

Attachment 'F' – Applicants Review of Draft Conditions of Consent (DA 1/2014)

CONDITION	COMMENTS / REQUESTED CHANGES
Part B – Administrative or General Conditions	
1. Approved Plans	<ul style="list-style-type: none"> A Revised Set of Drawing have been prepared by Watpac Specialty Services is attached for Council review and inclusion in the Conditions of Consent. The revised plans are generally consistent with those included within the original Development Application but have been amended to remove the Covered Plant Areas previously located on the Western side of the building. Note that 9848/DA01 Stormwater Concept Plan has been prepared by J. Wyndham Prince not Watpac. Not that Drawing 9848/DA02 – Sediment & Erosion Control Plan prepared by J. Wyndham Prince is not included within the approved plans list and should be added.
Part F – Building Matters	
General	<ul style="list-style-type: none"> Wording of conditions should be reviewed to require “compliance with the requirements of the relevant standards” rather than “works are to be undertaken that comply with...” While still requiring compliance with the relevant standards, the changes to the wording will enable performance solutions to implemented and approved by a PCA without requiring further clarification from Council.
1 Compliances, Certificates and Statements	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
5 Essential Fire Protection Services	<ul style="list-style-type: none"> Fire Protection Services to be reviewed in light of the revised drawings. Wording of condition to be amended as per general comment above.
7 Ground Surfaces for Visually Impaired Persons	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
8	<ul style="list-style-type: none"> Condition to be deleted. No new Habitable Rooms are proposed.
9 Separation of Equipment	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
10 Separation of Electricity supply system	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
Part I – Prior to the lodgement of the Construction Certificate application for Stage 1 and 2	
General	<ul style="list-style-type: none"> Wording of conditions should be reviewed to require “compliance with the requirements of the relevant standards” rather than “works are to be undertaken that comply with...” While still requiring compliance with the relevant standards, the changes to the wording will enable performance solutions to implemented and approved by a PCA without requiring further clarification from Council.
4 Disabled Access	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
5	<ul style="list-style-type: none"> Fire Protection Services to be reviewed in light of the revised drawings. Wording of condition to be amended as per general comment above.
6 Travel Distance for Egress	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.

7 Facilities in Class 3 to 9 buildings	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
8 Fire Hydrants	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
9	<ul style="list-style-type: none"> It is requested that Council clarify the requirements for 10 Inspections.
12 - 14	<ul style="list-style-type: none"> Conditions to be deleted. <p>As outlined in Section 4.1 of the Statement of Environmental Effects – <i>The location of the facility provides connection to the surrounding rural road network and allows trucks to access the site and the surrounding farms via the rural collector roads. No upgrade to the surrounding road network is required to facilitate the development. The addition of a total of 29 vehicles per day in Stage 1 or 44 vehicles per day in Stage 2 to the existing traffic volumes on Snaidero Road is not expected to result in any adverse impacts at the Kidman Way / Snaidero Road intersection.</i></p>
16	<ul style="list-style-type: none"> Condition to be deleted.
17 Fire Control Centres	<ul style="list-style-type: none"> Fire Protection Services to be reviewed in light of the revised drawings. Wording of condition to be amended as per general comment above.
18	<ul style="list-style-type: none"> Fire Protection Services to be reviewed in light of the revised drawings. Wording of condition to be amended as per general comment above.
Part J – Prior to Commencement of Work	
6	<ul style="list-style-type: none"> Condition to be deleted. See comments in relation to Part I Conditions 12 – 14 above.
Part L – Prior to the lodgement of an Occupation Certificate application for Stage 1	
General	<ul style="list-style-type: none"> Wording of conditions should be reviewed to require “compliance with the requirements of the relevant standards” rather than “works are to be undertaken that comply with...” While still requiring compliance with the relevant standards, the changes to the wording will enable performance solutions to implemented and approved by a PCA without requiring further clarification from Council.
1 S94A Environmental Planning and Assessment Act 1979 – Development Contributions Plan 2010	<ul style="list-style-type: none"> Separate discussions in relation to Infrastructure Charges to be held with directly with Baiada representatives.
2 S64 Local Government Act 1993 – Water Supply	<ul style="list-style-type: none"> Separate discussions in relation to Infrastructure Charges to be held with directly with Baiada representatives.
3 Water allocation transfer	<ul style="list-style-type: none"> Separate discussions in relation to Infrastructure Charges to be held with directly with Baiada representatives.
6 Final Fire Safety Certificate	<ul style="list-style-type: none"> Wording of condition to be amended as per general comment above.
12	<ul style="list-style-type: none"> Condition to be deleted. See comments in relation to Part I Conditions 12 – 14 above.
13	<ul style="list-style-type: none"> Condition to be deleted. See comments in relation to Part I Conditions 12 – 14 above.
21 Fumigation Management Plan	<ul style="list-style-type: none"> Condition to be amended as the Fumigation Management Plan only needs to be each updated if operational changes are proposed.

Part L (2) – Prior to the lodgement of an Occupation Certificate application for Stage 2	
2 Section 64 Local Government Act 1993 – Water Supply and Sewerage	<ul style="list-style-type: none"> • Separate discussions in relation to Infrastructure Charges to be held with directly with Baiada representatives.
Part O – Ongoing Requirements	
1 Hours of Operation	<ul style="list-style-type: none"> • Disabling Reversing Alarms is inconsistent with Workplace Health and Safety Requirements and cannot be achieved.
5 Clearing and Mulching of Vegetation	<ul style="list-style-type: none"> • Condition to be amended to enable any cleared vegetation to be mulched and used on site to support on site landscaping.
10	<ul style="list-style-type: none"> • Condition to be deleted to enable the full range of design vehicles to access the site.
Part S – Building Fire Safety	
2 Automatic Sprinkler Systems	<ul style="list-style-type: none"> • Fire Protection Services to be reviewed in light of the revised drawings. • Wording of condition to be amended as per general comment above.