1 The development is to be undertaken in accordance with the approved development plans, specifications and supporting documentation received by Council stamped with reference to this consent, as modified by the following conditions. The approved plans are listed below::

Title	Drawing No.	Revision	Date	Drawn By
Site Plan	DA1100	B	19/03/2013	Scheiber Hamilton Architecture
Admin Floor Plans	DA2200	B	19/03/2013	Scheiber Hamilton Architecture
Stores Floor Plan	DA2201	B	22/03/2013	Scheiber Hamilton Architecture
Workshop Floor Plan	DA2202	B	22/03/2013	Scheiber Hamilton Architecture
Administration Building – Elevations	DA3000	B	22/03/2013	Scheiber Hamilton Architecture
Storage Buildings Elevations	DA3001	B	22/03/2013	Scheiber Hamilton Architecture
Workshop Building – Elevations	DA3002	B	22/03/2013	Scheiber Hamilton Architecture
External finishes schedule	SK9100	A	22/03/2013	Scheiber Hamilton Architecture
Site Sections	DA3100	A	22/03/2013	Scheiber Hamilton Architecture
Building Sections	DA3101	B	22/03/2013	Scheiber Hamilton Architecture

2 Where conditions of this consent require approval from Council as the Roads Authority, Water Authority or Authority under the Local Government Act, an application for an approval or amendment of an approval to construct – Roads Authority approval for works within roads and footpaths, or application for an approval or amendment of an approval to construct – Water Authority approval for - water and sewer works, or application for an approval or amendment of an approval to construct Local Approval for site drainage, must be lodged with Council and be accompanied by detailed design drawings and supporting information. Upon submission to Council, fees and charges will calculated in accordance with Council's Management Plan. The fees and charges must be paid prior to Council commencing the design assessment.

3 The conditions of Development Consent No. DA/115/2013 for land clearing and demolition with respect of Lots 21, 22 & 24 DP 1169877, Lot 7 DP 1154907, Lot 9 DP 229682 & Lot 10 DP 1136364 issued by Wyong Shire Council on 21 May 2013 are taken to form part of this consent. Where there is a conflict between the requirements, the provisions of this consent will prevail to the extent necessary to resolve the conflict.

Engineering Requirements

Footpath - Design Requirements

4 The provision of a concrete footpath 1.5 metres wide at the intersection of the Pacific Highway with Ourimbah Creek Road extending from the existing pedestrian ramp to align with the internal footpath within the Ausgrid site at the sole expense of the developer. Design drawings prepared in accordance with Council's Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development* must be approved by Council as the Roads Authority prior to the issue of the Roads Authority approval for works within roads and footpaths.

Roadworks - Design Requirements

5 The construction of kerb and gutter and associated pavement construction and sealing to provide a trafficable carriageway 8.0 metres width adjacent the site within Ourimbah Creek Road. The works shall incorporate vehicle crossings construction, pavement formation and sealing, footway regrading, utility service adjustment or relocation, signage and traffic management facilities. Minor “Road Widening” may be required along the frontage of the site to ensure that the final footway 4.0 minimum width is provided. The design and construction shall include the following requirements:

- A Detailed Design Road Safety Audit (RSA) prepared by a qualified Level 3 Road Safety Auditor shall be undertaken on the intersection design. The RSA is to be submitted to Council and all issues identified in the RSA shall be addressed to the satisfaction of Council as the Roads Authority prior to the release of the Roads Authority approval for works within roads and footpaths.

- The design shall be supported by a Geotechnical Investigation and pavement design report prepared by a suitably qualified practising Geotechnical Engineer. The pavement design shall accommodate all anticipated vehicle loadings generated by the proposed development.

- Street lighting in accordance with AS/NZS 1158.

- Pavement marking & signage.

- The provision of any additional civil works required to ensure satisfactory transitions to the existing carriageway and road pavement. Note: The existing kerb and gutter adjacent the south eastern boundary within Ourimbah Creek Road may require removal and realignment to achieve the appropriate carriageway width and geometric alignment.

