

Appendix A - Conditions of consent DA-594/2013 - 2013SYW114

CONDITIONS:

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies.

A. THE DEVELOPMENT

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies.

GENERAL

1. Development must be carried out generally in accordance with Development Application received 6 June 2013 and the following plans as marked and stamped DA-594/2013:

- a. Architectural Drawings prepared by MBMO and identified as:

- (i) DA-00 Cover Sheet - Revision D
- (ii) DA-01 Overall Masterplan - Revision G
- (iii) DA-02 Lot 204 - Revision H
- (iv) DA-03 WH1 Ground plan - Revision E
- (v) DA-04 WH1 Level 1 - Revision D
- (vi) DA-05 WH1 Roof Plan - Revision D
- (vii) DA-06 WH1 Sections - Revision E
- (viii) DA-07 WH1 Elevations - Revision E
- (ix) DA-08 WH1 Office Plan - Revision D
- (x) DA-09 WH1 Office Elevations Revision C
- (xi) DA-10 WH2 Ground Plan Revision E
- (xii) DA-11 WH2 Level 1 – Revision D
- (xiii) DA-12 WH2 Roof Plan – Revision D
- (xiv) DA-13 WH2 Sections – Revision D
- (xv) DA-14 WH2 Elevations – Revision D
- (xvi) DA-15 WH2 Office Plan – Revision D
- (xvii) DA-16 WH2 Office Elevations – Revision D
- (xviii) DA-17 Lot 21 (211) – Revision E
- (xix) DA-18 Lot 21 (212) - Revision E

- b. Landscape Drawings identified as:

- (i) SS12-2557-000-A Cover Sheet - Revision 01
- (ii) SS12-2557-101-A Landscape Plan - Revision 01
- (iii) SS12-2557-102-A Sections - Revision 01
- (iv) SS12-2557-C100 A Landscape Plan - Revision 01
- (v) Lot 204 Concept Design Report - Revision 01
- (vi) Landscape Masterplan DA - Revision 01

- c. Civil engineering drawings prepared by AECOM and identified as:

- (i) 60275825-drg-C-0001 – Cover sheet and Drawing List - Revision 01
- (ii) 60275825-drg-C-0100 – General Arrangement Plan - Revision 01
- (iii) 60275825-drg-C-0150 – Typical Site Sections - Revision 01
- (iv) 60275825-drg-C-0300 – Drainage Plan - Revision 01
- (v) 60275825-drg-C-0050 – Sediment and Erosion Plan - Revision 01
- (vi) 60275825-drg-C-0051 – Sediment and Erosion Details - Revision 01

except where modified by the undermentioned conditions.

2. Consent is granted only for the following:

Stage 1: Concept Masterplan for Industrial Estate; and

Stage 2: Construction Industrial Warehouse Building, Car Parking, Landscaping, Driveway and Road.

Development on specific site(s) within the area of the Masterplan other than on lot 204 is subject to separate development application(s).

EXTERNAL APPEARANCE

The following conditions have been imposed to provide for a satisfactory appearance of the development.

3. Any external glazing is not to have a reflectivity of greater than 20%.

LIGHTING

4. All external lighting is to incorporate full cut off shielding and directional glare shielding as necessary so as to minimise light pollution and glare nuisance to adjoining property occupiers and road users.

5. Any signage if illuminated is to be internally illuminated, non-flashing and of an intensity the does not create any glare nuisance to neighbouring properties or road users.

NATIONAL CONSTRUCTION CODE

6. All aspects of construction shall comply with the applicable Performance Requirements of the National Construction Code. Compliance with the Performance Requirements can only be achieved by:

(a) Complying with the Deemed to Satisfy Provisions; or

(b) Formulating an Alternative Solution, which complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

DISABLED ACCESS

7. Access, parking and facilities for persons with disabilities to be provided in accordance with the provisions of the National Construction Code.

