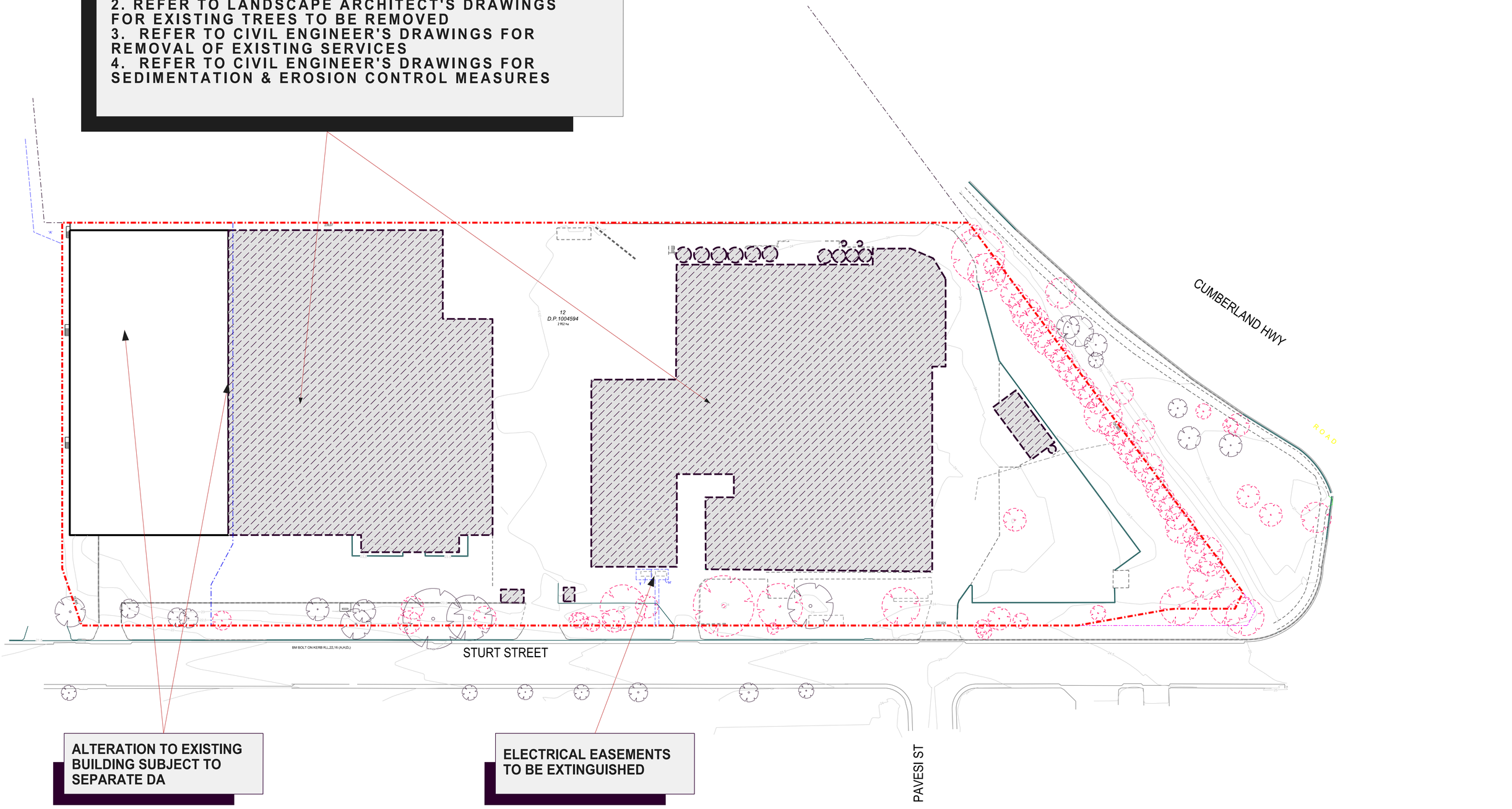
1. DEMOLISH AND REMOVE ALL EXISTING STRUCTURES WITHIN SITE BOUNDARIES AS SHOWN.
2. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR EXISTING TREES TO BE REMOVED
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR REMOVAL OF EXISTING SERVICES
4. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SEDIMENTATION & EROSION CONTROL MEASURES



ALTERATION TO EXISTING BUILDING SUBJECT TO SEPARATE DA

ELECTRICAL EASEMENTS TO BE EXTINGUISHED

0m 50m

DA ISSUE
NOT FOR CONSTRUCTION

NO.	AMENDMENT	DATE	NO.	AMENDMENT	DATE
A	DA ISSUE	28.04.16			

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CLIENT
BUNNINGS warehouse

JOHN R. BROGAN & ASSOCIATES
PTY. LIMITED
ARCHITECTS, PLANNERS & COMMERCIAL INTERIOR DESIGNERS
EST · 1927
37 PITT ST. SYDNEY NSW 2000
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EMAIL: jrb@brogans.com.au
A.B.N. 93 003 284 759

BUNNINGS WAREHOUSE SMITHFIELD
LOT 12 DP 1004594
1-15 STURT STREET (CNR CUMBERLAND HWY)
SMITHFIELD NSW 2164

DEMOLITION PLAN

SCALE : 1:500
DATE : OCT 13
PROJ. NO. 1385
DRG. NO. 005
AMD NO. A

CAD REF: ... Microstation V8I SS2 PROPOSED BUNNINGS WAREHOUSE, SMITHFIELD, N.S.W. 1385 - PLOTTED:02-May-2016

0 10 30 50m

DA ISSUE
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NO.	AMENDMENT	DATE	NO.	AMENDMENT	DATE
A	DA ISSUE	11.10.13			

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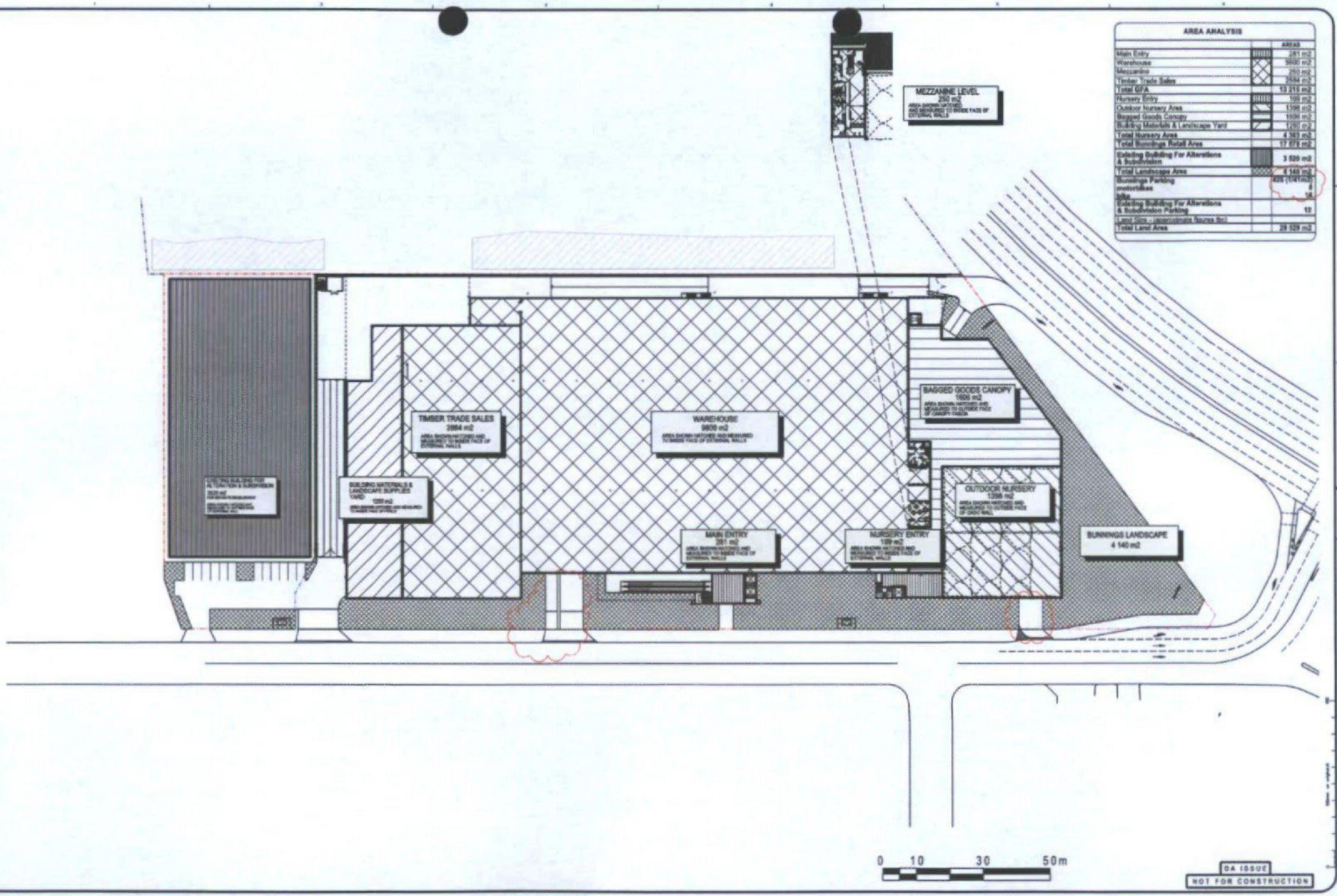
A.B.N. 93 001 284 755

BUNNINGS WAREHOUSE SMITHFIELD
LOT 12 DP 1004594
1-15 STURT STREET (CNR CUMBERLAND HWY)
SMITHFIELD NSW 2164

SITE PLAN / ROOF PLAN

SCALE: 1:500
DATE: OCT 13

PROJ. NO. 1385
DWG. NO. 030
AMD NO. A



AREA ANALYSIS	AREAS
Main Entry	281 m2
Warehouse	9800 m2
Mezzanine	250 m2
Timber Trade Sales	2884 m2
Total GFA	13 215 m2
Nursery Entry	139 m2
Outdoor Nursery Area	1398 m2
Bagged Goods Canopy	1605 m2
Building Materials & Landscape Yard	1200 m2
Total Nursery Area	4 340 m2
Total Bunnings Retail Area	17 675 m2
Existing Building For Alterations & Subdivision	3 529 m2
Total Landscape Area	4 140 m2
Bunnings Parking	435 (1/41m2)
motorbikes	4
bike	14
Existing Building For Alterations & Subdivision Parking	12
Land Size - (approximate Survey Box)	
Total Land Area	29 529 m2

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NO.	AMENDMENT	DATE	NO.	AMENDMENT	DATE
A	DA ISSUE	11.06.13			
B	DA RFI	13.08.13			