- The replacement of the redundant vehicle crossing and pavement restoration within the Ourimbah Creek Road carriageway adjacent the site in accordance with Council's Development Control Plan 2005, Chapter 67 - Engineering Requirements for Development.

  Required design drawings are to be prepared in accordance with Council's Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development.* The design must be submitted to and endorsed by the "Local Traffic Committee" prior to approval by Council as the Roads Authority prior to the issue of the Roads Authority approval for works within roads and footpaths.

6 The provision of a vehicular access crossing in accordance with Council's Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development*. The design of the crossings shall incorporate the following requirements:

- The Entry Road 1 access crossing within Ourimbah Creek Road shall be designed as two-way for passenger and SRV vehicles only. The vehicular crossing shall be 10.0m wide at the kerb alignment and 7.0 m wide at the boundary to the site. The access shall be delineated by appropriate signage and line marking. Note: The appropriate "Stop Sign" signage shall be provided to ensure safe exit movements.

- The Depot Vehicle Entry access crossing within Ourimbah Creek Road shall be designed as an "Entry Only" access for service vehicles & AV vehicles. The access shall accommodate 26.0m articulated vehicles (AV) turning paths maintaining lane discipline within Ourimbah Creek Road. The access shall be a maximum of 20.0m wide at the kerb alignment and 12.0m at the site boundary. Line marking and appropriate signage shall be provided to ensure safe entry movements.

- The Depot Vehicle Exit access crossing within Ourimbah Creek Road shall be designed as an exit access for all service vehicles including AV vehicles. The access shall accommodate 26.0m articulated vehicles (AV) turning paths maintaining lane discipline within Ourimbah Creek Road. The access shall be a maximum of 26.0m wide at the kerb alignment and 16.0m at the site boundary. Line marking and separation kerbs shall delineate the turning paths for smaller service vehicles and appropriate "Stop Sign" signage shall be provided to ensure safe exit movements.

- AV service vehicles (19.0-26.0m articulated vehicles) access to the site shall be restricted to use the Depot Vehicle Entry/Exit accesses.

Design drawings must be approved by Council as the Roads Authority prior to the issue of the Roads Authority approval for works within roads and footpaths.

Vehicle Access and Parking - Design Requirements

7 The submission to the Accredited Certifier of a detailed car parking design. The design shall include:

- Pavement marking, appropriate signage and physical controls detailed for the car park, access driveway and circulation roads. Note: The pavement marking (Line marking) shall have sufficient definition to the pavement surface ie. Concrete pavement and yellow marking.

- Pavement design able to withstand anticipated vehicle loading.

- Wheel stops shall be provided in accordance with AS2890.2-2002.

- A pedestrian path shall be provided through the landscaped areas from the Visitor Carpark connecting to the footpath in The Pacific Highway. Note: The pathway shall be gated at the boundary and locked outside business hours.

- A Detailed Design Road Safety Audit (RSA) prepared by a qualified Level 3 Road Safety Auditor shall be undertaken on the car park design. The audit shall consider signage and pavement marking, vehicle manoeuvring and vehicle movements throughout the car park area for all user groups.

The design drawings shall be prepared in accordance with the requirements of AS/NZS 2890 – Parts 1, 2 and 6, and be approved by the Accredited Certifier.

8 The submission to the Accredited Certifier of lighting design drawings for the car park. The design shall be prepared in accordance with the requirements of AS/NZS 1158 and AS 4282-1997, including the provision of current best practice energy efficient lighting and be approved by the Accredited Certifier.

Stormwater Drainage - Design Requirements

9 Stormwater drainage works external to the site and discharging into a public system or public land requires approval from Council under Section 68 of the Local Government Act 1993. Detailed design drawings prepared in accordance with Council's Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development* must be approved by Council prior to the issue of a Local Approval for site drainage. All other stormwater management works (internal stormwater drainage) must be approved by the Accredited Certifier.