B. OPERATIONAL MATTERS

These conditions pertain to the use of the site and have been imposed to ensure that the development and its operations do not interfere with the amenity of the surrounding area.

COMPLIANCE WITH OTHER ACTS

8. Use and occupation of the premises must be carried out at all times without nuisance and in particular so as not to breach the provisions of the Protection of the Environment Operations Act 1997. The operation and use of any machinery, plant and/or equipment within, on or in connection with the operation and use of the premises to be carried out so as not cause:
 - (a) Transmission of vibration to any place of different occupancy
 - (b) An Offensive Noise, as defined in the Protection of the Environment Operations Act 1997.
9. The development, including all civil works, must comply with the requirements of the Contaminated Land Management Act 1997, State Environmental Planning Policy No. 55 – Remediation of Land, and Managing Land Contamination – Planning Guidelines (Planning NSW/EPA. 1998).

GENERAL TERMS OF APPROVAL

10. The General Terms of Approval issued by NSW Office of Water, dated 23 August 2013 are to be complied with. A copy of the General Terms of Approval is attached to this decision notice.

SITE MANAGEMENT

11. Advertising matter must not be erected, painted or displayed without the prior approval of Council.
12. Waste bins must be stored in designated garbage/trade refuse areas that must be kept tidy at all times. Bins must not be stored or allowed to overflow in parking or landscaping areas or obstructing the exit of the building.
13. Letterboxes are to be provided and are to meet the requirements of Australia Post.
14. No washing of trucks or trailers is to occur on site except in approved wash bays.

THE ENVIRONMENT

The following conditions have been imposed to protect the environment:

15. The development, including construction, must not result in any increase in sediment deposition into any water body, wetland, bushland or Environmentally Significant Land.

WASTE STORAGE AND DISPOSAL

The following conditions have been imposed to ensure that the development provides adequate waste storage disposal facilities;

16. All waste materials generated as a result of the development are to be disposed of at a facility licensed to receive such waste.

ACOUSTIC MEASURES

17. All drainage grates within parking and driveway areas are to be mechanically fastened in place through flexible rubber bushes.
18. Subject to traffic committee approval signage instructing truck drivers to exercise noise minimising vehicle operation is to be installed on Campbelltown Road.
19. An external public address system can only be used between 7.00am to 7.00pm.

HOURS OF OPERATION

20. The facility may operate 24 hours a day 7 days a week.

C. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications that accompany the Construction Certificate;

CONTROLLED ACTIVITY APPROVAL

21. Prior to the issue of the Construction Certificate (CC) for the works affected under the Water Management Act 2000, evidence of a Controlled Activity Approval (CAA) is to be provided to Council in accordance with the Office of Water's requirements.

TRAFFIC

22. The approval of the Roads and Maritime Services (RMS) is to be obtained for the use of B-Double vehicles to and from the site.
23. A car parking and swept path analysis of the longest vehicle servicing the development is to be submitted to Council for approval.
24. A linemarking and signposting plan is to be submitted to Council for approval.

PLANS

25. Engineering plans will be required defining all physical works necessary on the site and adjacent to it. These plans are to be certified by Council or an accredited certifier and must satisfy the following requirements:
- i. Council's current Design and Construction specification for subdivisions, and supplementary code,
 - ii. All proposed road and drainage works must adequately match existing infrastructure
 - ii. Council's Trunk Drainage Scheme(s),
 - iii. Council's Development Control Plans.
26. The certifying authority must advise the Council, in writing of the name and contractor licence number of the licensee who has contracted to do or intends to do the work. If these arrangements are changed or if a contract is entered into for the work to be done by a different licensee, the consent authority is to be immediately informed.

VEGETATION MANAGEMENT PLAN

27. A Vegetation Management Plan is to be prepared for the existing vegetation located along the eastern boundary of the site to Campbelltown Road. The plan is to be submitted to Council for approval.

