internal)

- (2) Development shall take place in accordance with the following plans

Plan Name	Author/Drawn By	Plan Number/ Reference	Dated
Site and roof plan	de from dem (Project No. 4177-00)	Ar-0201 (A01)	22/11/2011
Demolition plan	de from dem (Project No. 4177-00)	Ar-0301 (A01)	22/11/2011
Ground floor plan Stage 1, 2 and 3	de from dem (Project No. 4177-00)	Ar-1201 (A01)	22/11/2011
First floor plan Stage 1, 2 and 3	de from dem (Project No. 4177-00)	Ar-1202 (A01)	22/11/2011
Plant level plan Stage 1, 2 and 3	de from dem (Project No. 4177-00)	Ar-1203 (A01)	22/11/2011
Stage 1, 2 and 3 Ground floor plan Staging plan	de from dem (Project No. 4177-00)	Ar-1401 (A01)	22/11/2011
Site sections 1	de from dem (Project No. 4177-00)	Ar-2101 (A01)	22/11/2011
Site sections 1-5	de from dem (Project No. 4177-00)	Ar2102 (A01)	22/11/2011
Site elevations Sheet 1	de from dem (Project No. 4177-00)	Ar-2501 (A01)	22/11/2011
Site elevations	de from dem (Project	Ar-2502 (A01)	22/11/2011

Sheet 2	No. 4177-00)		
Overall plan	Pn from dem (Project No. 4177-00)	La-0001 (A02)	17/11/2011
Landscape plan: entry and lobby area	Pn from dem (Project No. 4177-00)	La-0501	17/11/2011

prepared and submitted in respect of Development Application No. 010.2011.00000714.001 except where varied by the following conditions:

(3) Development shall take place in accordance with the recommendations of the following reports:

- *“Allied Mills Food Manufacturing Facility, Maldon – Terrestrial Flora and Fauna Assessment”* prepared by Biosis Research (Project No. 13925) dated October 2011
- *“Traffic and parking Report for Food Manufacturing Premises at Picton, NSW for Allied Mills”* prepared by URaP – TTW Consulting Engineers (Project No. 111342UT) dated November 2011
- *“Proposed Allied Mills Food Manufacturing Premises, Maldon NSW, Final Report – Aboriginal Due Diligence Assessment”* prepared by David Marcus and Justin McCarthy of Austral Archaeology Pty Ltd (Project No. 1126) dated November 2011
- *“Allied Mills New Food Manufacturing Premises Air Quality and Odour Impact Assessment”* prepared by Greg Tallentire from AECOM (Project No. 60223153) dated 31 October 2011
- *“Allied Mills New Food Manufacturing Premises Noise and Vibration Impact Assessment”* prepared by Angus Leslie from AECOM (Project No, 60223153) dated 26 October 2011
- *“Food Manufacturing Premises, Maldon – Stormwater Report for Allied Mills”* prepared by TTW Taylor Thomson Whitting (Project No. 111342 P) dated November 2011
- *“Report to Allied Mills on Salinity Assessment and Management Plan for Proposed Food Manufacturing Premises at 330 Picton Road, Maldon”* prepared by Environmental Investigation Services (Project No. E25197KB rptRev3) dated October 2011
- *“Electrical Supply Strategy Report - Allied Mills New Food Manufacturing Premises, 330 Picton Road, Maldon”* prepared by VOS Group Pty Ltd (Project No. 4240RE8456) dated 7 September 2011
- *“Hydraulic Services Supply Strategy Report for Allied Mills – PAR Bake Factory, 330 Picton Road, Picton”* prepared by Warren Smith and Partners Pty Ltd (Project No.3909000) dated September 2011
- *“Visual Impact Assessment Report – Allied Mills Food Manufacturing Premises”* prepared by DEM (Aust) Pty Ltd (Project No. 4177-00) dated November 2011
- *“Preliminary Hazard Analysis for New Food Manufacturing Premises – Picton”* prepared by AECOM (Project Number 60223153-RPTFinal(RevD)-23Nov11) dated 23 November 2011
- *“Onsite Sewage Management Report for Allied Mills, Picton NSW (Revision B)”* prepared by Warren Smith and Partners Pty Ltd (Ref No. T:\3909000\Documents\Civil\Report\3909_On-site Sewage Management Report_111121.docx) dated 21 November 2011

- “*Site & Soil Assessment Report for Lot 32 DP 731012 Picton Road, Picton*” prepared by Whitehead & Associates Environmental Consultants Pty Ltd (Project No. 0944-01) dated 21 November 2011
- “*Construction Environmental Management Plan prepared for Allied Mills Pty Ltd*” prepared by Executive Project Management, dated October 2011.

(4) In the event of an inconsistency of detail between the relevant plans and *elevations* the details shown in the *elevations* shall take precedent.

(5) All building work must be carried out in accordance with the provisions of the Building Code of Australia. This condition does not apply to the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning & Assessment Regulations, 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4).

The following information, but not limited to, shall be submitted to the Principal Certifying Authority prior to the release of any Construction Certificate:

- Section J Compliance Report
- Full engineering specifications to satisfy Section B
- Specifications addressing Clause 1.10 – fire hazard properties
- If alternate solutions are proposed, details demonstrating compliance with Part A

(6) There shall be no disposal of any treated and/or untreated sewage and/or septic effluent on, in and/or under land within 100 metres of a perennial stream or 40 metres of any intermittent watercourse, gully and/or drainage depression.