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CLIENT
BUNNINGS warehouse

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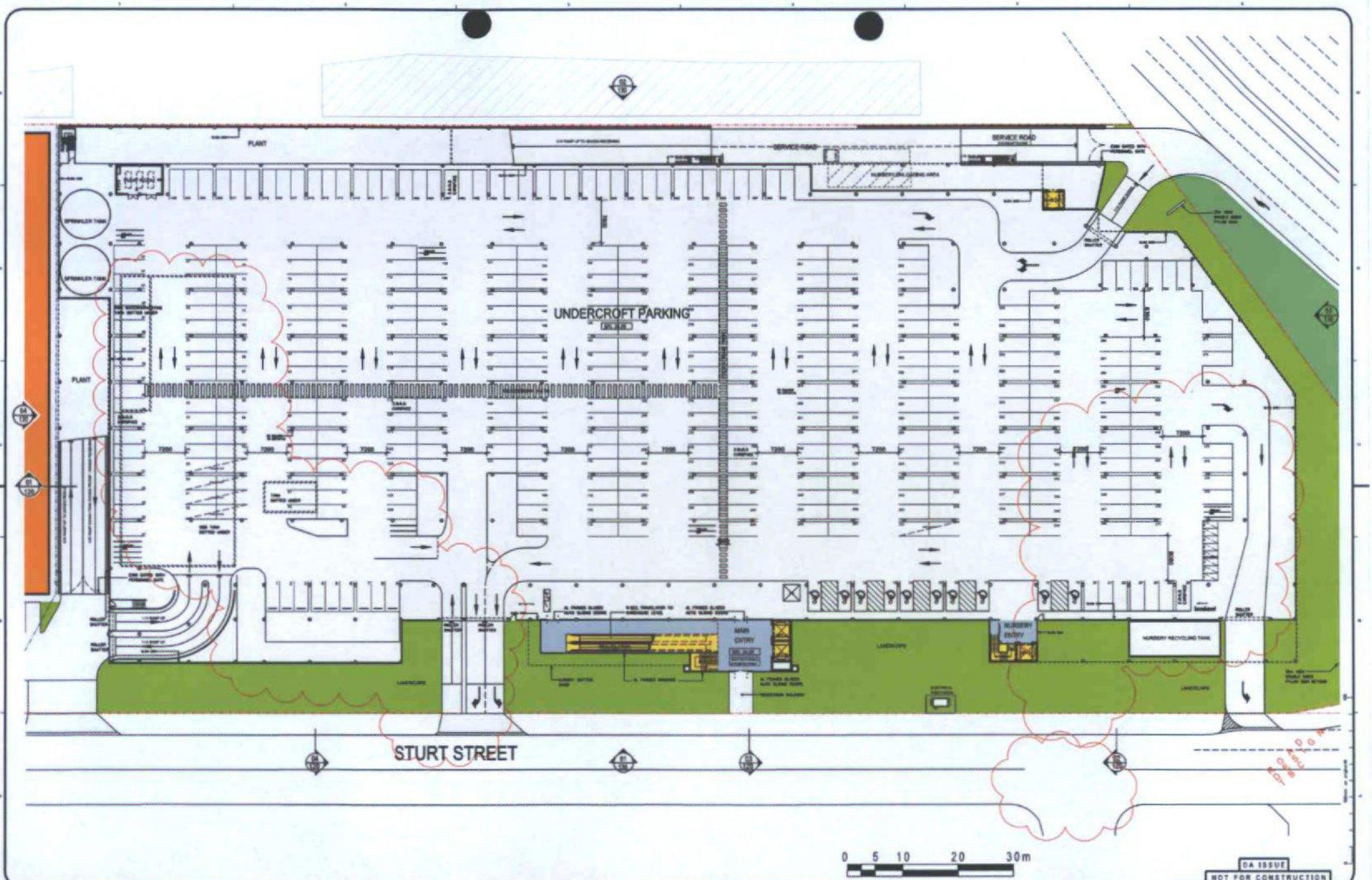
BUNNINGS WAREHOUSE SMITHFIELD
LOT 12 DP 1004194
1-15 STURT STREET (CNR CUMBERLAND HWY)
SMITHFIELD NSW 2164

AREA DIAGRAM

SCALE : 1:500
DATE : OCT 13

PROJ. NO. 1385
DRG. NO. 040
AMD NO. B



DA ISSUE
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NO.	AMENDMENT	DATE	NO.	AMENDMENT	DATE
A	DA ISSUE	22.10.13			

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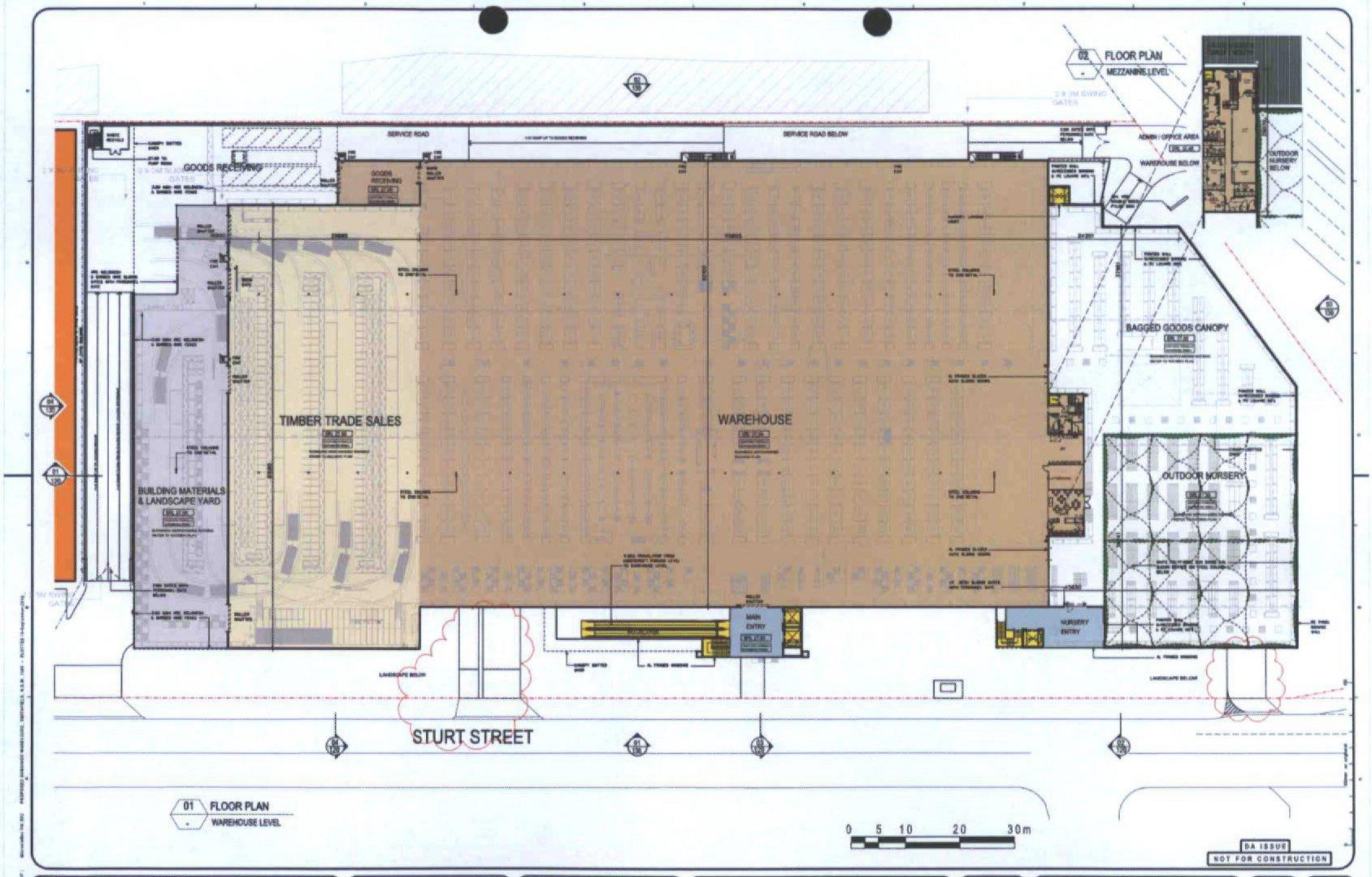
BUNNINGS WAREHOUSE SMITHFIELD
LOT 12 DP 1004594
1-15 STURT STREET (CNR CUMBERLAND HWY)
SMITHFIELD NSW 2164

FLOOR PLAN
UNDERCROFT PARKING LEVEL

SCALE : 1:300
DATE : OCT 13

PROJ. NO. 1385
DRG. NO. 100
AMD NO. A



NO.	AMENDMENT	DATE	NO.	AMENDMENT	DATE
A	DA ISSUE	18.07.13			
B	DA ISSUE	12.09.13			

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37 PITT ST, SYDNEY NSW 2000
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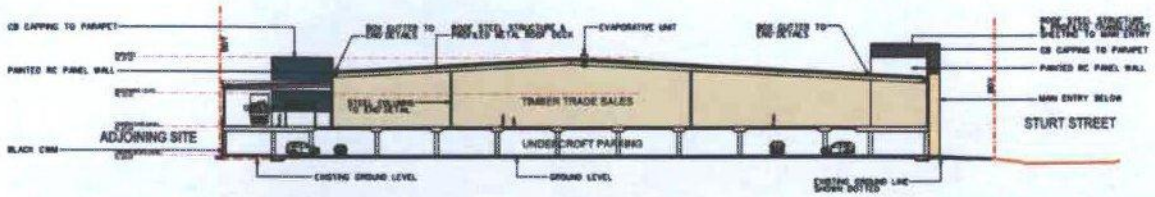
BUNNINGS WAREHOUSE SMITHFIELD
LOT 12 DP 1004594
1-15 STURT STREET (CNR CUMBERLAND HWY)
SMITHFIELD NSW 2164

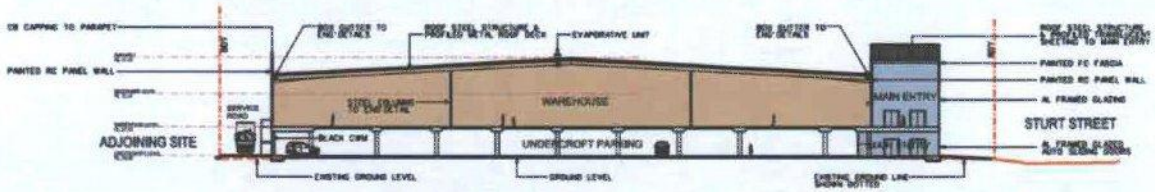
FLOOR PLAN
WAREHOUSE LEVEL

SCALE : 1:300
DATE : OCT 13

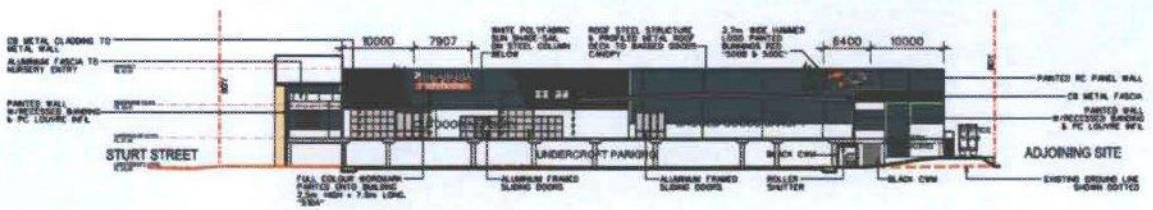
PROJ. NO. 1385
DWG. NO. 101
AMD NO. B



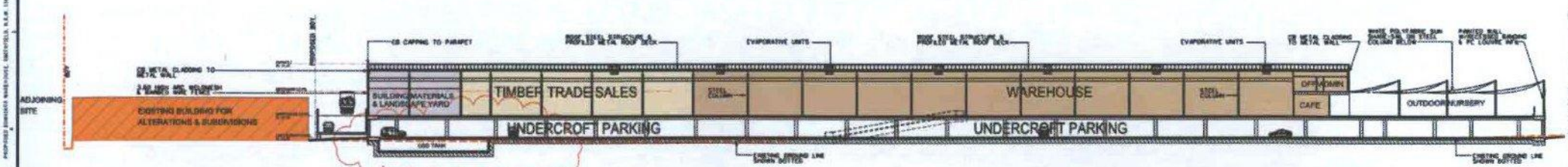
04 EAST - WEST SECTION
STURT ST / ADJOINING PROPERTY



03 EAST - WEST SECTION
STURT ST / ADJOINING PROPERTY



02 EAST - WEST SECTION
STURT ST / ADJOINING PROPERTY



01 NORTH - SOUTH SECTION
CUMBERLAND HWY / ADJOINING PROPERTY

0m 10 30 50m

DA ISSUE
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NO.	AMENDMENT	DATE	NO.	AMENDMENT	DATE
1	DA SUBMISSION	18.10.13			

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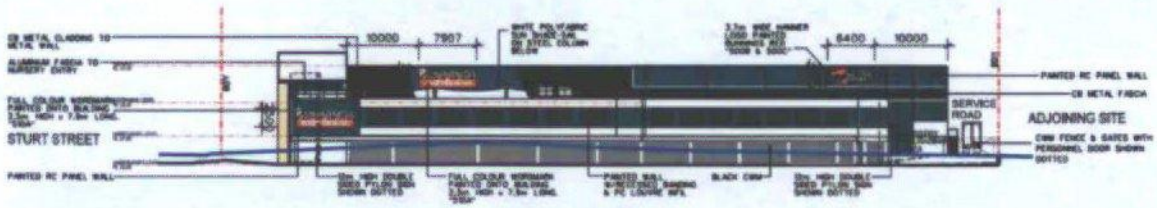
BUNNINGS WAREHOUSE SMITHFIELD
LOT 12 DP 1004594
1-15 STURT STREET (CNR CUMBERLAND HWY)
SMITHFIELD NSW 2164