DESIGN OF THE DEVELOPMENT

28. Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.
29. Where this consent requires both engineering and building works to be undertaken, a separate construction certificate shall be issued for each category of works i.e., a separate Engineering Construction Certificate (for any on-site detention, interallotment drainage,

public road works, etc) and a separate Building Construction Certificate (for all works relating to the erection and fit-out of a structure).

30. All roads are to be designed to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into their roads or swales, as appropriate, connecting into the major trunk drainage system.
31. Erosion and sediment control measures shall be designed in accordance with the requirements of Liverpool Development Control Plan 2008 (DCP) and Council specifications, and to the satisfaction of the Principal Certifying Authority (PCA). Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established to the satisfaction of the PCA.
32. Detailed engineering plans and specifications relating to the work shall be endorsed with a CC, in accordance with Section 81A of the Environmental Planning and Assessment Act 1979 (EP&A Act), and a copy submitted to Council, with payment of any relevant fees.
33. Any CC that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.
34. Where this consent requires both engineering and building works to be undertaken, a separate construction certificate shall be issued for each category of works i.e., a separate Civil Engineering CC and a separate Building CC.
35. Retaining walls shall be designed in such a way to ensure that upstream overland flows are not obstructed.

DISABLED ACCESS

The following condition has been imposed to ensure adequate provision is made for disabled access associated with the development;

36. Access, parking and facilities for disabled persons to be provided in accordance with the provisions of the Building Code of Australia 1996.

PROVISION OF SERVICES

The following documentary evidence is to be obtained prior to the issue of any Construction Certificate, whether by Council or an accredited certifier;

37. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. Application must be made through an authorised Water Servicing Coordinator, for details see Customer Service, for details see Customer Service, Urban Development at www.sydneywater.com.au or telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certification must be submitted to the PCA prior to release of the linen plan / occupation of the development.

38. A written clearance from Endeavour Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development is to be submitted to the PCA prior to the issue of a CC.

ELECTRICITY INFRASTRUCTURE AND SAFETY

39. The development and all associated construction work is to comply with the requirements of Endeavour Energy / Transgrid regarding safety clearances from electricity assets and infrastructure of the two authorities.

DRAINAGE

40. If access to a neighbouring property is required; an agreement in writing from the adjoining owners stating that approval is given for the disposal of any downstream drainage and the battering of any cut or filled areas onto their property shall be submitted to Council where such drainage disposal or battering is required.
41. Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the plans approved as part of this development application.
42. A stormwater drainage plan, including hydraulic calculations based on a 1 in 10 year storm (ARI), is required. The plan must show how the stormwater generated by this site and other interallotment overland flow water entering onto this site, is to be collected within the site and conveyed in a suitable pipeline to the most appropriate point of discharge as advised by Council.

This plan shall also show existing and proposed surface contours within the site and along its boundaries with immediately adjacent properties, and shall define overland flow paths for storms that exceed the capacity of the underground pipe system.

43. Alterations to the natural surface contours or absorption characteristics must not impede, increase or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
44. Devices are to be installed on all main stormwater discharge lines, for the purpose of emergency containment of pollutants eg. fire water, chemicals and oils.

EROSION & SEDIMENT CONTROL

45. Erosion and sediment control measures shall be designed in accordance with the requirements of the Department of Housing 1998 manual "Managing Urban Stormwater – Soils & Construction" and Council specifications, and to the satisfaction of the Principal Certifying Authority. Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established to the satisfaction of the Principal Certifying Authority.

SALINITY

46. All building materials utilised below dampcourse level or water proof membranes are to be resistant to damage from salt damp. Dampcourses and water proof membranes are to have a high resistance to construction damage, are to be themselves resistant to damage from salt damp and are not to be bridged in any manner by porous materials.
47. Any site drainage or landscaping works are not to result in the significant mobilisation of soil salts on or off the site.