(7) The persons having the benefit of the consent shall carry out the development in accordance with any requirements specified in the approval issued by the Mines Subsidence Board under the provisions of the Mine Subsidence Compensation Act 1961.

(8) Where any work associated with this consent have the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works.

The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.

(9) Unless permitted by another condition of this consent, there shall be no tree clearing unless the vegetation is:

- (a) Within the footprint of an approved building, access driveway or other structure; or
- (b) Within three (3) metres of the footprint of an approved building; or
- (c) Preventing the achievement of the minimum asset protection zone requirements under the relevant planning for bushfire protection guidelines.

In this condition **Tree Clearing** has meaning as described in Clause 5.9(3) of Wollondilly Local Environmental Plan, 2011.

(10) Prior to the issue of a Section 68 Approval under the provisions of the Local Government Act 1993, an amended wastewater plan showing the location of the effluent disposal area that shows that no wastewater being disposed of on, in and/or under 40m top of bank of any mapped intermittent watercourse and on, in and/or under 100m top of bank of any perennial stream as shown on the Picton 9029-4S 1:25,000 Topography and Orthophoto Map (Third Edition) published by the New South Wales Department of Information Technology and Management 1994.

(11) A Construction Certificate shall not be issued unless a Section 68 Approval under the provisions of the Local Government Act 1993 has been issued by Wollondilly Shire Council.

2. INTEGRATED DEVELOPMENT

These conditions have been imposed to ensure that the development is carried out in accordance with the requirements of other Approval Authorities:

Stage 1 Only

(1) The attached General Terms of Approval issued by the NSW Office of Water dated 30 January 2012 are included as conditions of this Consent.

(2) A copy of the Controlled Activity Permit issued by the NSW Office of Water is to be provided to the Principal Certifying Authority prior to the issue of any Construction Certificate.

(3) The development shall be undertaken in accordance with the approval from the Mines Subsidence Board dated 20 February 2012.

3. BUILDING DESIGN

These conditions have been imposed to ensure that the appearance/construction of building works complies with the aims and objectives of Council's relevant Development Control Plans, Policies and relevant Statutory Regulations.

Stage 1 Only

(1) All materials and colours to be used in the external construction of the proposed building shall be consistent throughout the total development.

(2) The building shall incorporate earthy colours. Pale or patterned brickwork, or multi-coloured or bright reflective roofs shall not be used.

(3) Highly contrasting coloured finishes shall only be used on sills, window heads, string courses etc.

(4) Any above ground water storage tanks shall be coloured or painted in earthy tones to blend with the natural environment or building immediately adjoining the water tank to reduce their visual impact.

(5) The building shall comply with AS1428 in respect of accessibility for people with a disability.

Prior to the issue of any Construction Certificate under the Environmental Planning and Assessment Act, 1979 a certificate certifying compliance with this condition and prepared by a suitably person must be provided to the Principal Certifying Authority and a copy submitted to Council.

(6) Sanitary and other facilities must be provided in accordance with the deem-to-satisfy provisions of the Building Code of Australia.

(7) The facility shall comply with AS1428, "Design for Access and Mobility"

(8) The facility shall have visual alarms installed in accordance with AS2220.1, "Design for Access and Mobility". The alarm shall be arranged to flash in conjunction with the audible alarm.

(9) A door allowing access to and from the kitchen/staff room to the outdoor/open space area shall be provided. Details shall be provided to the Principal Certifying Authority prior to the release of any Construction Certificate.

(10) Light switches at room exits, dimmer switches, motion detectors for lighting doorways, entrances or outdoor security lighting, automatic turnoff switches used for outdoor purposes shall be provided throughout the development. Details shall be provided to the Principal Certifying Authority for approval prior to the release of any Construction Certificate.

4. SALINITY MANAGEMENT

These conditions have been imposed in response to the NSW State Governments' best management practices for the management of urban salinity.

Stage 1 Only

(1) The concrete slab for the proposal shall be constructed using Class 40 MPa (s40) concrete or a sulphate resisting type SR cement with a water to cement ratio not exceeding 0.5.

Salt resistant concrete which has been mixed, laid and cured is less permeable to water and therefore salt.

Details verifying compliance with this condition shall be submitted to the Principal Certifying Authority after placement of the concrete and prior to any further building work.

5. CONSTRUCTION GENERAL

These conditions have been imposed to ensure that all construction work is undertaken to an approved standard and related approvals.

Stage 1 Only

(1) Construction shall not commence, nor any earthworks or placement of site sheds, prior to the issue of a Construction Certificate by the Principal Certifying Authority.

(2) All construction and building work shall be restricted to between 7:00am and 5:00pm Mondays to Saturdays (inclusive) and prohibited on Sundays and Public Holidays unless written approval to vary the hours of work is granted by Council.

(3) Excavated area/s adjacent to the building shall be retained and drained to prevent the subsidence of the excavation and/or entry of surface water to the building.

Where the retaining wall exceeds 600mm in height, plans and specifications of the retaining wall shall be submitted and approved before construction commences, and where the height exceeds 1m in height, a certificate prepared by a suitably qualified Structural Engineer shall be submitted with the plans and specifications.

(4) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. These facilities are to be provided prior to the commencement of any works and:

(a) Must be a standard flushing toilet; and

(b) Must be connected:

(i) to a public sewer, or

- (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

In this condition:

Accredited sewage management facility means a sewage management facility to which Division 4 of Part 2 of the *Local Government (General) Regulation 2005* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

Approved by the Council means the subject of an approval in force under Division 4 of Part 2 of the *Local Government (General) Regulation 2005*.