SECTIONS

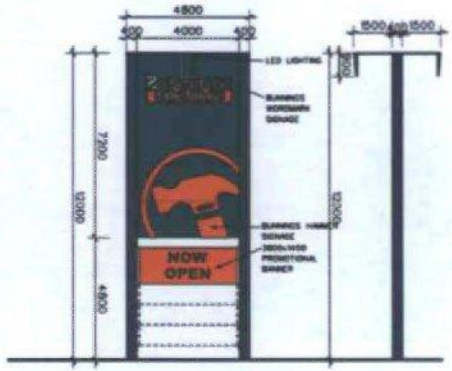
SCALE: 1:350
DATE: OCT 13

PROJ. NO. 1305
DWG. NO. 120
AMD NO. B

04 SOUTH ELEVATION
ADJOINING PROPERTY

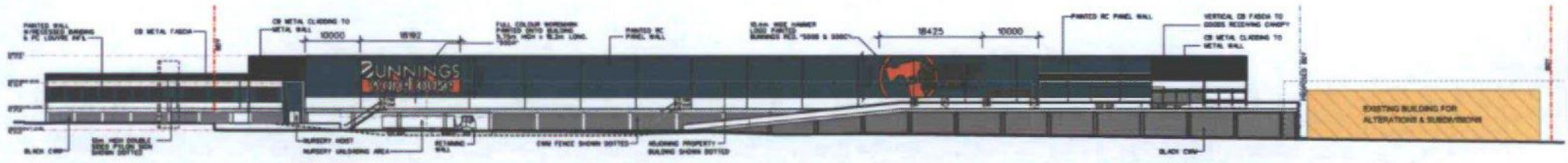


03 NORTH ELEVATION
CUMBERLAND HIGHWAY

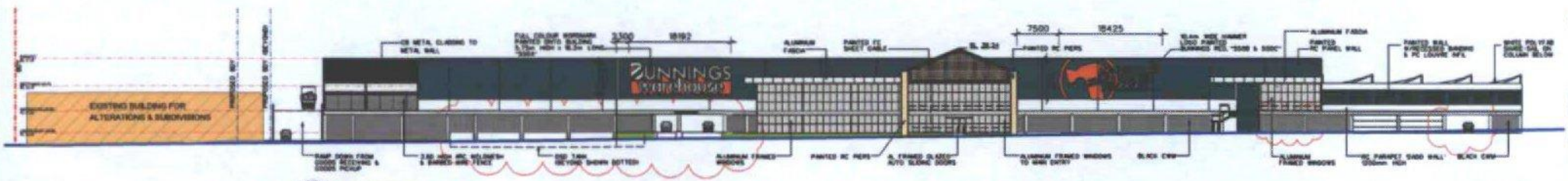


05 PYLON SIGN
FRONT ELEVATION 1:100

06 PYLON SIGN
SIDE ELEVATION 1:100



02 WEST ELEVATION
ADJOINING PROPERTY



01 EAST ELEVATION
STURT STREET

DA ISSUE
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NO.	AMENDMENT	DATE	NO.	AMENDMENT	DATE
A	DA ISSUE	18.10.13			

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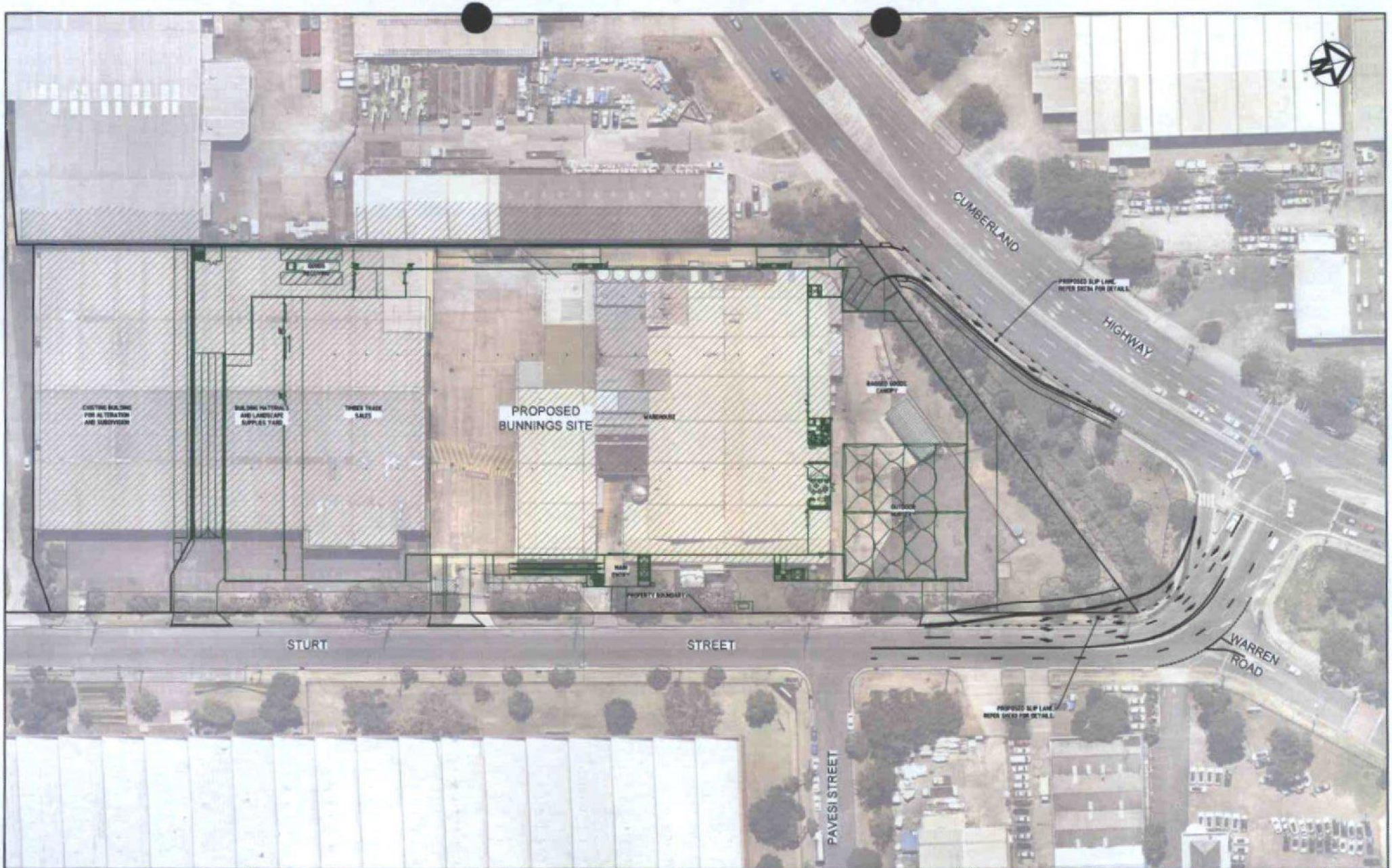
EMAIL: jrb@brogan.com.au

BUNNINGS WAREHOUSE SMITHFIELD
LOT 12 DP 1004594
1-15 STURT STREET (CNR CUMBERLAND HWY)
SMITHFIELD NSW 2164

ELEVATIONS

SCALE: 1:350
DATE: OCT 13

PROJ. NO. 1385
DRG. NO. 130
AMD NO. B



Issue	Description	Date
P5	RE-ISSUED FOR INFORMATION	15-05-16
P4	RE-ISSUED FOR INFORMATION	10-05-16
P3	RE-ISSUED FOR INFORMATION	06-05-16
P2	RE-ISSUED FOR INFORMATION	03-05-16
P1	ISSUED FOR INFORMATION	26-04-16

Bar Scales

1:500 @ A1 1:1000 @ A3

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Client: Bunnings warehouse

Scales	1 : 500
Grid	MGA
Height Datum	AHD
Drawn	ABD
Designed	ABD
Checked	MW
Approved	PW

Project: BUNNINGS WAREHOUSE SMITHFIELD

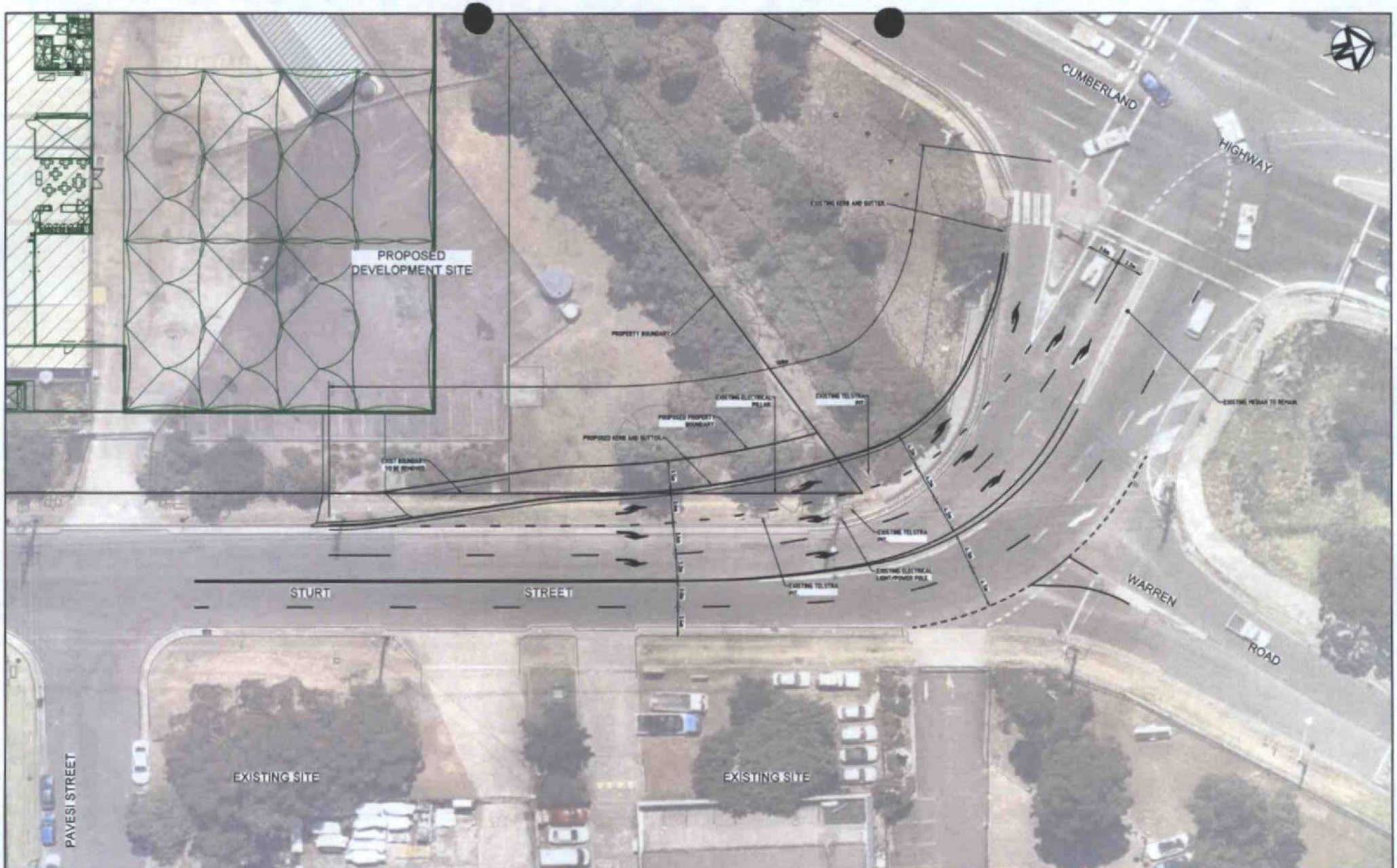
Title: PROPOSED ROADWORKS GENERAL ARRANGEMENT

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney, NSW 2060
ABN 96 130 882 405
Tel: 02 8456 7777
Fax: 02 9923 1095
www.atl.net.au
info@atl.net.au