TRAFFIC & PARKING

48. The car parking area must have parking designed in accordance with Australian Standard 2890.1.2004 Parking Facilities – Off Street Car Parking.
49. All vehicles entering and exiting at the property boundary must be driven in the forward direction.
50. Appropriate level of lighting must be provided at all the vehicular entry and exit locations.
51. Goods and/or waste or extraneous material must not be stored in the vehicular manoeuvrings and parking areas. Those areas must be kept clear at all times for the free movement of vehicles.
52. The loading and/or unloading of all goods and materials used in conjunction with the development must take place only on the land.
53. All vehicular crossings as shown on the stamped approved plans must be constructed:
 - for the full width of the footpath; and
 - by Council's authorised contractors at the developer's expense.
54. Any existing vehicular crossings rendered unnecessary by this development must be removed and restored at the developer's expense.
55. Any structure adjacent to the driveway exit eg letterbox shall not be greater than 1.2 m in height, to allow sight distance for motorists exiting the property.
56. The applicant must obtain a Section 138 Consent from Council prior to undertaking any works within the road reserve in accordance with the Roads and Maritime Services' Publication 'Traffic Control at Work Sites'.
57. All works within the road reserve are to be at the applicants cost and all signage is to be in accordance with the Roads and Maritime Services' Traffic Control at Worksites Manual and the Roads and Traffic Authority's Interim Guide to Signs and Markings.
58. Any advertising signs, or structures, will conform to the Roads and Maritime Services' Policy on advertisements in "Signs and Markings" Manual Section 3.6 and Council's relevant DCP.
59. If a Works Zone is required application must be made to Councils Transport Planning Section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place application to have these moved will need to be made.
60. Application must be made to Councils Transport Planning Section for any Road Closures. The application is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closure and any other relevant information.
61. Notice must be given to Council's Transport Planning Section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control plan, prepared by an accredited practitioner must be submitted for approval, 48 hour prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.
62. The entry driveway is to be widened to allow safe vehicle entry as stated in the traffic report that accompanied the development application.

63. The layout of the proposed car parking areas associated with the subject development, including driveways, aisle widths, grades, parking bay dimensions, and sight distance requirements are to be in accordance with AS 2890.1-2004 and AS 2890.2 -2002.
64. All works / regulatory signposting associated with the proposed development are to be at no cost to the RMS.
65. The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.

FIRE SAFETY MEASURES

The following conditions have been imposed to ensure that adequate fire safety measures are provided.

66. A schedule specifying all of the essential fire safety services, both existing and proposed, which are required for the building, shall be attached to the construction certificate and submitted to Council, in compliance with the provisions of the Environmental Planning and Assessment Regulations 2000 (EPAR).

DILAPIDATION

67. A detailed dilapidation report must be submitted to Council prior to the Issue of a Construction Certificate showing all aspects of the adjoining infrastructure including concrete paths, kerbs, fences etc.

D. PRIOR TO ANY WORK COMMENCING ON THE SITE

The following conditions are to be complied with prior to any work commencing on the site.

CONSTRUCTION CERTIFICATES

68. Detailed engineering plans and specifications relating to the work shall be endorsed with a CC, in accordance with Section 81A of the EP&A Act, and a copy submitted to Council, with payment of any relevant fees.
69. Any CC that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.
70. Where this consent requires both engineering and building works to be undertaken, a separate construction certificate shall be issued for each category of works ie., a separate Civil Engineering CC and a separate Building CC.

NOTIFICATION

71. The applicant shall advise Council of the name, address and contact number of the Principal Certifier, in accordance with Section 81A (4) of the EP&A Act.
72. The Principal Certifier shall advise Council, of the date it is intended to commence the work that is the subject of the "complying development" certificate by completing a "Notice of Commencement of Building or Subdivision Work" form available from Council's front counter. A minimum period of two (2) working days, notification shall be given.
73. The certifying authority must advise Council, in writing of the name and contractor licence number of the licensee who has contracted to do or intends to do the work.

If these arrangements are changed, or if a contract is entered into for the work to be done by a different licensee, Council must be immediately informed.