Sewage Management Facility has the same meaning as it has in the *Local Government (General) Regulation 2005*.

(5) Prior to the issue of any construction certificate, sufficient information must be forwarded to the Principal Certifying Authority illustrating compliance with the relevant provisions of the Building Code of Australia. Where Council is to be the PCA Council's Development Services Section may be contacted between 8:00am and 10:00am Monday to Friday on 02 4677 1100 if further clarification is required.

All Stages

(6) Any damage to the Council footway, road or other land shall be restored in accordance with Council's specifications prior to the issue of any Occupation Certificate for the development.

Stage 1 Only

(7) An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

(8) All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(9) If the soil conditions require it:

(1) Retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided; and

(2) Adequate provision must be made for drainage.

(10) There shall be no burning of builders rubble, felled trees or other material on site.

6. ENGINEERING & CONSTRUCTION SPECIFICATIONS

These conditions have been imposed to ensure that developments within the Shire are of a standard which is both safe and acceptable to Council and members of the public:-

Stage 1 Only

(1) All works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.

(2) Engineering design plans for sealed internal circulation road, truck turning area, car parking, and stormwater drainage construction, shall be submitted to the nominated Principal Certifying Authority.

The plans must be approved prior to the issue of a Construction Certificate for any works associated with this development. All levels are to be reduced to Australian Height Datum. Road design parameters shall comply with the requirements of Council's Design Specifications.

(3) Where Council's Construction Specification require that density tests, beam tests or CBR tests be undertaken, the results shall be forwarded to Council within 7 days.

A NATA registered laboratory shall carry out the tests. When testing for density, the Standard Compaction testing method is to be used.

Failure to submit test results may result in the Principal Certifying Authority refusing to issue completion certificates and hence may result in additional works being required.

(4) A certified "Works as Executed" plan from a Chartered Professional Engineer or Registered Surveyor is to be submitted to the Principal Certifying Authority before the final inspection for the Certificate of Practical Completion.

The "Works as Executed" plan must certify that the works have been constructed in accordance with the approved drawings and to the levels specified.

(5) A "Soil and Water Management Plan" (SWMP) that outlines the measures that will be taken to limit and contain sediment laden runoff during construction shall be submitted to the Principal Certifying Authority.

The measures shall be in accordance with Council's Construction specification and the Department of Housing's "Blue Book". The plan is to be approved by the Principal Certifying Authority with the Engineering Plans.

(6) A "Traffic Management Plan" that details suitable safety measures that will be implemented whenever work is being undertaken in the public road reserve shall be submitted to Principal Certifying Authority.

The safety precautions are to be in accordance with the requirements of the RTA's "Traffic Control at Work Sites" manual.

The plan is to be prepared and endorsed by a person with current RTA certification and provided to the Principal Certifying Authority before the issue of a Construction Certificate for development.

(7) This consent authorises both engineering and building works to be undertaken. A separate Construction Certificate shall be issued for each category of works, that is, a separate Engineering Construction Certificate (for any on-site detention, inter-allotment drainage, public road works, etc) and a separate Building Construction Certificate (for all works relating to the erection and fit-out of a structure).

A CONSTRUCTION CERTIFICATE FOR THE CIVIL WORKS MUST BE ISSUED PRIOR TO THE ISSUE OF A BUILDING CONSTRUCTION CERTIFICATE WITH THE CERTIFIED PLANS OF THE CIVIL ENGINEERING WORKS ALSO INCORPORATED INTO THE BUILDING PLANS.

(8) Engineer's Certification shall be provided to the Principal Certifying Authority for all civil works carried out within the private property prior to any occupation of the development or the issue of any Occupation Certificate.

7. DRAINAGE/STORMWATER

These conditions have been imposed to ensure drainage/stormwater is appropriately managed.

Stage 1 Only

(1) Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events.

(2) All drainage works shall be carried out in accordance with the New South Wales Plumbing & Drainage Code of Practice and AS3500 except where otherwise provided in the Local Government Act 1993, or the Local Government (General) Regulation, 2005.

(3) The ground surface around the development is to be graded and drained to direct surface water run-off away from the building.

(4) Stormwater runoff from all impervious surfaces on the property shall be collected and conveyed to a point suitable for integration with either the natural or constructed stormwater drainage system.

A piped drainage system shall be provided to convey runoff from storms up to the 5% AEP. Defined overland flow paths shall be provided to safely convey runoff from storm events up to the 1% AEP.

(5) The applicant shall provide stormwater drainage generally as shown on the sketch concept plan by TTW dated 23 November 2011.

Details shall be shown on an engineering plan for approval by the Principal Certifying Authority prior to the issue of the Construction Certificate.

A qualified arborist is to attend the site during works undertaken within 20 metres of the drip zone of the Aboriginal Scar Tree.

(Reason: to ensure that the root system and subsequently the health and well being of the Scar Tree is not impacted upon throughout the life of the development)

(6) The engineering design plans shall ensure that all post development peak stormwater runoff from frequent storm events do not exceed those flows that were experienced prior to the development taking place.

(7) The following works shall be inspected by Wollondilly Shire Council, prior to backfilling of drainage lines or the tank:

- Internal drainage before backfilling;
- External drainage before backfilling;
- Septic/wastewater treatment tank prior to backfilling;
- Disposal and/or irrigation system before back filling and after turfing.