Status: FOR INFORMATION NOT FOR CONSTRUCTION

A1

Drawing No.	Project No.	Issue
SKC01	16-371	P5



Issue	Description	Date
P5	RE-ISSUED FOR INFORMATION	15-01-16
P4	RE-ISSUED FOR INFORMATION	08-01-16
P3	RE-ISSUED FOR INFORMATION	09-09-15
P2	RE-ISSUED FOR INFORMATION	03-05-15
P1	ISSUED FOR INFORMATION	20-04-15

Bar Scales

1:200 @ A1 1:400 @ A3

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Client: BUNNINGS warehouse

Scales	1 : 200	Drawn	ASD
		Designed	ASD
Grid	MGA	Checked	MM
Height Datum	AHD	Approved	PW

Project: BUNNINGS WAREHOUSE SMITHFIELD

Title: PROPOSED STURT STREET SLIP LANE PLAN

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street North Sydney, NSW 2060
ABN 84 130 882 405
Tel 02 8436 1777
Fax 02 8923 1095
www.atl.net.au
info@atl.net.au

Scales		
FOR INFORMATION NOT FOR CONSTRUCTION		A1
Drawing No. SKC03	Project No. 16-371	Issue P5

Issue	Description	Date
P2	RE-ISSUED FOR INFORMATION	03-05-16
P1	ISSUED FOR INFORMATION	26-04-16

100mm on Original

Bar Scales

0 5 10 15 20m

1 : 200 @ A1 1 : 400 @ A3

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Client

BUNNINGS warehouse

Scales	1 : 200
Grid	MGA
Height Datum	AHD
Drawn	ASD
Designed	ASD
Checked	MM
Approved	PW

Project

BUNNINGS WAREHOUSE SMITHFIELD

Title

PROPOSED CUMBERLAND HIGHWAY SLIP LANE PLAN

Civil Engineers and Project Managers

at&l

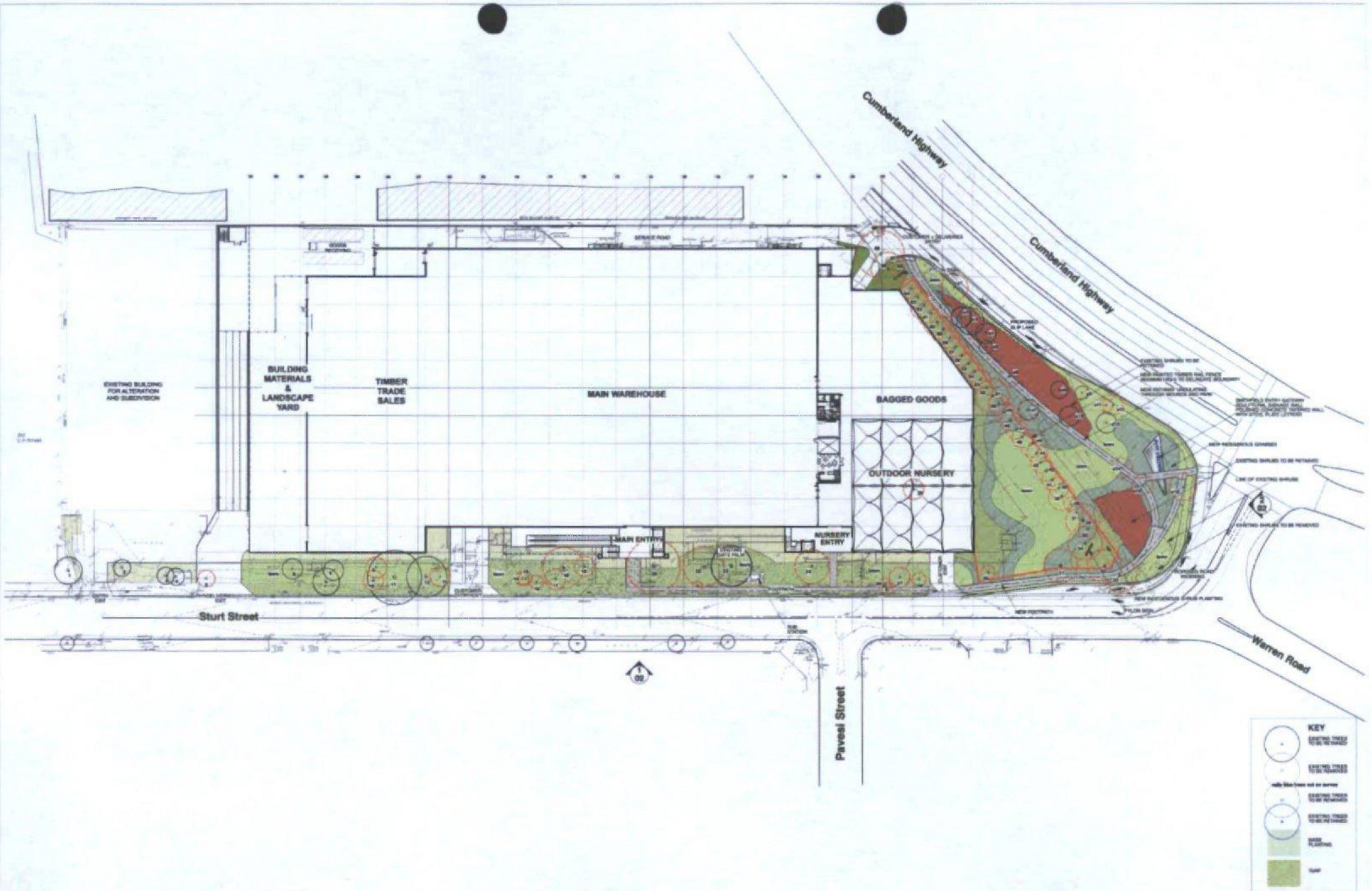
Level 7, 153 Walker Street
North Sydney, NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR INFORMATION
NOT FOR CONSTRUCTION

A1

Drawing No.	Project No.	Issue
SKC04	16-371	P2

Date Plotted: 3 May 2016 - 09:17AM File Name: F:\16-371 Bunnings Smithfield\Drgs\Civil\Sketches\SKC04.dwg



BUNNINGS warehouse

JOHN R. BROGAN & ASSOCIATES

JOHN LOCK & ASSOCIATES LANDSCAPE ARCHITECTURE

jla

Proposed Bunnings Warehouse Smithfield
Lot 12 DP 1004954
1-15 Sturt Street (corner Cumberland Highway) Smithfield NSW 2164

EXISTING TREE PLAN

1:500 @ A1
1:1000 @ A3
13/04/2016
2310 LP - 00

BUNNINGS warehouse

JOHN R. BROGAN & ASSOCIATES

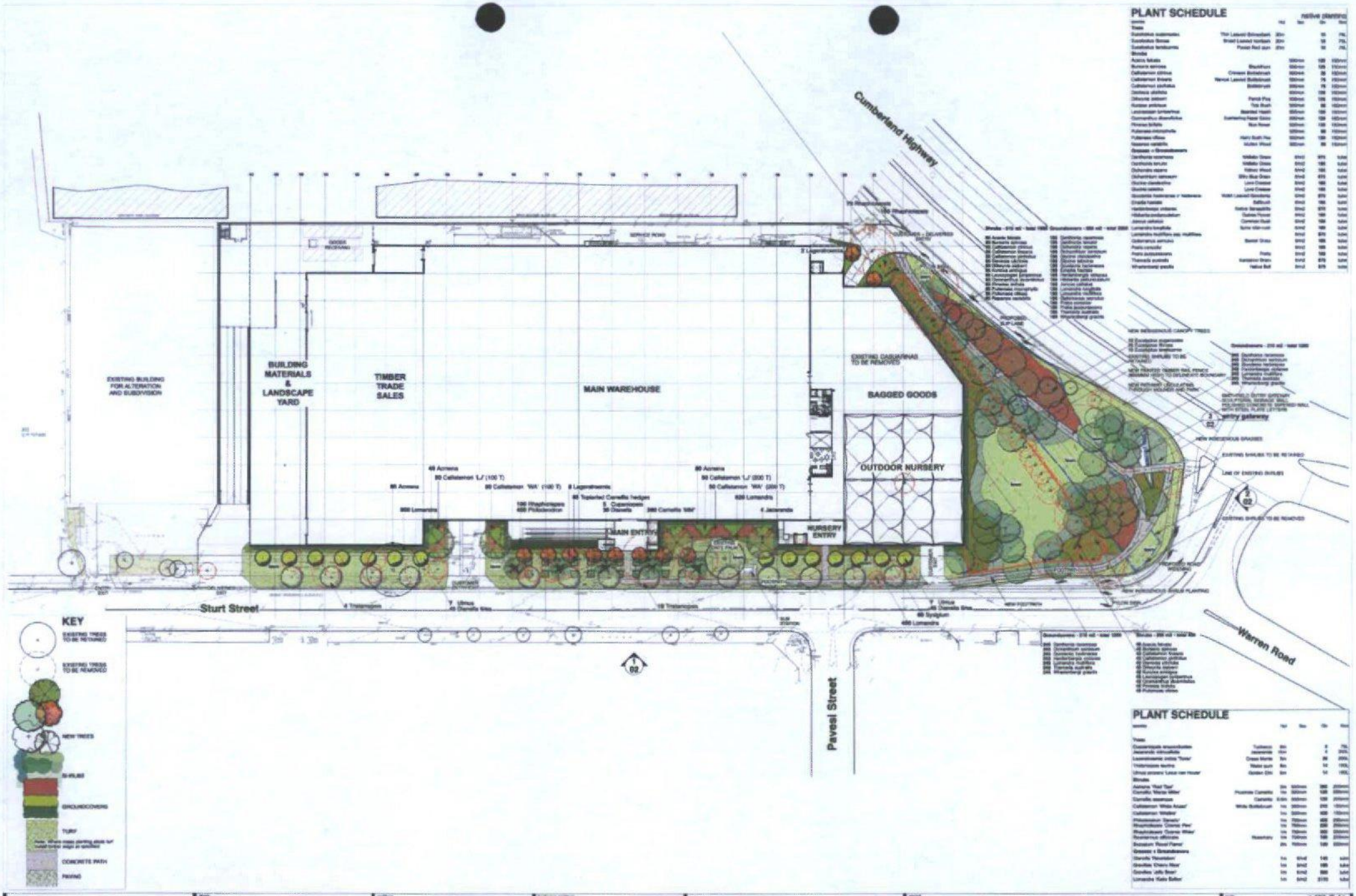
JOHN LOCK & associates LANDSCAPE ARCHITECTURE

jla

Proposed Bunnings Warehouse Smithfield
Lot 12 DP 1004954
1-15 Sturt Street (corner Cumberland Highway) Smithfield NSW 2164

LANDSCAPE PLAN - Sheet 1

1:250 @ A1
1:500 @ A3
23/08/2016
2310 LP - 01.1



REVISED DA ISSUE 03/08/2016
COORDINATION ISSUE 04/05/2016
DA ISSUE 04/05/2016
COORDINATION ISSUE 06/05/2016
COORDINATION ISSUE 17/06/2016
COORDINATION ISSUE 13/04/2016

BUNNINGS warehouse

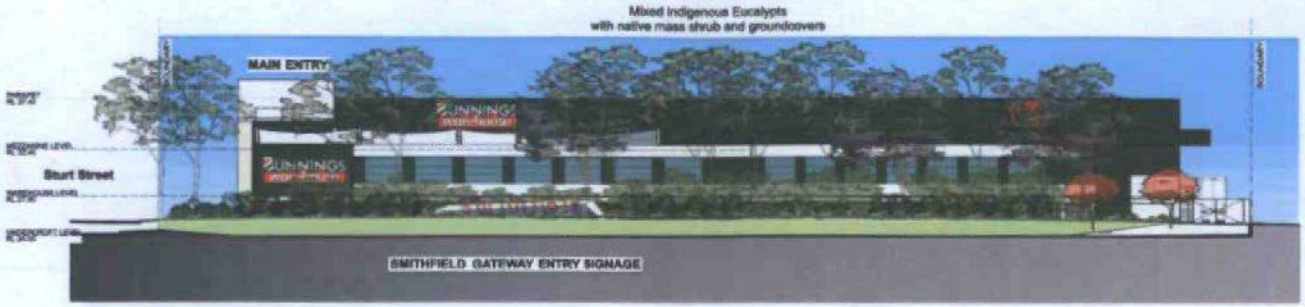
JOHN R. BROGAN & ASSOCIATES

JOHN LOCK & associates LANDSCAPE ARCHITECTURE

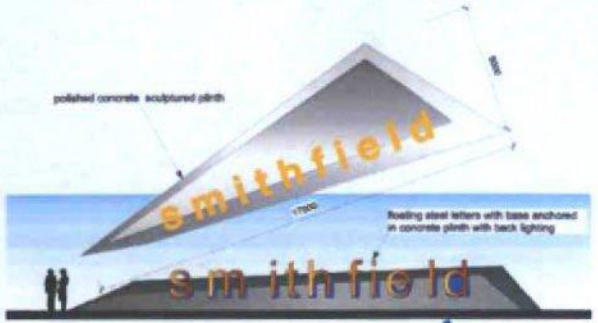
Proposed Bunnings Warehouse Smithfield
Lot 12 DP 1004054
1-15 Sturt Street (corner Cumberland Highway) Smithfield NSW 2164