PERMIT TO CARRY OUT WORKS

74. A separate application for a permit to carry out works must be issued by Council to carry out works in Council's road reserve, pursuant to Section 138 of the Roads Act 1993.

EROSION & SEDIMENT CONTROL

75. Before commencement of any works requiring the removal of any ground cover, suitable soil erosion protection measures must be implemented in accordance with Council design and construction specifications and in accordance with the Managing Urban Stormwater Soils and Construction, also known as the Blue Book produced by the NSW Department of Housing guidelines produced. Such measures may include but need not be limited to sediment traps or ponds, diversion banks and silt fencing. All exposed areas of soil must be turfed or seeded and mulched immediately following completion of earthworks.

SITE FACILITIES

76. Access to the site is to be provided only via the all-weather driveway on the property and is not to be provided from any other site, in accordance with Council's sedimentation and erosion policy.

77. Adequate refuse disposal methods and builders storage facilities are to be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.
78. Toilet facilities must be available or provided at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must:
- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

SITE NOTICE BOARD

79. A sign must be erected in a prominent position on the premises on which work is to be carried out. The sign must state:
- (a) Unauthorised entry to the premises is prohibited, and
 - (b) The name of the builder or other person in control of the premises and a telephone number at which the builder or other person may be contacted outside working hours.

NOTIFICATION OF SERVICE PROVIDERS

80. Construction Certificate plans as submitted to Council are to be approved by Sydney Water, to verify that the development meets its requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

E. DURING CONSTRUCTION WORKS

The following conditions are to be complied with whilst works occurring on the site;

LANDFILL

81. Where site filling is necessary, it must be carried out in accordance with Council's Construction Specification AS3798 Guidelines for Earthworks for Commercial and Residential Development and approved drawings by the accredited certifiers. A minimum of 95% standard compaction must be achieved and certified by a suitably qualified geotechnical engineering consultant. Testing is to be in accordance with Council specifications for "Construction of Subdivisional Roads and Drainage Works".
82. All land where filling in excess of 300mm depth has taken place is to be tested and certified in accordance with Council's Policy for filling by a reputable soil testing authority acceptable to Council.
83. Land fill materials must satisfy the following requirements:
- be Virgin Natural Excavated Material (VENM)
 - be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter
 - be free of industrial waste and building debris

HOURS OF OPERATION

84. Construction/civil works are only permitted on the site between the hours of 7am to 6pm Monday to Friday and, 8am to 3pm on Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.
85. Deliveries during construction shall occur only between the hours of 7am and 7pm, Monday to Friday and, between 7am and 7pm on Saturday, and shall not occur at any time on Sundays or Public Holidays.
86. The applicant/ builder shall be responsible to report to the Council any damage to Council's footpath and road carriageway as a consequence of demolition or excavation or building activities or delivery/ departure of materials associated with this site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder/ site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be organised with Council.
87. Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the manufacturers details or by a practising structural engineer. Retaining walls on any boundary are to be of masonry construction.
88. Structural supporting elements or bracing of the building must be designed and certified by a qualified chartered structural engineer having regards to supporting ground conditions.

DEMOLITION

89. Prior to any demolition of any existing building(s) on the land must be investigated for the presence of asbestos. All asbestos must be removed and disposed of in accordance with all regulatory requirements, including those of WorkCover NSW and the Environment

Protection Authority.

BUILDING WORK

90. In the case of a class 5, 6, 7, 8 or 9 building, critical stage inspections must be carried out by the appropriate person in accordance with EP&A Regulation, with Compliance Certificates issued for each inspection. The last critical stage inspection must be carried out by the PCA. The following components of construction are relevant:

- (a) after excavation for, and before the placement of, any footings, and
- (b) prior to covering any stormwater drainage connections; and
- (c) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Note: These certificates or documentary evidence must be submitted to Council with any OC issued for the development

SITE CONTAMINATION

91. All dumped rubbish and fibre cement on the site is to be removed from the site as the first stage of site clearance and preparation works. This is to be conducted by an appropriately licensed asbestos contractor, and the ground surface is to be cleared by an Occupational Hygienist prior to commencement of earthworks. All disposal of wastes must be conducted in accordance with the Protection of the Environment Operations Act 1997.