8. CARPARKING/LOADING/ACCESS

These conditions have been imposed to:

(a) Ensure that adequate provision is made for off street parking, appropriate to the volume and turnover of traffic generated by the development.

(b) Ensure that adequate manoeuvring space is provided for parking areas, loading bays and entry to facilities.

Stage 1 Only

(1) In accordance with the provisions of Wollondilly Development Control Plan 2011 Volume 4 Industrial and Infrastructure Uses – thirty-eight (38) sealed car parking spaces and access thereto shall be provided for the proposed development.

Such spaces are to measure not less than 2.6m x 5.5m and are to be marked on the pavement in white line marking paint.

(2) One (1) of the required car parking spaces shall be reserved for people with mobility impairment in accordance Australian Standard AS2890.6.

These spaces shall have dimensions as required by AS2890.1 and shall be appropriately signposted and marked on the pavement.

(3) A detailed plan showing the dimensions, grades and finishes of all parking, driveway and manoeuvring spaces shall be submitted with the Construction Certificate to demonstrate compliance with Australian Standard AS2890.1.

All dimensions are to be measured from the inside face of kerbs and edging to driveway, parking spaces and manoeuvring areas.

(4) The internal circulation road including truck turning area shall be designed and constructed as per the concept plan by Dem ref sheet no. AR-1401 dated 22 Nov 2011.

Details of this shall be shown on the engineering plans for approval by the Principal Certifying Authority prior to the issue of a Construction Certificate.

9. EROSION AND SEDIMENT CONTROL

These conditions have been imposed to minimise the impact of the Development on the environment and on adjoining properties.

All Stages

(1) All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised within 30 days of completion.

(2) Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

(3) Erosion and sediment control devices are to be installed prior to any construction activity on the site. These devices are to be maintained for the full period of construction and beyond this period where necessary.

(4) Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping.

(5) Stockpiles of construction and landscaping materials, and site debris are to be located clear of drainage lines and in such position that they are within the erosion containment boundary or are

equivalently protected from erosion and do not encroach upon any footpath, natural strip or roadway.

(6) All excess material shall be removed from the site. The spreading or stocking piling of excess material on site is not permitted.

10. EARTH FILL

These conditions have been imposed to ensure the safe disposal of fill:

Stage 1 Only

(1) All filling on the site, including footpath areas, shall be compacted to not less than 95% Standard Compaction. A report on the site filling is to be submitted in accordance with Wollondilly Shire Council's Construction Specification by an appropriately qualified Geotechnical Engineer or Soil Scientist.

Such a report shall be supported by a survey plan of the site indicating the areas filled and depth of fill in relation to the lot boundaries.

(2) Notice shall be provided to Council one or two business days prior to the commencement of land filling works and within two business days of the completion of such works.

(3) Prior to the Principal Certifying Authority issuing any Construction Certificate for this development, a geotechnical report prepared by a NATA registered laboratory shall be submitted.

Such a report must demonstrate that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 500mm in depth or the land has been identified as previously filled.

(4) No landfilling or works shall be carried out within 40 metres of a watercourse, as defined by the Water Management Act, 2000 unless a controlled activity permit has been issued by the Department of Water & Energy.

(5) Surface stormwater shall be controlled in such a manner that no significant alterations to existing flows onto adjoining properties occur.

(6) Only fill characterised as VENM or ENM under the guidelines of the NSW Environmental Protection Authority may be used in this development. Copies of validation reports for all fill used shall be retained and presented to Council on request.

(7) Where Council can not be satisfied that the fill is suitable for its proposed use with regard to potential contamination the filled area shall not be used and works in that area shall cease until the fill is validated to the satisfaction of a NSW EPA accredited Site Auditor.

(8) Fill batters shall be limited to a maximum slope of 1 in 2 for batters greater than 0.6 metres in height unless supported by a geotechnical report prepared to the satisfaction of Council.

In the case of batters less than 0.6 metres in height the maximum slope shall be 1 in 4 unless supported by a geotechnical report prepared to the satisfaction of Council.

11. INSPECTIONS

These conditions have been imposed to ensure that construction works are undertaken to an approved standard.

Stage 1 Only

(1) Building works shall be inspected by the Principal Certifying Authority at critical stages of construction to ensure they comply with the Building Code of Australia and associated approvals. Where Wollondilly Shire Council is nominated as the Principal Certifying Authority these inspections shall include:

- Footings.
- Pier holes before pouring of concrete.
- Steel reinforcing before pouring of concrete.
- Wet area damp proofing and flashing before lining.
- Structural steel work before covering.
- Stormwater drainage before backfilling.
- Bearers and joist inspection before flooring is fixed.
- Frame work before internal cladding or lining is fixed.
- Completion of the building work before occupation or use.

(2) The engineering works shall be inspected by the Principal Certifying Authority at the following stages of construction to ensure they comply with Council's Construction Specification and associated approvals:

- Prior to commencement of any construction work on the site, after erosion and sediment control and traffic control measures are implemented.
- When drainage lines have been laid, jointed and bedded, prior to backfilling.
- Prior to pouring of the drainage pits, when the formwork and steel is in place.
- Prior to pouring of the road drainage culverts, when the formwork and steel is in place.
- When roadworks have been excavated to sub-grade, prior to placing of pavement.
- When subsoil drainage lines have been excavated and drainage pipe laid prior to placing filter material.
- After shaping and prior to topsoil/turf placement of overland flow paths.
- When part of the pavement depth (as indicated by the Principal Certifying Authority) has been placed.
- During the roller test, which is to be carried out using a three point roller or approved equivalent.
- At sealing
- At completion of the preparation of kerb and guttering sub-grade.
- At completion of the preparation of all concrete layback gutter crossing sub-grade.
- Prior to pouring concrete for concrete footpath/cycleway, when formwork and steel is in place.
- Prior to pouring vehicle crossing slabs, when formwork and steel is in place.
- Prior to pouring concrete to driveway/car park slabs, when formwork and steel is in place.
- At practical completion of works.