LANDSCAPE PLAN

1:500 @ A1
1:1000 @ A3
13/04/2016
2310 LP - 01



2 NORTH ELEVATION - Cumberland Highway
1:250



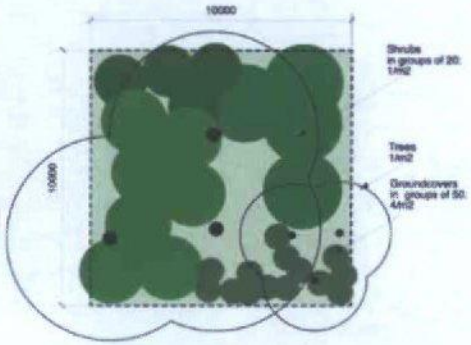
3 GATEWAY ENTRY SIGNAGE - Cumberland Highway
1:100

1 EAST ELEVATION - Sturt Street
1:250

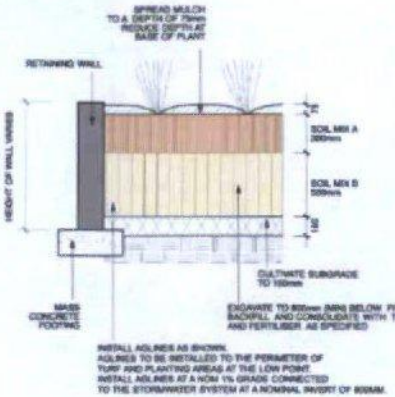
JOIN LINE

1 EAST ELEVATION - Sturt Street - continuation
1:250

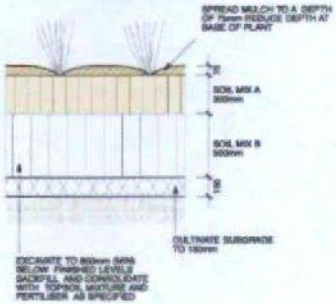
REVISED DA ISSUE COORDINATION ISSUE DA ISSUE COORDINATION ISSUE COORDINATION ISSUE COORDINATION ISSUE COORDINATION ISSUE	03/08/2018 15/06/2018 03/05/2018 25/04/2018 23/04/2018 16/04/2018 13/04/2018	BUNNINGS warehouse	JOHN R. BROGAN & ASSOCIATES	JOHN LOCK & association LANDSCAPE ARCHITECTURE jla	0 5 10 20 30 50 m	Proposed Bunnings Warehouse Smithfield Lot 12 DP 1004954 1-15 Sturt Street (corner Cumberland Highway) Smithfield NSW 2164 LANDSCAPE ELEVATIONS	1:250 @ A1 1:500 @ A3 13/04/2018 2310 LP - 02



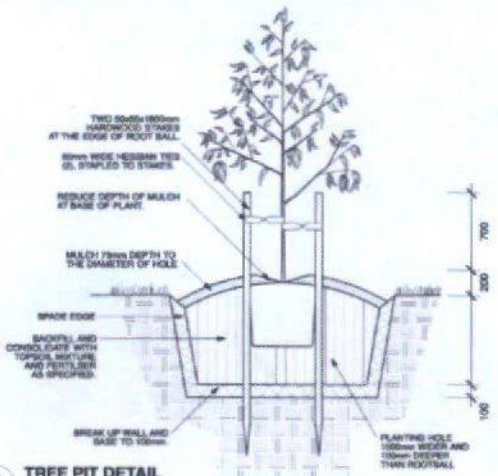
A PLANTING MATRIX - MASSED NATIVE SHRUBS + GRASSES DETAIL
1:100@A1



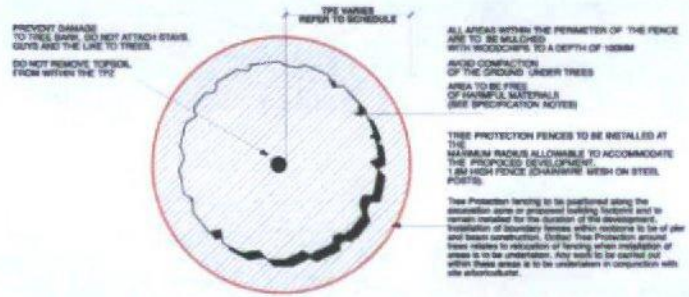
B RETAINING WALL + MASS PLANTING
1:20@A1



C MASS PLANTING DETAIL
1:20@A1

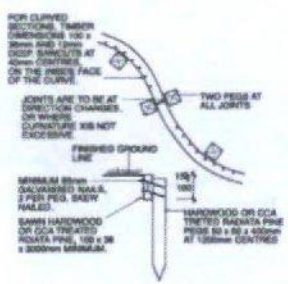


D TREE PIT DETAIL
1:20@A1



1 TREE PROTECTION DETAIL
1:50@A1

E TURF DETAIL
1:10@A1



F TIMBER EDGE DETAIL
1:10@A1

SPECIFICATION NOTES

SITE PREPARATION / SOIL WORKS
ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS OXALIS, ONION WEED AND THE LIKE.

NO REGRADING IS TO BE CARRIED OUT WITHIN THE DRIPLINE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT ROOTS GREATER THAN 40MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

TREE PROTECTION
PROTECT ALL EXISTING TREES AS NOTED ON THE DRAWINGS FOR THE DURATION OF THE BUILDING WORKS.

TAKE ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING:

Tree Protection fences
INSTALL A TREE PROTECTION FENCES AT THE MAXIMUM RADIUS ALLOWABLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN THE FENCE FOR THE DURATION OF THE BUILDING WORKS.

CONSTRUCT THE FENCE 1.8 M HIGH WITH CHAINWIRE MESH ON STEEL POSTS. ALL AREAS WITHIN THE PERIMETER OF THE FENCE ARE TO BE COVERED TO A DEPTH OF 100MM WITH WOODCHIP MULCH.

Temporary Irrigation
INSTALL A TEMPORARY IRRIGATION SYSTEM TO ALL TREES TO BE RETAINED. INSTALL DRIP EMITTERS ON POLY LATERALS. THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A GALCON OR SIMILAR AUTOMATIC CONTROLLER.

Harmful materials
DO NOT STORE, STOCKPILE, DUMP OR OTHERWISE REPLACE UNDER OR NEAR TREES, BULK MATERIALS AND HARMFUL MATERIALS INCLUDING OIL, PAINT, WASTE, CONCRETE, CLEANINGS, SCAFFOLDING AND THE LIKE. DO NOT PLACE SPOILS FROM EXCAVATIONS AGAINST TREE TRUNKS, EVEN WORK SHORT PERIODS. PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS.

Damage
PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES.

Work under trees
DO NOT PERFORM WORK WITHIN THE DRIP LINE OF TREES UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIP LINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED.

Roots
DO NOT CUT TREE ROOTS EXCEEDING 50 MM DIAMETER UNLESS PERMITTED BY THE SUPERINTENDENT. WHERE IT IS NECESSARY TO CUT TREE ROOTS, USE A CHAIN SAW OR SIMILAR MEANS EVEN THAT THE CUTTING DOES NOT UNDULY PULL OR REND THE REMAINING ROOT SYSTEM. IMMEDIATELY AFTER CUTTING, APPLY AN APPROVED BITUMINOUS FUNGICIDAL SEALANT TO THE CUT SURFACE TO PREVENT THE INCURSION OF ROT OR DAMAGE.

Compacted Ground
AVOID COMPACTION OF THE GROUND UNDER TREES. IF THE GROUND UNDER TREES HAS BEEN UNDULY COMPACTED DURING SITE WORK UNDER THE CONTRACT, FOR EXAMPLE BY THE OPERATION OF HEAVY CONSTRUCTIONAL PLANT, LOOSEN THE SOIL BY LIGHT DISCING.

SOIL WORKS
THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 150MM. SUPPLY AND INSTALL TO A DEPTH OF 200 MM THE FOLLOWING SOIL MIX:

SOIL DEPTH	
TURF	150MM
PLANTING	300MM
SOIL MIX	
BLACK LOAM	80%
COARSE WASHED RIVER SAND	20%

ORGANIC LAYER 50 MM DEEP
CULTIVATE A 50MM LAYER OF ORGANIC ADDMIX INTO THE TOP 100MM OF SOIL MIX.

ADDMIX composition
TREATED HARDWOOD SAWDUST
FINE RIVER FINES
COMPOSTED MANURE

TREE PLANTING AREAS TO BE MOUNDED 300 MM ABOVE THE EXISTING GROUND LINE TO IMPROVE DRAINAGE FROM PLANT PIT HOLES. THESE TO BE EXCAVATED 2 TIMES LARGER THAN THE ROOTBALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE.

MULCH
SUPPLY AND PLACE 75 MM LAYER OF HARDWOOD HORTICULTURAL GRADE MULCH, GRADED IN SIZE 15 MM X 15MM X 15MM, FREE FROM WOOD SLIVERS. SET DOWN 25mm FROM ADJACENT PAVING.

TURFED AREAS
APPLY GARDLESS 20:17 LAWN FERTILISER TO SOIL, APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TURF AREAS
e 'Wagga Green' KIKUYU WITH AN EVEN THICKNESS OF 35MM.

DO NOT LET TURF DRY OUT. LIGHTLY TOP DRESS TURF 6 WEEKS AFTER LAYING WITH 10MM IMPORTED TOPSOIL THATCH TO BE LAID WITH STAGGERED JOINTS. FLUSH WITH PATHWAY LEVELS.

TIMBER EDGE
ALL MASS PLANTED AREAS WHERE THEY ABUT GRASSED AREAS SHALL HAVE A TREATED TIMBER EDGE 150 X 38 MM NOMINAL SIZING, 50 MM M4 STAKES. SET COUND FLUSH WITH ADJOINING SURFACES AS SHOWN ON THE DRAWINGS TO DEFINE PLANTING AND OR GRASSED AREAS. TIE EDGING WITH GALVANISED SOLD TWO PER STAKE. DRIVE STAKES 600 MM INTO GROUND AT 1200 MM CENTRES ON THE PLANTING SIDE OF THE EDGING WITH THE TOP FLUSH WITH THE EDGING.

PLANT MATERIALS
ALL PLANTS SHALL BE TRUE TO TYPE, OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT SHOWING ANY RESTRICTED GROWTH OR FORMS. SHOULD THERE BE A REQUIREMENT FOR SUBSTITUTIONS THEY SHALL NOT CHANGED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIEGATED STRAIN SHALL BE USED. ALLOW FOR SLOW RELEASE FERTILISER TO ALL PLANTS, APPLIED AT THE MANUFACTURERS RECOMMENDED RATE TO BE SAME OR SIMILAR TO OSMOCOTE.

FERTILISER
WHEN PLANTING AREAS ALLOW 2 SHRUBTEX SLOW RELEASE KOND PELLETS PER 5-10 LITRE PLANT AND ONE PER 100MM PLANT TURF AREAS, ALSO SHELLITE NO.17 LAWN FERTILISER OR EQUIVALENT APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

STAKES AND TIES
DURABLE HARDWOOD STRAIGHT, SIZE SHALL BE 50X50X1800 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 600MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESSIAN WEBBING FIXED IN A FIGURE OF EIGHT PATTERN.