10 The extension of the existing longitudinal stormwater drainage pipeline within the Ourimbah Creek Road carriageway to the west along the new kerb and gutter alignment adjacent the frontage of the site. The works are to be designed and constructed in accordance with the following:

- The adjustment and relocation of any utility services necessary for the construction of the stormwater pipeline. All costs associated with these works are to be borne by the applicant.

- The works shall include the construction of 1.8EKI inlet pits at 50-60.0 intervals along the pipeline.

The construction works are to be carried out in accordance with Council's Development Control Plan 2005, Chapter 67 - Engineering Requirements for Development. Design drawings prepared in accordance with Council's Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development* must be approved by Council as the Roads Authority prior to the issue of a Roads Authority approval for works within roads and footpaths.

11 The submission to Council of Civil Works design drawings and specifications detailing the following design requirements:

- The construction of a concrete lined "V" Drain over the existing swale drainage system that adjoins the sites eastern boundary. The lined "V" channel shall extend north along the toe of the Pacific Highway roadway batter approximately 180.0 metres to connect to the existing headwall and 675mm diameter pipeline that discharges stormwater flows under the Pacific Highway. The channel shall be designed to accommodate the flows discharged from the managed car parking area, On- Site-Detention System and the proposed Rainwater Re-Use system located within the site.

  Required design drawings are to be prepared in accordance with Council's Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development* and must be approved by Council as the Roads Authority prior to the issue of the Roads Authority approval for works within roads and footpaths.

12 The submission to the Certifier of a detailed stormwater management plan of the internal car park and roof water drainage featuring:

- The provision of an On-Site Stormwater Detention system (OSD). The detention system must be designed to attenuate post developed flow rates to predevelopment flow rates for a full range of storm durations for the 5, 20 and 100 year average reoccurrence interval (ARI) design storms. Note: All proposed underground OSD Tanks located within the car parking area and all retaining walls associated with any above ground OSD system shall be designed by a practising Structural Engineer to be structurally adequate for anticipated loadings.

- The On-Site Stormwater Detention system (OSD) can be designed to incorporate the use of various OSD storage options including underground tanks, above ground storage tanks, flooded at grade depressed driveway and carpark areas and additional rain water tank capacity storages. Note: All above ground systems with storage depths exceeding 200mm shall be adequately safety fenced from all adjoining public areas. Adequate advisory signage of flood storage areas, flood depths and appropriate all weather pavement marking over all storage areas within the car parking areas shall be provided. A "Risk Management Plan" shall be prepared to address all associated risks and procedures regarding operations during high intensity flood events.

- The provision of a pumped stormwater system consisting of multiple pumps to drain any proposed underground tanks or open above ground basins into the existing swale drainage channel and the landscape setback along the Pacific Highway. The system shall include a backup generator to address any power failure that may occur during storm events.

- An emergency oveflow outlet ~~at RL 18.5mAHD~~ catering for the 100 year ARI design flows.

- The provision of stormwater quality control facilities to treat stormwater in accordance with the Engineers Australia publication Australian Runoff Quality – A Guide to Water Sensitive Urban Design prior to entering Council's stormwater drainage system.

The plans must be prepared in accordance with *AS/NZS3500.3:2004* and Council's Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development*.

13 The stormwater drainage system servicing the building shall include the provision of a Rainwater Re-Use system to collect generated run-off from the roofed areas to service toilet flushing and landscaping within the site. The tank is to be installed in accordance with the requirements of the National Plumbing and Drainage Code AS/NZS 3500, shall include first flow diversion devices fixed to all inflows, be provided with a functioning pressure pump, and be plumbed to service all fixtures.