Note: It is the responsibility of the applicant or contractor to notify the Principal Certifying Authority when inspections are required. Failure to notify may lead to additional work being required prior to issue of inspection certificates. A minimum of 24 hours notice is required for inspections where Council is the Principal Certifying Authority.

(3) If the Principal Certifying Authority notifies the site manager or other contractor that a work or works are unsatisfactory for any reason all works on the site shall cease until the matter is resolved to the satisfaction of the Principal Certifying Authority.

12. SERVICES

These conditions have been imposed to ensure that an adequate level of services are provided for the development:

Stage 1 Only

(1) Prior to the commencement of any plumbing and/or drainage work where Wollondilly Shire Council is the appropriate regulatory authority, separate approval must be obtained under Section 68 of the Local Government Act 1993.

(2) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the development.

(3) Wastewater generated by the development shall be disposed of via an onsite sewage management system.

This system will be subject to an Approval to Install and an Approval to Operate under Section 68 of the Local Government Act, 1993.

The system shall be designed, installed and operated in accordance with the endorsed wastewater management plan submitted in respect of this development application. No Occupation Certificate shall be issued in respect of this development prior to the Principal Certifying Authority being satisfied that this system has been installed.

(4) Written certification shall be provided to the Principal Certifying Authority indicating that the development has been satisfactorily connected to the onsite sewage management system prior to the issue of any Occupation Certificate.

Such certification may be provided only by Wollondilly Shire Council.

(5) Prior to commencement of drainage works, a sewage management facility application comprising plans and manufacturers specifications shall be submitted to Wollondilly Shire Council for approval.

(6) Electricity supply is to be made available to the subject development in accordance with the requirements of Endeavour Energy.

In this regard, written confirmation from Endeavour Energy that suitable arrangements have been made shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

(7) Hot and cold water shall be made available to the waste and recycling storage areas and provided through a centralised mixing valve.

The hose cock must be protected from all waste containers and located in an easily accessible location for use.

(8) All black and grey water shall be conveyed to the sewage treatment plant and treated to an acceptable standard prior to being used for irrigation of land or discharge and integration into the stormwater system onsite.

13. OCCUPATION & USE

These conditions have been imposed to ensure the development and associated activities/operation are acceptable in terms of the amenity of the neighbourhood and the public interest whilst maintaining its functional operation:

All Stages

(1) The building shall not be occupied as a residence or domicile.

Stage 1 Only

(2) The disturbed areas surrounding the building work shall be reinstated to Council's satisfaction upon completion of the work.

(3) Prior to occupation of the building or issue of an Occupation Certificate by the Principal Certifying Authority, it shall be serviced with a sewerage management facility (septic system) and have Approval to Operate the Septic System that has been approved by Wollondilly Shire Council.

All Stages

(4) The premises shall be maintained in a clean and tidy state at all times.

(5) The premises shall be constructed and operated in such a manner so as not to interfere with the amenity of the neighbourhood by reason of the emission or discharge of noise, fumes, vapour, steam, soot, ash, dust, waste water, waste water products, grit, oil or other harmful products of the industry.

(6) The premises is permitted to operate 24 hours a day, 7 day per week.

(7) The factory building shall be designed so that the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to an "offensive odour" as defined in the Protection of the Environment Operations Act, 1997.

Offensive odour means an odour:

(a) that, by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstances:

(i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or

(ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or

(b) that is of a strength, nature, duration, character or quality prescribed by the regulations or that is emitted at a time, or in other circumstances, prescribed by the regulations.

(8) All work shall be carried out inside the premises and not in adjacent forecourts, yards, accessways, car parking areas or on Council's footpath.

(9) All raw materials, manufactured goods, and machinery shall be stored wholly within the factory building and not in adjacent forecourts, accessways, car parking areas or on Council's footpath.

(10) The office shall be used in conjunction with the use of the premises and shall not be separately let or occupied.

Stage 1 Only

(11) Prior to the release of any Construction Certificate for the subject development, a Vermin Management Plan shall be prepared and submitted to the Principal Certifying Authority for approval and a copy of the approved plan shall be supplied to Council of Council is not the Principal Certifying Authority.

All Stages

(12) Cleaning and vermin control shall be carried out in accordance with the approved Vermin Management Plan approved by the Principal Certifying Authority in accordance with Condition 13(11).

Stages 2 and 3 Only

(13) Within 60 days of the commencement of operations noise monitoring shall be undertaken by a suitably qualified and experienced acoustic engineer.

This monitoring shall include a minimum of 4 consecutive 15 minute periods and shall be measured at the two closest residences to the development. The period shall be selected to measure sound emission from full operation of the development and all activities undertaken therein. If necessary, some activities may be staged to ensure sound emissions from that activity are measured.

Noise is not to exceed the limits specified in Chapter 3 of the Noise and Vibration Impact Assessment Report prepared by AECOM date 26 October 2011.