PLANT ESTABLISHMENT PERIOD
FROM THE DATE OF PRACTICAL COMPLETION THERE SHALL BE A PERIOD OF 26 WEEKS FOR THE PLANTING ESTABLISHMENT PERIOD. ANY FAILED PLANTS SHALL BE REPLACED WITH THE SAME TYPE AND SPECIES. THE MULCHED SURFACES SHALL BE MAINTAINED IN A NEAT AND TIDY CONDITION. STAKES AND TIES SHALL BE ADJUSTED AS REQUIRED AND THE TURF SHALL BE REGULARLY MOWED TO MAINTAIN A HEALTHY GROUND COVER. A CONSTANT WATER REGIME SHALL BE MAINTAINED TO ENSURE HEALTHY GROWTH OF ALL PLANT MATERIAL.

IRRIGATION
ALL PLANTING AREAS TO BE SUPPLIED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM EQUIPMENT TO INSTALL THE IRRIGATION SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE WATER AUTHORITY SUPPLY AUTHORITY AND RELEVANT AUSTRALIAN STANDARDS. PRIVATE PICKOFF, OR SIMILAR APPROVED CONTROLLER. CONNECTION TO SYDNEY WATER MAINS TO BE THROUGH AN APPROVED REDUCED PRESSURE ZONE DEVICE INSTALLED TO WATER REGULATIONS.

SAME ESTABLISHMENT – General

MANUFACTURER: GEOFABRICS AUSTRALASIA PTY LTD
PH 02 9807 0877
STANDARD PANEL SIZE: 2.94M X 6.1M
DEPTH 300MM

D	REVISED DA ISSUE	03/08/2016
C	COORDINATION ISSUE	04/04/2016
B	DA ISSUE	04/04/2016
A	COORDINATION ISSUE	04/04/2016

BUNNINGS warehouse

JOHN R. BROGAN & ASSOCIATES

JOHN LOCK & associates LANDSCAPE ARCHITECTURE
jla

Proposed Bunnings Warehouse Smithfield
Lot 12 DP 1004954
1-15 Sturt Street (corner Cumberland Highway) Smithfield NSW 2164

LANDSCAPE DETAILS

as shown @ A1
50% @ A3
13/04/2016
2310 LP - 03

Attachment 2 – Proposed Conditions of Consent

SCHEDULE "A"

Consent to the Development Application No. 2016/171/1 for part demolition of existing structures; bulk earthworks; construction and use of a hardware and building supplies store (Bunnings) with associated plant nursery and landscape supplies; signage; new road and Torrens subdivision of land into 2 lots shall not operate until all of the following Schedule "A" conditions have been complied with to Council's satisfaction.

This consent shall lapse if the approved development is not physically commenced by 16 February 2022. It is therefore in your interest to attend to the following matters as soon as possible. When Council is satisfied that Schedule "A" has been complied with, a letter will be issued advising of the "date from which Consent operates". This date of operative consent will not alter the date of expiry of consent which shall remain 16 February 2022.

Land Contamination

1. For the site known as 1-15 Sturt Street, Smithfield a Section B Site Audit Statement is required to be prepared by a Site Auditor (as accredited under the Contaminated Land Management Act 1997). The Section B Site Audit Statement will need to determine if the site can be made suitable for the proposed use.

   Subject to the terms of the Section B Site Audit Statement a Remedial Action Plan, followed by a Validation Report will be required to be prepared to the satisfaction of the Site Auditor.

2. Following the submission of a satisfactory Validation Report, a Section A Site Audit Statement is required to be prepared by a Site Auditor (as accredited under the Contaminated Land Management Act 1997), verifying that the site is suitable for the proposed use.

SCHEDULE "B"

This consent cannot operate until such time as Council is satisfied with the evidence produced in response to Schedule "A" and has notified the applicant in writing of the date from which the consent operates.

PRELIMINARY

1. This consent shall lapse if the use of the premises is not actually commenced by the date of expiry shown on the front page of this Consent.

2. Development shall take place in accordance with the attached endorsed plans:

Title	Prepared by	Sheet No.	Issue	Date
Demolition plan	John R Brogan & Associates	005	A	28/04/2016
Site plan / Roof plan	John R Brogan & Associates	030	B	15/09/2016
Area diagram	John R Brogan & Associates	040	B	15/09/2016
Floor plan undercroft parking level	John R Brogan & Associates	100	B	15/09/2016
Floor plan warehouse level	John R Brogan & Associates	101	B	15/09/2016
Sections	John R Brogan & Associates	120	B	15/09/2016
Elevations	John R Brogan & Associates	130	B	15/09/2016
Existing tree plan	John Lock & Associates	LP-00	G	23/09/2015
Landscape plan – sheet 1	John Lock & Associates	LP-01.1	G	23/09/2015
Landscape plan	John Lock & Associates	LP-01	G	23/09/2015
Landscape elevations	John Lock & Associates	LP-02	G	23/09/2015
Landscape details	John Lock & Associates	LP-03	G	23/09/2015
Proposed roadworks general arrangement	AT & L	SKC01	P5	15/09/2016
Proposed Sturt street slip lane plan	AT & L	SKC03	P5	15/09/2016
Proposed Cumberland highway slip lane plan	AT & L	SKC04	P2	03/05/2016
Cover sheet & drawing index	C & M Consulting Engineers	-	-	-
General notes sheet	C & M Consulting Engineers	01622_C110	02	05/2016
Internal works site layout plan	C & M Consulting Engineers	01622_C120	02	09/2016
External works site layout plan	C & M Consulting Engineers	01622_C130	01	09/2016
General arrangement plan – undercroft parking sheet 1	C & M Consulting Engineers	01622_C201	02	04/05/2016

General arrangement plan – undercroft parking sheet 2	C & M Consulting Engineers	01622_C202	02	04/05/2016
External road works general arrangement plan sheet 1	C & M Consulting Engineers	01622_C203	01	21/09/2016
External road works general arrangement plan sheet 2	C & M Consulting Engineers	01622_C204	01	21/09/2016
General arrangement plan – warehouse level sheet 1	C & M Consulting Engineers	01622_C205	02	21/09/2016
General arrangement plan – warehouse level sheet 2	C & M Consulting Engineers	01622_C206	02	21/09/2016
Ramp longitudinal sections sheet 1	C & M Consulting Engineers	01622_C301	02	21/09/2016
Ramp longitudinal sections sheet 2	C & M Consulting Engineers	01622_C302	02	21/09/2016
Footpath longitudinal sections	C & M Consulting Engineers	01622_C303	01	21/09/2016
Typical sections	C & M Consulting Engineers	01622_C401	01	21/09/2016
Sturt street slip lane cross sections sheet	C & M Consulting Engineers	01622_C411	01	21/09/2016
Sturt street slip lane cross sections sheet	C & M Consulting Engineers	01622_C411	01	21/09/2016
Cumberland highway cross sections sheet	C & M Consulting Engineers	01622_C412	01	21/09/2016
OSD tank and details	C & M Consulting Engineers	01622_C501	02	21/09/2016
OSD sections	C & M Consulting Engineers	01622_C502	02	21/09/2016
Stormwater catchment plan	C & M Consulting Engineers	01622_C621	02	21/09/2016
Stormwater longsections – Line A & OSD Outlet pipe detail	C & M Consulting Engineers	01622_C631	01	21/09/2016
Stormwater details sheet	C & M Consulting Engineers	01622_C651	01	21/09/2016
Erosion & sediment control plan	C & M Consulting Engineers	01622_C701	02	21/09/2016
Sediment & erosion control details	C & M Consulting Engineers	01622_C702	02	21/09/2016
Plan of subdivision	Graham John Hall	087-15-01	-	3/05/2016
Assessment of Traffic and Parking Implementations	Transport and Traffic Planning Associates	15163	E	09/2016
Stormwater Management Plan	C&M Consulting Engineers	R01622-SWMP	A	05/2016
Geotechnical Investigation	JK Geotechnics	28497Vrpt	0	13/07/2016

Arboricultural Assessment & Development Impact Report	Raintree Consulting	RTC-5216	-	7/05/2016
BCA Assessment Report	Steve Watson & Partners	2016/0660	1.0	4/05/2016
Social Impact Assessment	GHD	-	2	05/2016
Environmental Solutions	SITA Environmental Solutions	-	-	-
RMS Correspondence	RMS – Aleks Tancevski	SYD 15/00770/06	-	9/12/2016

3. All building work shall be carried out in accordance with the requirements of the Building Code of Australia. Fully detailed plans including fire safety details shall be submitted with the Construction Certificate application. No work is to commence until such time as a Construction Certificate is obtained for the work/building permitted by this Consent.

4. The applicant shall consult with,
   (a) Sydney Water Corporation Limited
   (b) Endeavour Energy
   (c) Natural Gas Company
   (d) A local telecommunications carrier
   as required regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).

5. The proposed structure/s are to be located clear of existing Council easements. Special footings will be required where the proposed/existing structures are adjacent to a drainage easement. The footings shall be taken down to the invert level of the existing drainage structure or to solid rock, whichever is the lesser. The footing depth may decrease by 500mm for every 1000mm increment in distance the footing is from the easement boundary.
   The footing system is to be designed by a practising professional structural engineer.

6. Building materials, builders sheds, waste bins, site fencing, gates or any material of any description shall not be left or placed on any footway, road or nature strip. Footways and nature strips shall be maintained, including the cutting of vegetation, so as not to become unsightly or a hazard for pedestrians. Offenders will be prosecuted.

Demolition

7. In the event that demolition is to occur prior to the issue/release of a Construction Certificate, all relevant fees and bonds such as the demolition inspection fee, kerb & gutter and tree protection bonds shall be paid in full to Council prior to demolition commencing (as per the relevant conditions elsewhere in this Development Consent). Furthermore, the applicant/developer is to ensure that all relevant conditions in this Development Consent relating to the protection of the site, adjoining lands and trees are adhered to in full prior to commencement of any demolition works.

8. Permission is granted for the demolition of the warehouse to the north and associated structures on the property and partial demolition of the warehouse to the south, subject to strict compliance with the following:-

a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601-2001 - *Demolition of Structures.* Note: Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications. a) The developer is to notify owners and occupiers of premises on either side, opposite and at the rear of the development site 5 working days prior to demolition. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite the demolition site. The demolition must not commence prior to the date stated in the notification.

b) 5 working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to Cumberland Council for inspection of the site prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours, contact telephone number and licence number of the demolisher. Works are not to commence prior to Council's inspection and works must also not commence prior to the commencement date nominated in the written notice.

c) On the first day of demolition, work is not to commence until Cumberland Council has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until Council is satisfied that all measures are in place so as to comply with WorkCover's document "Your Guide to Working with Asbestos", a copy of which accompanies this Development Consent and demolition works must at all times comply with its requirements.

d) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. Advice on the availability of these signs can be obtained by telephoning Council's Customer Service Centre during business hours on 9840 9840. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.

e) Demolition shall not commence until all trees required to be retained/transplanted are protected in accordance with those conditions stipulated under "Prior to Works Commencing" in this Consent.

f) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

g) Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence".

h) Demolition is to be completed within 5 days of commencement.

i) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 6.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

j) Protective fencing is to be installed to prevent public access to the site.

k) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).

l) Before demolition operations begin, the property shall be connected to the sewer of Sydney Water to which a pedestal pan shall be temporarily connected for the use as the employees' toilet service during demolition operations.

m) After completion, the applicant shall notify Cumberland Council within 7 days to assess the site and ensure compliance with AS2601-2001 – *Demolition of Structures*.

NOTE: The person responsible for disposing of the above asbestos waste is to telephone the DECCW on (02) 9995 5000 or Council's Waste Officer on (02) 9840 9715 to determine the location of a tip licensed to receive asbestos. Within fourteen (14) days of the completion of demolition works, the applicant must lodge with Council, all original weighbridge receipts issued by the receiving tip as evidence of proper disposal.

n) Within 14 days of completion of demolition, the applicant shall submit to Council:

i) An asbestos clearance certificate carried out by a licensed asbestos assessor (normally a NATA accredited occupational hygienist), or a person who has the knowledge and skills to be a licensed assessor, regardless of whether or not they are licensed; and

ii) A signed statement verifying that demolition work and the recycling of materials was undertaken in accordance with the Waste Management Plan approved with this consent under DCP 2007 Part A, Section 9.0. **In reviewing such documentation Council will require the provision of original weighbridge receipts for the recycling/disposal of all materials;** and

Note: To find a list of NATA accredited facilities visit the NATA website at www.nata.asn.au and under 'Facilities and Labs' click on 'Facilities List by Field', then click on 'Chemical Testing', then click on 'Asbestos' and finally click on 'identification'. A list of laboratories will be produced which you can contact for the purpose of having a clearance certificate issued.