Structural Design Requirements

14 Any excavation below the adjoining land level requires the retaining of that land and the preservation and protection of any improvements or buildings upon that land including public roads and utilities from damage. If necessary, the improvements or buildings are to be supported in a manner designed by a suitably qualified Registered Structural Engineer. Any design proposals prepared in order to comply with this condition are to include geotechnical investigations and are to be submitted for the approval of the Accredited Certifier and in the case where excavation impacts upon public infrastructure, Council.

15 Prior to the commencement of works, suitable detailed design drawings for all retaining wall structures on the site are to be provided for the approval of the Accredited Certifier. Such design drawings are to be prepared by a suitably qualified Registered Structural Engineer in accordance with the requirements of AS 4678-2002 - *Earth Retaining Structures*. All retaining walls must be contained wholly within the property and designed so as to accommodate possible surcharge loading from vehicles or structural improvements within the adjoining property.

Water and Sewer Services - Design Requirements

16 All water and sewer works or works impacting on water and sewer assets must be designed and constructed to the requirements of Council as the Water Supply Authority. The requirements are detailed in the Section 306 Notice of Requirements letter attached to this consent. **Note:** The Section 306 Notice contains requirements associated with the development that must be completed prior to the issue of the Roads Authority approval for works within roads and footpaths for the external roadworks.

Prior to Commencement of Works:

The following conditions must be satisfied prior to the commencement of site works, including any works relating to demolition, excavation or vegetation removal.

Construction Environmental Management Plan

17 Prior to the commencement of work the developer shall prepare and implement a Construction Environmental Management Plan for the approved work. The Plan shall outline the environmental management practices and procedures that are to be followed during construction, and shall be prepared in consultation with the relevant government agencies and in accordance with the *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources, 2004). The Plan shall include, but not necessarily be limited to:

(a) a description of activities to be undertaken during construction of the approved development (including staging and scheduling);

(b) statutory and other obligations that the developer is required to fulfil during construction, including approvals, consultations and agreements required from authorities and other stakeholders under key legislation and policies;

(c) a description of the roles and responsibilities for relevant employees involved in the construction of the approved development, including relevant training and induction provisions for ensuring that employees, including contractors and sub-contractors are aware of their environmental and compliance obligations under these conditions of approval;

(d) an environmental risk analysis to identify the key environmental performance issues associated with the construction phase; and

(e) details of how environmental performance would be managed and monitored to meet acceptable outcomes, including what actions will be taken to address identified potential adverse environmental impacts

(including any impacts arising from the staging of the construction of the construction work). In particular, the following environmental performance issues shall be addressed in the Plan:

(i) compounds and Ancillary Facilities management;
(ii) noise and vibration;
(iii) traffic and access;
(iv) soil and water quality and spoil management details including details for the disposal of any spoil gained from the site and/or details of the source of fill materials to be imported to the site;
(v) air quality and dust management;
(vi) management of Aboriginal and non-Aboriginal heritage;
(vii) soil contamination, hazardous material and waste management;
(viii) management of ecological impacts; and
(ix) hazard and risk management.

The CEMP shall be submitted for the approval of the Certifier prior to the commencement of construction. A copy of the approved CEMP is to be provided to Council for its records prior to the commencement of work.

18 Prior to the commencement of work, landscape design drawings must be provided for the approval of the Certifier. The landscaping plan is to be designed such that dense screening is provided to the Pacific Highway frontage of the site and the retention of the existing palm trees as a feature element. The drawings are to be generally in accordance with the following,

- Landscape Plan No. LA04A/013/sha and the schedule of species submitted as part of the development application.
- Council's Landscape Policy L1 for a Category 3 development.
- The use native species endemic to the site and in particular focus on *Melaleuca biconvexa* (to be sourced from providence stock) *Glochiodon ferdinandi, Callistemon salignus*.

Contribution Payment Requirements

19 Prior to the commencement of use, the payment to Council of contributions under Section 94A of the Environmental Planning and Assessment Act 1979 and Council's Section 94A Contribution Plan of 1% of the value of the work as defined by clause Determining the Proposed Cost of Carrying out Development of Council's S94A Contribution Plan.