92. All fill introduced to the site must undergo a contaminated site assessment. This assessment may consist of either:

- (a) a full site history of the source of the fill (if known) examining previous land uses or geotechnical reports associated with the source site to determine potential contamination; or
- (b) a chemical analysis of the fill where the site history or a preliminary contamination assessment indicates potential contamination or contamination of fill material.

93. Records of the following must be submitted to the principal certifying authority monthly and at the completion of earth works:

- (a) The course (including the address and owner of the source site), nature and quantity of all incoming loads including the date, the name of the carrier, and the vehicle registration;
- (b) The results of a preliminary contamination assessment carried out on any fill material used in the development.
- (c) The results of any chemical testing of fill material.

AIR QUALITY AND EROSION CONTROL

94. Dust screens are to be erected around the perimeter of the subject land during land clearing, excavation and construction and until such time as the soil is stabilised.

95. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots Council may direct that such work is not to proceed.

WATER QUALITY

96. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and shall have measures in place in accordance with the approved Soil and Water Management Plan.
97. Sediment and erosion control measures are to be adequately maintained during the works until the establishment of landscaping.

SITE MAINTENANCE/RESPONSIBILITIES & POLLUTION CONTROL DURING SITE WORKS

98. Wastewater from the washing of concrete forms or trucks is not to enter the stormwater drainage system.
99. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.
100. The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
101. Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.
102. All demolition work to be carried out in accordance with the requirements of Australian Standard 2601-1991.
103. Dangerous or hazardous material must be removed and disposed of by qualified persons.

VEGETATION

104. All existing trees and areas of native vegetation not identified for removal on approved plans of the proposed development shall be protected from damage during site works. This protection shall consist of 1800mm high protective fencing, securely installed beneath the outer canopy of any tree to be retained. Trees may be fenced off in clusters where it is not practical to fence off individual trees. There shall be no storing materials, washing machinery or changes to existing soil levels within the fenced areas.
105. No known environmental or noxious weeds or known invasive plant species shall be included in the landscaping/revegetation.
106. Cleared (weed free) native vegetation (timber, small branches and leaf litter) shall be reserved and stockpiled for re-use in rehabilitation works, such as mulching.
107. Mulch generated from exotic trees or other weed species cleared shall not be used on site. It shall be removed from the site and disposed of appropriately and in accordance with legislative requirements.
108. Any imported soil and/or mulch shall be free of contaminants, seed and propagules of weeds and undesirable species. Mulch shall not be used on flood liable land.

POLLUTION CONTROL

109. Wastewater from the washing of concrete forms or trucks shall not to enter the stormwater drainage system.
110. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.
111. All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for a period of greater than 14 days.
112. Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grass.
113. Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways is shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner that will prevent its mobilisation.

GENERAL SITE WORKS

114. The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
115. The property must be secured outside the operating hours to prevent unauthorised tipping.
116. Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.
117. Alterations to the natural surface contours or surface absorption characteristics must not impede, increase or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
118. The following compliance certificates will be required to be submitted. The list is indicative only. Other compliance certificates may be required for "one off" components not covered by this list. All compliance certificates are to be submitted by the accredited certifier for the development.
 - (a) Pipework:
 - Trench Excavation (Line, Grade, Location)
 - Bedding (Type, compaction)
 - Pipework (before backfill)
 - Backfill (compaction)
 - (b) Stormwater Pits:
 - Pit Base
 - Walls
 - Lintel sizes
 - (c) Final inspection
119. The site surface levels are to be designed so that site surface stormwater is deflected away from buildings and neighbours boundary fences and does not cause nuisance or flooding of those areas for storm events less than a 1% AEP.