9. Payment of **$383.80** fee for inspection by Council of the demolition site prior to commencement of any demolition works.

Substations/ Fire hydrant booster pumps

10. No approval is granted or implied for the installation of substations and fire hydrant booster pumps and construction of associated encasing structures i.e. blast walls and radiant heat shields. Separate Development Consent is required.

NOTE: FEES, BONDS & CONTRIBUTIONS INDICATED IN CONDITIONS OF THIS CONSENT MAY VARY IN ACCORDANCE WITH THOSE ADOPTED BY COUNCIL AT SUBSEQUENT ANNUAL REVIEWS OF ITS "FEES AND CHARGES" AND SUBSEQUENT CHANGES TO THE BUILDING PRICE INDEX. FEES CHARGED WILL BE THOSE CURRENT AT THE TIME OF PAYMENT.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

The following conditions must be complied with prior to the issue of a Construction Certificate. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate:-

11. Nothing in this consent prevents the issuing of separate Construction Certificates for the works under the following stages:

Stage 1:	Early works – remediation / demolition.
Stage 2:	Excavation/earthworks; in-ground services; foundation work, Building structure – whole of building envelope with roof.
Stage 3:	Road reserve works including diversion of public infrastructure, re landscaping of park in front of site.
Stage 4:	Building complete – including internal store fitout and food premises fitout, signage, mechanical & electrical services; fit-out; car parks; internal roadways; landscaping.
Stage 5:	Subdivision.

Roads and Maritime Services

12. Roads and Maritime has previously vested a strip of land as road along the Cumberland Highway frontage of the subject property as shown by grey colour on the attached Aerial - "X"

    Therefore all buildings and structures together with any improvements integral to the future use of the site are to be erected clear of the land required for road unlimited in height or depth.

    Furthermore the building footprint facing Cumberland Highway shall be setback a minimum 5 metres from the property boundary as shown on the submitted plan (Project Number 1385 - Drawing Number 030 - Amendment B - OCT 13)

13. The design and construction of the deceleration lane and access from Cumberland Highway (entry only) shall be in accordance Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 9598 7798).

    Detailed design plans of the proposed kerb and gutter are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

    A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

14. The proposed traffic control light modification at the intersection of Cumberland Highway/Sturt Street shall be designed to meet Roads and Maritime requirements. The Traffic Control Signal (TCS) plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.

    The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant Roads and Maritime supplements (available on www.rms.nsw.gov.au). The certified copies of the civil design plans shall be submitted to

Roads and Maritime for consideration and approval prior to the release of a Construction Certificate and commencement of road works.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

15. All vehicles are to enter and exit the site in a forward direction.

16. All vehicles are to be wholly contained on site before being required to stop.

17. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:
Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8849 2114
Fax 8849 2766

18. If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

Traffic Committee

19. The proposed changes that affect traffic signs, linemarking or traffic devices on any public road are subject to the approval of Council's Traffic Committee, prior to the issue of the Construction Certificate.

Payment of Bonds, Fees and Long Service Levy

20. The Principal Certifying Authority is to ensure and obtain written proof that all bonds, fees and contributions as required by this consent have been paid to the applicable authority. This includes all Long Service Levy payments to be made to the Long Service Payments Corporation.

Damage Deposit

21. A cash bond/bank guarantee of **$5,701.10** must be paid/lodged with Council to cover making good any damage caused to the property of Council, during the course of construction associated with the development. This will be held for 'six (6) months after

the completion of works' or six (6) months after the issue of 'Final Occupation Certificate' (whichever occurs last) to remedy any defects that may arise within this time.

Note:- The applicant/owner shall be held responsible for and may be required to pay the full reinstatement costs for damage caused to Council's property, unless the applicant/owner notifies Council in writing and provides photographic proof of any existing damage to Council's property. Such notification shall occur prior to works/demolition commencing. However, if in the opinion of Council, during the course of construction existing damage has worsened, Council may require full reinstatement. If damage does occur during the course of construction, prior to reinstating any damage to Council's property, the applicant/owner shall obtain design specifications of all proposed restoration works. Restoration/construction works within the road reserve shall be carried out by a licensed construction contractor at the applicant/owners expense and shall be inspected by Council prior to placement of concrete and/or asphalt.

Landscape Inspection Fee

22. Payment of a **$950.40** fee for the inspection by Council of landscape works and/or trees to be retained at the key stages, where Council is the Principal Certifying Authority.

23. The following bond/s shall be lodged with Council prior to works commencing against the retention, protection during demolition/construction and adaptation to the altered environment, of the following tree/s identified on the endorsed plans:-

Tree No & Species	Bond
A2, A3, A4, A5, A8, A10 & A13	**$7,000**

The bond/s will be retained for a minimum period of twelve (12) months from the date of issue of a Final Occupation Certificate after which a further inspection will be undertaken by the PCA to ensure the satisfactory adaptation of the tree/s to its/their altered environment.

If Council is not the PCA, a report on the health and condition of the tree/s, from the Arborist engaged to ensure the proper protection and management of the trees required to be retained/transplanted, is to be submitted to Council at the completion of works and expiry of the bond period prior to the release of bond/s. If the report indicates that the tree/s require remedial works, which are not exempt under Council's Tree Management Order, an application for General Tree Works will be required to be submitted and approved, before the works are carried out and certified by the Arborist. Remedial works which are exempt under Council's Tree Management Order will also be required to be completed and certified.

If the trees are not retained, protected or managed to Council's or the PCA's satisfaction, bond monies will be forfeited at the following rates unless remedial works are implemented:-

(a) An initial breach of any tree protection condition – 20% of total bond for particular tree/s.

(b) A second or the continuing breach of any tree protection condition - 40% of total bond for particular tree/s.

(c) If after 40% of the bond is retained, further breaches of the tree protection conditions occur, Council may instigate legal proceedings for the cessation of all works on the site.

(d) Death of any protected tree/s due to non-compliance with tree protection conditions – 100% of total bond for particular tree/s and possible legal action by Council.

Note: Retention of bonds for twelve (12) months provides for the tree/s to adapt to its/their altered situation over a full cycle of seasons.

Engineering fees and Bonds

24. Payment of a **$1,351.60** fee for the design, specifications and inspection by Council of the vehicular crossing/s prior to placement of concrete.

25. Payment of a **$4,891** fee for the design, specifications and inspection by Council of the footpath paving prior to placement of concrete.

26. Payment of a **$4,891** fee for the design, specifications and inspection by Council of the kerb and guttering prior to placement of concrete.

27. Payment of a **$806.40** fee for the inspection by Council of the stormwater drainage and Onsite Stormwater Detention System and Pollution Control Device/s at the key stages, where Council is the Principal Certifying Authority.

28. The applicant shall lodge with Council a **$43,300** cash bond or bank guarantee for the satisfactory completion of the construction and/or reconstruction of the concrete footpath paving adjacent to the site. This bond will be held for 'Six (6) months after the completion of works' or issue of a 'Final Occupation Certificate' (whichever occurs last) to remedy and defects that may arise within this time.

29. The applicant shall lodge with Council a **$43,300** cash bond or bank guarantee for the satisfactory completion of the construction and/or reconstruction of the concrete kerb and guttering adjacent to the site. This bond will be held for 'Six (6) months after the completion of works' or issue of a 'Final Occupation Certificate' (whichever occurs last) to remedy and defects that may arise within this time.

30. The applicant shall lodge with Council a **$6,000** cash bond to cover the registration of a Positive Covenant and Restriction as to User over the Onsite Stormwater Detention System and Pollution Control Device/s. This bond is refundable upon the submission of proof of registration of the Restriction on Use and Positive Covenant with the Land and Property Information NSW.

31. The applicant shall lodge with Council a **$2,500** cash bond or bank guarantee to cover the satisfactory construction and/or reconstruction of Council's gully pit/s and associated works along all areas of the site fronting the site. This bond will be held for 'Six (6) months after the completion of works' or issue of a 'Final Occupation Certificate' (whichever occurs last) to remedy and defects that may arise within this time.

32. Payment of a **$576.00** fee for the inspection by Council of the road construction in the road reserve at the key stages.

Construction and Traffic Management Plan

33. A Traffic Management Plan shall be lodged with Council for any road and drainage works to be carried out within public road reserves, or where construction activity impacts on traffic flow or pedestrian access, in strict compliance with the requirements of Australian Standard 1742.3 (Traffic Control Devices for Works on Roads). In this regard, the applicant shall pay Council a $496.30 fee for the assessment of the Traffic Management Plan by Council, prior to commencing works within the road reserves. A copy of the approved Traffic Management Plan shall be kept on site during the course of construction for reference and compliance.

34. The applicant shall also provide a Construction Management Plan, prepared by a suitably qualified consultant and submitted to Council for approval. The following matters must be specifically addressed in the Plan:
    (a) A plan view (min 1:100 scale) of the entire site and frontage roadways indicating:
        i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways;
        ii) Signage type and location to manage pedestrians in the vicinity;
        iii) The locations of any proposed Work Zones in the frontage roadways – note: Work Zone fees apply in accordance with Council's Fees and Charges;
        iv) Locations and type of any hoardings proposed along all street frontages;
        v) Area of site sheds and the like;
        vi) Location of any proposed crane standing areas;
        vii) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
        viii) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
        ix) The provision of an on-site parking area for employees, tradesperson and construction vehicles.
    (b) All necessary concurrences and approvals from RMS must be obtained for any construction works impacting on Cumberland Highway and Sturt Street.
    (c) A Traffic Control Plan for the site must be prepared for approval by Council incorporating the following: -
        (i) Traffic control devices proposed in the road reserve must be in accordance with the RMS publication "Traffic Control Worksite Manual" and designed by a person licensed to do so (minimum RMS 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each.
        (ii) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage must be provided detailing: -
            a. Light traffic roads and those subject to a load or height limit must be avoided at all times; and
            b. A copy of this route is to be made available to all contractors, and shall be clearly depicted at a location within the site.
        (iii) Evidence of RMS concurrence where construction access is provided directly or within 20m of an Arterial Road.
        (iv) A schedule of site inductions to be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations. These must specify that construction-related vehicles to comply with the approved requirements;
        (v) For those construction personnel that drive to the site, the Applicant shall provide on-site parking so that their personnel's vehicles do not impact on the area.

(d) Council's adopted fee for certification of compliance with this condition shall be payable on lodgement, or in any event, prior to the issue of the relevant approval.
(e) Any use of Council property shall require appropriate approvals and demonstration of liability insurances prior to such work commencing.
(f) Failure to provide complete and detailed information may result in delays. It is recommended that your Construction Management Plan be lodged with Council as early as possible.
(g) Dependent on the circumstances of the site, Council may request additional information to that detailed above.

Road (General)

35. The developer shall arrange with the relevant authority for the relocation of the services affected by the proposed vehicular crossing and adjustment/realignment of the road. Any such work being carried out at the applicant's cost.

36. The width of the proposed vehicular crossing shall be designed in accordance with Council's Vehicular Crossing Policy and approved by Council. In this regard, the following matters shall be addressed:
(i) The combined vehicular crossing that is connected to a straight internal driveway with a separator is not supported. In this regard, the vehicular crossing shall be two vehicular crossings separated by 1.6 m.
(ii) Provide vehicular crossing with a maximum width of 8 metres at the boundary line. However, this is dependent upon the traffic flows, sight distances, manoeuvring and the type of vehicles using the crossing in accordance with the Holroyd Development Control Plan Part D, Section 2.6 and Section 5.3.
In this regard, swept path analysis shall be submitted to Council demonstrating that the larges vehicles that will be entering and existing the site via the proposed vehicular crossings are able to manoeuvre in and out in a forward direction without travelling outside the width of the proposed vehicular crossings and/or over the centreline of the carriageway when departing.