This report shall be provided to Council within 90 days of the commencement of operations. If Council is not satisfied that the report demonstrates compliance with the conditions of this consent additional noise monitoring or noise abatement measures shall be undertaken until Council is satisfied that the development complies.

All Stages

(14) No wastewater and/or treated water from the sewage treatment plant shall be disposed of within 40m top of bank of any mapped intermittent watercourse and within 100m top of bank of any perennial stream as shown on the Picton 9029-4S 1:25,000 Topography and Orthophoto Map (Third Edition) published by the New South Wales Department of Information Technology and Management 1994

(15) The lighting throughout the development related to the subject development shall be shielded and directed so as not to cause annoyance to the owners and/or occupiers of adjoining properties and/or cause any glare to motorists on adjoining or nearby roads.

Such lighting shall be consistent with Australian Standard AS4282 Control of Obtrusive Effects of Outdoor Lighting.

(16) Triple A rated water fixtures and devices shall be installed throughout the development.

(17) Wherever possible, treated and/or recycled water should be used for toilet flushing, in wash bays, fire fighting and the like.

(18) Apart from roof water, all water streams from the subject development shall be conveyed to the pollution control devices or the sewage treatment plants for treatment prior to such water being used for any irrigation and/or integration into any stormwater system available onsite.

(19) The staff break out area shall be provided with suitable furniture for all staff.

(20) There shall be no direct retail and/or sale of any items produced by the subject development to the general public.

Stage 1 Only

(21) Prior to the issue of any Occupation Certificate, the existing sewage management facility shall be decommissioned in accordance with Council's Guidelines for the Decommissioning and Reuse of Septic Tanks, Collection Wells and Aerated Wastewater Treatment Systems.

All Stages

(22) Section 120 from the Protection of the Environment Operations Act 1997 must be complied with in the carrying out of the development at all times unless a license has been obtained under the requirements of the Act.

Stages 2 and 3 Only

(23) The persons having the benefit of the consent shall ensure that the complaints procedures identified Conditions 4.1, 4.2 and 4.3 in the Notice of Determination of a Development Application Reference Number: DA-318-12-2004-i extend throughout the life of the approved development.

(24) The persons having the benefit of the consent shall ensure that the Auditing requirements identified in Condition 3.3 in the Notice of Determination of a Development Application Reference Number: DA-318-12-2004-i also apply the subject development.

(25) The sewage management system shall be operated in accordance with the "Management of Private Recycled Water Schemes" produced by the NSW Government, dated May 2008.

Stage 1 Only

(26) One (1) bicycle parking space shall be provided for each ten (10) car parking spaces.

(27) Bicycle parking spaces must be installed in accordance with relevant Australian Standards

Stages 2 and 3 Only

(28) The external storage of goods and/or items used in the production and/or manufacturing process is not permitted.

(29) The development shall at all times operate in accordance with the NSW Industrial Noise Policy.

14. SECURITY AND SAFETY

These conditions are imposed to ensure that the development is compliant with the Safer by Design principles.

Stage 1 Only

(1) Prior to the release of any Occupation Certificate, a Safety Management System shall be designed and implemented to ensure that regular and independent hazard audits of the development are undertaken to verify that the integrity of the safety systems that are employed throughout the development are operated in accordance with the Preliminary and any subsequent Hazard Assessment.

15. FOOD PREMISES

These conditions have been imposed to ensure the development is undertaken in a safe manner with respect to public health.

Stages 2 and 3 Only

- (1) All food preparation and food storage areas shall comply with Australian Standard 4674-2004 Design, construction and fit-out of food premises and the Building Code of Australia.
- (2) The business shall comply with the requirements of the Food Act 2003 and the Food Standards Code, particularly Food Safety Standards 3.1.1, 3.2.2 and 3.2.3 produced by Food Standards Australia New Zealand (www.foodstandards.gov.au).
- (3) Details of the food business shall be notified to the NSW Food Authority prior to occupation of the building. These details can be notified on the NSW Food Authority's website free of charge (www.foodnotify.nsw.gov.au) or through Council for a charge of \$55.
- (4) An Occupation Certificate is to be obtained from the nominated PCA in respect to the fitout of the food premises. The applicant or owner shall contact Wollondilly Shire Council to register the premises on Council's Food Premises register.

16. SIGNS

These conditions have been imposed to ensure that signs are properly designed, located and maintained so as not to impact upon the existing streetscape.

All Stages

- (1) An application under the provisions of the Environmental Planning & Assessment Act, shall be submitted to and approved by Council prior to the erection and/or display of any advertising signs unless the sign is exempt development as defined by that Act.

17. HERITAGE

These conditions have been imposed to ensure that development is carried out in a manner sensitive to the heritage values in the locality.

All Stages

- (1) Should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with Section 146 of the Heritage Act 1977.
- (2) Should any Aboriginal relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the National Parks and Wildlife Service (NPWS) should be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.

Stage 1 Only

- (3) In consultation with the Cubbitch Barta Native Title Land Claimants and the Tharawal Local Aboriginal Land Council, the stage of the development with the potential to impact on the Aboriginal Scar Tree shall be identified. The Cubbitch Barta Native Title Land Claimants and the Tharawal Local Aboriginal Land Council are to be invited to attend the site to oversee works at these critical stages.

Prior to any works commencing onsite and during critical stages of the construction of the development, a suitably qualified arborist shall attend to ensure that appropriate protections are afforded to the Aboriginal Scar Tree.