The contribution is $168,000.00
Council's contributions are adjusted on the first day of February, May, August and November. The amount of the contributions will be adjusted to the amount applicable at the date of payment.

Protection of Adjoining Property Requirements

20 Prior to works associated with the development commencing, the applicant must supply the Certifier with a dilapidation report for the adjoining properties, which documents and photographs the condition of buildings and other improvements. The report must be submitted to and approved by the Certifier prior to the commencement of any works. **Note:** The report is to be made available by the Certifier in any private dispute between neighbours regarding damage arising from construction works upon the development site.

Roads - Preconstruction Requirements

21 Prior to commencing any works upon public roads the developer and their contractor will be required to:

- Obtain a copy of the Council approved Civil Works plans and pavement design (if applicable).
- Obtain a copy of Development Control Plan 2005, Chapter 67 – *Engineering Requirements for Development*. This is Council's Specification for Civil Works and is available on Council's web site.
- Arrange a meeting on-site with Council's Principal Development Construction Engineer on (02) 4350 5555.

22 Prior to works associated with the development commencing, a Plan of Management is to be submitted to and approved by Council as the Roads Authority for any works or deliveries that impact on any public roads or public land as a result of the construction of the development. The plan must include a Traffic Control Plan prepared by a person holding Roads Maritime Services (RMS) accreditation for selecting and modifying traffic control plans. Fees and charges are applicable to the review and approval of the required management plan in accordance with Council's Plan of Management.

During Construction Works:

The following conditions must be satisfied during construction works.

23 Works are to be carried out in accordance with the approved Construction Environmental Management Plan.

24 All materials other than fill imported to the site for civil works, shall have a resource recovery exemption made under the Protection of the Environment Operations (Waste) Regulation 2005.

25 All site fill material shall be classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Earth (ENM) in accordance with the Waste Classification Guidelines – Part 1: Classifying Waste published by the Department of Environment, Climate Change and Water NSW (now Office of Environment and Heritage). Site fill material shall be certified as VENM or ENM by a practising Geotechnical Engineer prior to haulage to site. Certification documentation shall be provided to the Certifier throughout the construction phase of the works.

26 Compliance with any relevant working in proximity to electrical infrastructure guidelines or requirements of AUSGRID or other like responsible infrastructure provider.

27 During the construction phase of the development, all building materials must be re-used, recycled or disposed of in accordance with the Waste Management Plan submitted with the subject application.

28 The site manager shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this approval relevant to their respective activities.

29 The site manager shall be responsible for environmental impacts resulting from the actions of all persons that it invites onto the site, including contractors, sub-contractors and visitors.

30 Construction activities associated with the construction of the approved depot and ancillary works shall be undertaken during the following standard construction hours:

(a) 7:00am to 6:00pm Mondays to Fridays, inclusive; and

(b) 8:00am to 1:00pm Saturdays; and

(c) at no time on Sundays or public holidays.

31 Construction works outside of the standard construction hours identified in condition may be undertaken in the following circumstances:

(a) construction works that generate noise that is:

(i) no more than 5 dB(A) above rating background level at any residence in accordance with the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009); and

(ii) no more than the noise management levels specified in Table 3 of the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) at other sensitive receivers*; or*

(b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or

(c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm;

(d) works approved through an Environmental Protection License, or

32 Asbestos materials should be managed with reference to the GHD Report – Hazardous Materials Assessment. Lot 100 DP 861858, Lot 1 and 7 DP 14377 and Lot 3 DP218361, Ourimbah, November 2009 (Ref: 22/14672/88060) and any relevant legislation, code of practice and or guideline relating to the testing for, collection and disposal of asbestos containing materials

33 Tree management protocols and requirements put in place in accordance with Development Consent DA/115/2013 and the landscaping plan required by condition 18 of this consent shall remain in place until the completion of works. Details of the tree and vegetation retention, protection and rehabilitation are to be included in all contract documentation, plans and specifications used by each civil contractor and sub-contractors. Council's Arborist and/or Ecologist may require other habitat and/or trees to be protected via appropriate fencing from time to time.