F. PRIOR TO OCCUPATION OF THE BUILDING/PREMISES

**The following conditions are to be complied with prior to the occupation of the building;
GENERAL**

120. The premises must not be occupied until an occupation certificate is issued by the PCA. Copies of all documents relied upon for the issue at the occupation certificate must be attached to the Occupation Certificate (OC) and registered with Council. These documents shall include surveyor reports and compliance certificate.
121. A final fire or interim safety certificate is to be attached to any OC, except in the case of a Class 1a or Class 10 building(s). This must include all the "essential fire services" installed in the building.
122. Prior to the issue of any OC, a "Work As Executed Plan", prepared by a registered surveyor, must be submitted to and approved by Council clearly showing all aspects of the constructed drainage system. The plan must include:
 - Location and surface levels of all pits.
 - Invert levels of the internal drainage line
 - Finished floor levels of all structures and car park areas
 - The work-as-executed plan information should be shown on a copy of the approved civil works drawings.
123. Prior to the issue of a OC, all stormwater drainage pipes within the proposed road reserve must be inspected using CCTV camera by an experienced operator. Inspections are to be in accordance with the Conduit Inspection Reporting Code of Australia WSA 05-2006. Viewing and assessing of the video footage is to be undertaken by the Consulting Engineer and a certified report including the video footage is to be prepared and submitted to Council. Any defects found in the lines will need to be rectified to satisfaction of Council.
124. Two (2) copies, both marked in red of a "Work as Executed" drawing must be submitted to and approved by Council indentifying all features of the physical work as set out in Council's specification.
125. Appropriate level of street lighting at all the vehicular entry and exit locations must be implemented.
126. All required traffic facilities are to be implemented:
127. Appropriate level of street lighting is provided in front of the entry and exit access point
128. Suitable concrete vehicular footpath crossings must be provided at the entrance to and exit from the property. These crossings must be constructed in accordance with Council's standard requirements for heavy-duty industrial vehicular footpath crossing crossings. The section of the vehicular crossing that traverses the road reserve shall be constructed of plain concrete, i.e., no stencil, pattern, coloured concrete etc.
129. Access driveway and adequate turning paths for articulated heavy vehicles must be provided in accordance with Australian Standard AS2890.2-2002 Parking Facilities - Off Street Commercial Vehicle Facilities.
130. The applicant shall arrange for the construction of a 1.2 metre wide by 75mm deep

concrete footpath paving together with associated turfing adjustments along the full frontage of the site in Council's road pedestrian way. The construction shall only be carried out to plans and specifications approved by Council and via Roads Act Permit to Carry Out Works. This footpath construction shall be completed (or bonded by agreement with Council) prior to the Issue of the OC by the PCA for building works.

131. A maintenance bond in the form of a bank guarantee or cash bond (Amount to be advised) shall be lodged with Council. The bond shall cover maintenance and any damage to roads, drainage lines, public reserves or other council property or works required as a result of work not in accordance with Council's standards, and /or development consent conditions. Council will hold the bond for a minimum period of 6 months from the date of Council's acceptance of final works.

FIRE SAFETY

132. A final fire or interim safety certificate is to be attached to any OC, except in the case of a Class 1a or Class 10 building(s). This must include all the "essential fire services" installed in the building.
133. Annual Fire Safety Statement - The owner of the building must issue an annual fire safety statement in respect of each essential fire safety measure in the building premises and cause a copy of that certificate to be given to Council within 14 days of its receipt by the owner.

The annual fire safety statement must be to the effect that:

- (a) in respect of each essential fire safety measure, such measure has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
 - (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- (b) the building has been inspected by a properly qualified person and was found when it was inspected to be in a condition that did not disclose any grounds for a prosecution under Part 2, Division 7 of the EPAR.

The owner of the building must also cause a copy of the statement (together with a copy of the current fire safety schedule) to be given to the Fire Commissioner and as well cause a further copy of the statement (together with a copy of the current fire safety schedule) to be prominently displayed in the building.