18. LANDSCAPING

These conditions have been imposed to reduce the impact of any development activity on the landscape/scenic quality through vegetation works and maintenance.

Stage 1 Only

(1) Landscaping treatments along the common property boundary with Lots 30 and 31 DP 826690 (390 and 400 Picton Road, Maldon) shall be implemented during the first stage of construction works.

(2) Apart from the landscaping required by Condition 18(1), all remaining landscaping shall to be installed in accordance with the approved Plan prior to the release of any Occupation Certificate.

However, prior to the release of any Construction Certificate, the landscaping plan shall be amended to include the following:

- a) One (1) shade tree per ten (10) car parking spaces shall be provided within the car parking area. A tree bay for such landscaping shall be no less than 2 metres wide and allow for deep soil planting in accordance with Section 2.3.7(7) Landscaping from the Wollondilly Development Control Plan 2010 Volume 4 Industrial and Infrastructure Uses.
- b) On the southern side of the driveway that provides access to Lots 30 and 31 DP 826690 (390 and 400 Picton Road, Maldon), a landscaping screen no less than 10m in length and no less than 5m wide shall be established to help screen the development from Picton Road at the intersection of the driveway access into the site from Picton Road.

The landscaping must be maintained in accordance with the details provided on that Plan throughout the life of the subject development.

(3) All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

(4) All open stormwater swales shall be seeded with grass and maintained throughout the life of the development prior to the release of any Occupation Certificate.

(5) All exposed/earth areas shall be seeded with grass and maintained throughout the life of the development prior to the release of any Occupation Certificate.

19. FENCING

These conditions are imposed to ensure that any fencing has a minimal effect on the landscape/streetscape/environment of the locality:

All Stages

(1) Any fencing is to be installed in accordance with the provisions of Council's Fencing Policy.

(2) Any fencing that crosses or is located on the boundary of a drainage easement or easement to drain water shall comply with Council's "*Guidelines for the Erection of Fencing on Allotments in the Vicinity of Easements and Watercourses Policy*".

(3) Any new fencing that is established in conjunction with this development shall be no higher than 1.8m in accordance with Section 2.3.8(1) Fencing from the Wollondilly Development Control Plan 2012 Volume 4 Industrial and Infrastructure Uses.

No fencing may be constructed on the subject land nor along its property boundaries unless such fencing is visually open rural fencing with a height no greater than 1.2 metres.

20. ENVIRONMENT – VEGETATION MANAGEMENT

These conditions have been imposed to protect Endangered Ecological Communities. Threatened Species in accordance to those Scheduled under the Threatened Species Conservation Act 1995.

Stage 1 Only

(1) Prior to the commencement of any work a joint inspection shall be arranged between the Arborist required by Condition 17(3), the Local Aboriginal Land Council and Council's Environmental Management Officer to confirm that all suitable trees have been clearly marked for retention.

All Stages

(2) Earthworks, cut and/or fill are not permitted within a 20 metre radius of the drip zone of Aboriginal Scar Tree.

(3) No excavation or soil stockpiling is to occur within a 5 metre radius of the drip line of the significant tree or vegetation.

(4) The area within 20 metres of the Aboriginal Scar Tree shall not to be disturbed unless the activity is proven to be not detrimental to the tree through a Qualified Arborist's report.

(5) A temporary fence shall be placed in a 20 metre radius beyond the drip line of the significant tree, prior to the issue of the Construction Certificate.

However, a permanent fence shall be erected prior to the issue of the Occupation Certificate.

Stage 1 Only

(6) The fence around the Aboriginal Scar Tree will have its post no deeper than 40cm into the ground, will not compromise any visible roots, shall be made of either hard-post or wire and post and shall be adequately stock proof, and reduce the likelihood of vandalism to the tree.

Variation from this design will require approval by Council.

All Stages

(7) Effluent disposal shall not to be undertaken within 50 metres radius of the drip zone of significant vegetation.

(8) Solid or liquid waste materials shall not be deposited within 20 metres of the drip zone of the Aboriginal Scar Tree.

(9) The fence around the significant vegetation must be stock proof, but consist of plain wires to allow for native fauna movements.

(10) No storage of equipment and/or construction materials are permitted to be stored within 25m of the Aboriginal Scar Tree.

21. WEED MANAGEMENT

These conditions have been imposed to ensure that noxious and environmental weeds on the subject land are appropriately managed.

Stage 1 Only

(1) A Weed Eradication and Management Plan shall be prepared by a suitable qualified and experienced person(s) and shall be submitted to the Principal Certifying Authority for approval prior to the release of any Construction Certificate and shall include:

- a) An inventory of all Noxious and Environmental weeds on the development site and a site plan indicating the weed infestations with reference to the species and degree of infestation (i.e., low, medium, high);
- b) A treatment schedule in tabulated form, specifying for each species:
 - i) The method of treatment (mechanical, herbicide use or cultural such as pasture improvement or grazing);
 - ii) The rates of application methods of all herbicide treatments;
 - iii) The primary control treatment to achieve a minimum 70% kill and a secondary control treatment to achieve a minimum 90% kill; and
 - iv) The timing of treatments.
- c) An annual weed maintenance program indicating the methods to be implemented to maintain a weed-free site;
- d) Details of any methods of disposal of weed material;

NOTE: If the suitably qualified and experienced person provides evidence to the satisfaction of Council that the site is free of noxious or environmental weeds that evidence will be taken to satisfy this condition.