Services/Utility Requirements

34 Other public authorities may have separate requirements and should be consulted prior to commencement of works in the following respects:

- Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments;
- AGL Sydney Limited for any change or alteration to gas line infrastructure;
- Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements;
- Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure.

Dust Control Requirements

35 Prior to the commencement of works, suitable details must be provided for the approval of the Accredited Certifier of an appropriate system to control dust emissions from the site during construction works. The approved method of controlling dust emissions from the site is to be implemented and be maintained for the duration of construction works or each stage of works within the site.

Erosion and Sediment Control – Design Requirements

36 Prior to commencement of works, design drawings for the control of soil erosion on the site and the prevention of silt discharge into drainage systems and waterways must be provided for the approval of the Accredited Certifier. Required design drawings must include all major stages of construction and sequences of work together with treatments necessary at each of these stages. The design (Soil & Water Management Plans) drawings must be prepared in accordance with the Landcom publication '*Soils and Construction – Managing Urban Stormwater' (Blue Book)*.

Prior to the Commencement of Use

37 Lots 21, 22 & 24 DP 1169877, Lot 7 DP 1154907, Lot 9 DP 229682 & Lot 10 DP 1136364 be consolidated as a single allotment prior to the commencement of the use of the development. A copy of the plan of consolidation is to be provided to Council upon submittal to the NSW Land and Property Information Division.

Dilapidation Rectification Requirements

38 Any damage not shown in the Dilapidation Report submitted to and approved by the Certifier prior to site works commencing, will be assumed to have been caused as a result of the site works undertaken with respect to the development and must be rectified at the developer's expense.

Filling and Haulage- Completion Requirements

39 All filled areas are to be compacted in accordance with the requirements of AS 3798-1996. The submission of test results and appropriate documentation attesting to this requirement having been achieved is to be provided for the approval of the Accredited Certifier.

Stormwater – Internal Compliance Requirements

40 The construction of the stormwater management system in accordance with the approved Stormwater Management Plan and AS/NZS 3500.3-2004. The following certifications of the construction prepared by a suitably qualified consultant shall be provided to the Certifier:

- The On-Site Detention System volume shall be certified by a Registered Surveyor to be constructed in accordance with the design volume.
- A Structural Certification of the OSD tanks and retaining systems shall be prepared by the designing engineer.
- A "Management Plan" shall be prepared to address the operation, performance, maintenance and emergency operations of all On-Site-Detention systems. The plan shall include the outlet discharge point located at the north eastern corner of the site and extend 180.0 metres north along the constructed "V' drain located at the toe of the Pacific Highway road embankment.

Stormwater – External Compliance Requirements

41 The construction of stormwater drainage works external to the site and discharging into a public system or public land in accordance with the approved Stormwater Management Plan and Development Control Plan 2005, Chapter 67 - Engineering Requirements for Development. All works must be approved by Council under Section 68 of the Local Government Act 1993.

Roads – Compliance Requirements

42 The submission to the Council as the Roads Authority of a 'pre-opening stage' Road Safety Audit for Ourimbah Creek Road prepared by a Level 3 Road Safety Auditor recognised on the NSW Register of Road Safety Auditors. Any deficiencies identified within the audit must be resolved in consultation with Council prior to the approval of the works. Note: The Audit Team shall include a Level 3 Road Safety Auditor from Wyong Shire Council.

43 All road signage and pavement marking works must be completed in accordance with the plans approved by the Local Traffic Committee and approved by Council as the Roads Authority.

44 The provision of any additional civil works required to ensure satisfactory transitions to existing work as a result of work conditioned for the development works are to be approved by Council as the Roads Authority.

45 All works within the public road must be completed in accordance with the approved Civil Works design drawings and Development Control Plan 2005, Chapter 67 - *Engineering Requirements for Development* and be approved by Council as the Roads Authority.

46 Road widening across part of the frontage of the site within Ourimbah Creek Road to provide sufficient future footway width of 4.0 metres shall be dedicated as public road. Details are to be incorporated in the final plan of subdivision. Note: An application for a Subdivision Certificate must be submitted to and approved by the Council under the Conveyancing Act 1919 prior to endorsement of the plan of subdivision.

Work as Executed - External Compliance Requirements

47 The provision of Works as Executed information as identified in Council's Development Control Plan 67 - *Engineering Requirements for Development* prior to the commencement of use. The information is to be submitted in hard copy and in electronic format in accordance with Council's *'CADCHECK'* requirements. This information is to be approved by Council.

48 Prior to the commencement of the use, landscaping works are properly completed, the landscape designer must provide certification to the Certifier attesting that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent.

49 Prior to the commencement of the use, all areas disturbed by construction activities associated with the construction of the development, shall be revegetated and stabilised so as to prevent erosion occurring.

Ongoing Operation:

The following conditions must be satisfied during use / occupation of the development.

50 Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following:

(a) Transmission of "*offensive noise*" as defined in the *Protection of the Environment Operations Act 1997* to any affected receiver.

(b) A sound pressure level at t The boundary of any affected receiver that exceeds the background (LA90, 15minutes) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.

51 The use of the premises must incorporate facilities that will prevent the discharge of any pollutant, which may degrade the environment or be prejudicial to its inhabitants including but not limited to:

(a) All pollution control devices (including drainage systems, sumps and traps and spray booth air filtration systems) must be regularly maintained;

(b) All liquid wastes must be collected and disposed of in a manner which does not pollute the stormwater system;

(c) Detergents used to clean vehicles, mechanical parts or workshop floors are to be quick-break type only;

(d) Oil spills should be dry cleaned prior to wash-down;

(e) All storage areas where spillages may reasonably occur shall be bunded. The capacity of the bunded area shall be calculated as being equal to 110% of the largest vessel or container in the area or 10% of the total volume of vessels/containers accommodated in the area, whichever is greater. All bunded areas shall be graded to a blind sump to facilitate testing of collected wastewater and provide a low point for pump out. Bunded areas shall be suitably treated to prevent the ingress of water.

(f) Storage of dangerous goods in accordance with the requirements of NSW WorkCover Authority dependent on quantities to be stored. Any flammable or combustible liquids must be stored in accordance with AS 1940 - *The Storage and Handling of Flammable and Combustible Liquids*.

(g) The repair, servicing and maintenance of all vehicles must take place in a bunded work bay drained holding tank or like device so that any liquid wastes produced from such repair, servicing, and maintenance can either be:

- Retained for recycling or;
- Disposed of in accordance with the requirements of the Water Authority.

52 Compliance with any relevant working in proximity to electrical infrastructure guidelines or requirements of AUSGRID or other like responsible infrastructure provider.

53 All loading and unloading in connection with the premises shall be carried out wholly within the site.

Site Appearance, Maintenance and Security Requirements

54 The owner and /or operator of the site must maintain the external finishes of the buildings, structures, walls and fences for the life of the development and any graffiti must be removed in a timely manner.

55 As is practically possible landscaping is to be maintained for the life of the development in accordance with the approved landscape maintenance schedule, as amended by the conditions of this consent, and with the approved maintenance schedule.

56 All carpark and public place lighting must be maintained in accordance with the approved lighting plan, to ensure continuing energy efficient lighting and the amenity of adjoining properties is preserved.

57 No advertising sign/s shall be erected on or in conjunction with the use and/or development without prior development consent unless the advertisement is an 'approved sign' under Development Control Plan 2005, Chapter 50 - *Advertising Signs*.

58 All external lighting is to be of a type that minimises overspill into retained vegetated areas, or adjoining and adjacent residential dwellings and roadways.