All Stages

(2) All preliminary weed treatment measures identified in the weed eradication and management plan shall be carried out prior to the release of the Occupation Certificate.

22. WASTE MANAGEMENT

These conditions have been imposed to ensure that wastes are correctly stored, disposed of and controlled at all times to prevent accidents and to maintain clean and tidy premises:

Stage 1 Only

(1) Disposal of construction and building waste material shall be undertaken in accordance with the Waste Management Plan submitted with the Development Application.

(2) Prior to the issue of any Construction Certificate the applicant shall submit to the Principal Certifying Authority details for the collection and disposal of internal waste generated by the occupants to be arranged through a licensed authorised contractor.

(3) Enclosures for the storage of Industrial Waste Containers shall be provided within the development and shall not occupy any car parking spaces, vehicle manoeuvring, loading or general access areas. Waste containers are not to be visible from a public place.

(4) During the construction stage all waste streams are to be stored separately and to include:

1. Material to be recycled.
2. Material to be transferred to Landfill.
3. Material to be reused on the site.

(5) All waste and recyclable materials shall be kept separate from general waste receptacles in order to reduce any cross contamination between all waste streams.

All Stages

(6) The collection of waste products shall not cause any disruption to the operation of the internal road system.

Stage 1 Only

(7) The waste bins storage area shall be constructed with a smooth, durable floor and must be enclosed with a durable wall, fence and/or gate which extends to the height of any waste bins that are stored within the waste storage and control area(s).

(8) Doors and gates to the waste and recycling area shall be constructed from durable materials.

(9) Signage shall be erected on the doors and/or gates to the waste and recycling area instructing that the doors and/or gates shall remain closed when not in use.

(10) Signage shall be erected on the doors and/or gates to the waste and recycling area clearly describing the types or materials that can be deposited into the recycling bins and the general garbage bins.

(11) Doors and/or gates to the waste and recycling area shall be openable from both inside and outside.

All Stages

(12) Arrangements shall be in place for the regular maintenance and cleaning of the waste and recycling areas.

(13) Waste and recycling containers/bins shall only be washed in an area which has drains that convey water to the sewage treatment plant.

(16) All drainage from the waste/recycling area shall be conveyed to the sewage treatment plant prior to such water being used for any irrigation and/or discharge/integration in the stormwater system.

(Reason: to ensure that all black and grey water is suitably treated before an irrigation of land or integration into the stormwater system).

(17) Suitable waste and recycling receptacles shall be provided in the staff rooms and the like and be of sufficient size to accommodate the day to day waste generated.

23. SECTION 94 CONTRIBUTIONS

These conditions have been imposed to ensure the adequate provision of public facilities required as a result of the development.

Stage 1 Only

- (1) A Section 94A Developer Contribution of \$262,613.34 shall be paid to Council.

This contribution is calculated from Wollondilly Section 94 Contributions Plan, 2010 based on an estimated construction cost of \$26,261,334.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Wollondilly Development Contributions Plan 2010.

The contribution is to be paid prior to the release of the Construction Certificate.

24. PRESCRIBED CONDITIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

These conditions are imposed as they are mandatory under the Act.

Both Stages

(1) SIGNS TO BE ERECTED ON BUILDING, SUBDIVISION AND DEMOLITION SITES

- (1) In accordance with Section 80A (11) of the Environmental Planning & Assessment Act, 1979, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- (b) Showing the name of the Principal Contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
- (c) Stating that unauthorised entry to the work site is prohibited.

- (2) 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.

- (3) 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.

ADVICES

All Stages

- (1) During the course of construction, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc. that require alterations shall be altered at the applicant's expense and to the satisfaction of Council and the authority concerned.

- (2) The following service providers should be contacted before commencement of construction to establish their requirements:

- Telstra (telephone) 1 800 768 396
- Endeavour Energy (electricity) 131 081
- AGL (gas) 131 245
- Sydney Water (water & sewer) 132 092

(3) This Consent does not permit the commencement of construction unless a Construction Certificate has been issued. For details about obtaining a Construction Certificate contact Council's Development Services Section.

(4) The applicant is advised that Council reserves the right to restrict the days and hours of operation if considered necessary to prevent the emission of "offensive noise" as defined in the Protection of the Environment Operations Act, 1997.

Offensive noise means noise:

(a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:

- (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or
- (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or

(b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

(5) The developer and any contractor or sub-contractor used to carry out any work authorised by or out of this approval on Council owned or controlled land, is to carry the following insurance, copies of which are to be produced to Council upon request:

- Motor Vehicle Insurance (comprehensive or property damage) for all self propelled plant, as well as valid registration or RTA permit (Including CTP insurance). Primary producer's registration is not registration for use on Public Road construction work.
- Workers Compensation Insurance.
- Ten Million Dollar Public Liability Insurance.

(6) The land is subject to the provisions of Clause 5.9 of Wollondilly Local Environmental Plan, 2011 and Section 2.3 of Volume 1 of Wollondilly Development Control Plan 2010 with regard to the preservation of trees and vegetation.

Under these plans consent may be required for tree clearing beyond the limits set by this consent. If you intend to remove any vegetation you should make yourself familiar with the provisions of both plans. The plans may be viewed on Council's website at www.wollondilly.nsw.gov.au or at Council's offices at 62-64 Menangle St, Picton.

(7) All contractors undertaking earthworks onsite shall be briefed on the protection of Aboriginal heritage objects under the provisions of the National Parks and Wildlife Act 1974 and the penalties for damage to these items.