Road Design (Slip Lanes)

37. All engineering works shall be designed and undertaken in accordance with the relevant aspects of the following documents, except as otherwise authorised by this consent:
(a) Council's Works Specification for Subdivisions and Developments. (Current Version).
(b) The Holroyd Development Control Plan 2013.
(c) For any works proposed or required within the proposed and existing public roads or land to be dedicates to the road authority, the approval of the designs via the Construction Certificate, and the supervision of the construction, shall be the responsibility of the road authority (Council or RMS). In this regard the authority which is or will be accountable for the particular area of the road shall be as per the Roads Act. The design and construction of the above works shall be to the total satisfaction of the relevant road authority.

38. Engineering plans shall be lodged with the RMS and Council (in quadruplicate) for approval of the proposed roadway (slip lane on Cumberland Highway and left turn slip lane on Sturt Street) and associated, kerb, gutter, footpaths and vehicular crossing. The applicant shall submit satisfactory engineering drawings and details for the road and associated construction, including section details, long sections of the roads and a typical section detail of all roads. The design shall address the following -

a) The proposed verge on the western side of Sturt Street shall be a minimum 4 m wide inclusive of a 1.2 m wide concrete footpath in accordance with the Holroyd DCP Part A Section 2.3 and Section 2.7.
b) The boundary adjustments to accommodate the slip lane shall be provided ensuring that the existing footpath and nature strip width is maintained at a minimum 4 m wide.
c) Further details shall be provided in regards to the proposed slip/deceleration lane on Cumberland Highway to demonstrate that stormwater from the highway is not draining into the subject site. The details should include, but not limited to a cross section of the proposed, levels on the stormwater plan, etc. The proposed slip/deceleration lane shall be designed in accordance with the requirements of the road authority.
   Note: The long section of Ramp 01 has not demonstrated whether a crest has been proposed.
d) Concrete kerb and gutter shall be provided to all roadways in accordance with RMS/Council's specifications. In this regard, kerb and gutter shall have a minimum of 1% grade to a grated stormwater gully pit.
e) All cut and fill batters shall be located outside the proposed road reserves and provided at a maximum grade of 1 vertical and 4 horizontal. A 0.5m berm within the proposed subject site, located at the boundary alignment, shall be provided to all batters adjoining the road reserve.
f) The proposed footpath fronting the subject site on Cumberland Highway shall be setback from the roadside kerb by a minimum 1.5m of turf to increase pedestrian safety. Adjacent proposed/existing street trees shall be moved back towards the property boundary line to accommodate the footpath and turf.
g) Kerb ramps shall be provided in accordance with RMS/Council's Specifications where the footpaths terminate at kerb returns and at road intersections. All construction details shall be in accordance with Council's standard Drawings SD8101 and SD8103 and set out as per RMS standards.
h) Road pavements to RMS/Council standards shall be designed by a Professional Civil Engineer with NPER3 accreditation based upon soil tests performed by a registered N.A.T.A Soils Laboratory. The pavement and designs plus traffic loadings and associated Geotechnical report for the proposed roadways detailing the strength of the existing sub-grade, design of the proposed road pavement and pavement construction requirements, shall be lodged with RMS/Council, for approval.
   The proposed slip lane shall be designed for a minimum traffic loading N
   acceptable to RMS Standards.
i) All areas affected and which are not identified for other proposed treatments (mulched planting areas, paving) for the proposed slip lane works shall be turfed in accordance with the following:-
   (i). Turf shall be ST85 Buffalo turf or approved equal, obtained from an approved commercial grower of cultivated turf. Turf shall be of uniform quality and with a weed free mat of 25-50mm thickness.
   (ii). Turf shall be laid on a prepared sub-grade including a turf underlay mix of minimum 100mm thickness.
   (iii). Sufficient topdressing in the appropriate season shall be carried out to achieve a smooth surface with no mounds or hollows to allow free positive drainage. A minimum thickness of 10mm shall be allowed. Topdressing shall consist of 80:20 ratio of sand to soil.
j) Any existing traffic signage that requires relocation shall be approved by Council and shall be clearly shown on the design plans.

Dependent on the circumstances of the site, Council may request additional information to that detailed above and/or require amendment to plans. It is recommended that your Engineering plans be lodged with Council as early as possible.

Engineering Assessment Fees

39. If it is the applicant's intention to engage Council to undertake the checking of the engineering design plans for the proposed slip lane extension on Sturt Street and issue the Engineering Construction Certificate, it will be necessary to lodge all detailed engineering drawings and specifications in order that a quote for service may be provided.

Note:- A quotation will be provided within 5 days based upon Council's fees schedule.

40. If it is the applicant's intention to engage Council to undertake Construction inspections and the issue of the Engineering Compliance Certificate, it will be necessary to contact Council's Development Engineer in order that a quote for service may be provided.

Note:- A quotation will be provided within 48 hours based upon Council's fees schedule.

On-site Stormwater detention

41. The development has been identified as requiring an on-site stormwater detention (OSD) system which has formed part of the development consent. Therefore, in order to satisfy the drainage requirements for the building, any construction certificate for the building shall include the construction of the OSD system. In this regard, design and construction details of the OSD system demonstrating compliance with the development consent, OSD plan number 2017-015 and Council's OSD policy shall be submitted to the certifying authority prior to the issue of a construction certificate. In addition, the following matters shall be addressed, but not limited to:

a. The invert level and size of the sump within the Discharge Control Pit shall be deep enough for the installation, removal and replacement of the orifice plate and the trash screen.
b. Any rainfall or surface water runoff from the ground surface areas is not permitted into the rainwater tank, but shall drain into the OSD system as required in accordance with Section 7.10 of Council's OSD Policy. In this regard, the grated trench drain shall not drain to the rainwater tank.
c. The invert level at both ends of the pipe with the non-return flap valve shall be shown on the plan. Also, the invert level at the flap valve end shall be a minimum 20 mm above the centreline of orifice.
d. The minimum level of the concrete pad within the Discharge Control Pit shall be the centreline of orifice.
e. All pipe sizes, material and grades shall be indicated adjacent to all pipes proposed on the site.
f. All pit sizes, surface and invert levels shall be indicated adjacent to all pits proposed on the site. (Note :- minimum pit size 450mm x 450mm).
g. A section detail shall be shown on the plan demonstrating that the proposed crest with associated levels fronting Cumberland Highway will not accept any stormwater from the proposed driveway.
h. The proposed downpipes and roof gutters shall be designed and to be connected to the on-site stormwater detention system to cater for any gutter overflows that may occur during the 1% AEP storm event.
i. Any grated pit shall be provided with "J" type spring locks.
j. Step irons shall be installed in accordance with Australian Standards at every access points to the below ground tank.

Water Sensitive Urban Design

42. Demonstrate compliance with the Water Sensitive Urban Design requirements of the Holroyd DCP 2013 (Part A Section – 7.5) for all new works.

43. The development has been identified as requiring Water Sensitive Urban Design (WSUD) which has formed part of the development consent. Therefore, in order to satisfy the drainage requirements for the building, any construction certificate for the building shall include the construction of the WSUD system. In this regard, design and construction details of the WSUD system demonstrating compliance with the Holroyd DCP 2013 Part A, Section 7.5 shall be submitted to the certifying authority prior to the issue of a construction certificate.
    i. Demonstrate compliance with the Stormwater Manage Plan for 1-15 Sturt Street (cnr Cumberland HWY) Smithfield NSW 2164; Bunnings Warehouse Smithfield, Report No. R01622-SWMP, Revision B prepared by C&M Consulting Engineers dated September 2016 submitted as part of the development application.

44. The device(s) associated with WSUD system shall be within the subject property and maintenance, replacement, etc. shall be the total responsibility of the property owner.

45. The technical specification for the proposed device, Vortechs VX7000 (Hydrodynamic Separator) shall be submitted to Council demonstrating compliance to the Holroyd DCP 2013 (Part A Section – 7.5).

Consistency with Endorsed Development Consent Plans

46. The Principal Certifying Authority must ensure that any certified plans forming part of the Construction Certificate, are in accordance with the Development Consent plans.

Structures near Easements

47. Special footings will be required where the proposed/existing structure is adjacent to a drainage easement to protect Council's stormwater drainage infrastructure. The footings shall be taken down to the invert level of the existing drainage structure or to solid rock, which ever is the lesser. The footing depth may decrease by 500mm for every 1000mm increment in distance the footing is from the easement boundary. A Structural Engineer's certificate for the special footings referred to above is to be submitted to the Principal Certifying Authority.

Salinity

48. The subject site has been identified as having a potential salinity hazard. To prevent moisture/salinity from entering the built structure, appropriate construction methods are to be incorporated for all dwellings/buildings. Details of proposed methods of construction are to be detailed in the engineering plans and submitted to the PCA.

Note: Further information for building in a saline environment is available in the following documents:

- "Building in Saline Environment" prepared by DIPNR 2003.
- Water Sensitive Urban Design in the Sydney Regions "Practice Note 12: Urban Salinity"
- Wagga Wagga City Council's "Urban Salinity Action" October 1999
- "Guide to Residential Slabs and Footings in Saline Environments" prepared by Cement Concrete and Aggregates Australia, May 2005

Sydney Water

49. A building plan approval must be obtained from Sydney Water Tap In™ to ensure the development will not affect any Sydney Water wastewater and water mains, stormwater drains and/or easement.

    A copy of the building plan approval receipt from Sydney Water Tap in™ must be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

    Please refer to the website www.sydneywater.com.au.

Required Submissions to Certifying Authority

50. If the development likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first.

51. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

52. The applicant/owner is to give written notice to the Certifying Authority of the measures that are currently implemented in the building or premises to ensure the safety of persons in the building in the event of fire. The schedule of measures must be provided with the Construction Certificate application.

53. The Construction Certificate is to include a schedule specifying all of the essential fire or other safety measures (both current and proposed) that are required for the building or premises to ensure the safety of persons in the building in the event of fire.

Fire Safety Upgrading & Essential Services

54. The Construction Certificate is to include a schedule specifying all of the essential fire or other safety measures (both current and proposed) that are required for the building or premises to ensure the safety of persons in the building in the event of fire.

Landscape

55. The proposed 'Smithfield' sculptural entry signage wall within the road reserve fronting Cumberland Highway is not supported.

56. Post and rail fencing shall be installed to delineate the property boundary along the road reserve and shall be a 600 high treated timber dome top post and galvanised rail to Council's detail.

57. A maintenance manual for the ongoing maintenance and management of the planting works in Council's reserve is to be submitted to Council for approval. The manual is for the ongoing management of the landscaped area following the establishment period and will include maintenance programs and practices for the new indigenous canopy trees, existing shrubs to be retained, native grasses and groundcovers and turf areas.

PRIOR TO WORKS COMMENCING

The following conditions are to be complied with prior to any demolition / works commencing on the site:

Roads and Maritime Services

58. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

    Details should be forwarded to:
    The Sydney Asset Management
    Roads and Maritime Services
    PO Box 973 Parramatta CBD 2124.

    A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

59. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Cumberland Highway during construction activities.

Appointment of Principal Certifying Authority and Notification of Commencement of Work

60. The person having the benefit of the development consent, not the principal contractor (builder), must: -

    a) Appoint a Principal Certifying Authority in accordance with Section 81A(2)(b) of the Act.

    b) Have the Principal Certifying Authority complete the 'Accredited Certifier Details' on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

    c) Notify Council of the appointment of the Principal Certifying Authority and of the intention to commence building work, such notification is to be given to Council at least two (2) working days prior to the proposed commencement date, and be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

    If nominated, Council can provide this service for you and act as the Principal Certifying Authority.

    N.B. The Principal Certifying Authority must also notify the person having the benefit of the Development Consent of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work such notification must comply with Clause 103A of the Regulations.

Notification of Principal Contractor (Builder)/Owner-Builder

61. The person having the benefit of the Development Consent must:-

(a) Notify the Principal Certifying Authority that the person will carry out the work as an owner-builder, if that is the case;

OR

(b) Appoint a Principal Contractor for the building work (who must be the holder of a contractor licence if any residential building work is involved), and notify the Principal Contractor of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work.

(c) Notify the Principal Certifying Authority of any such appointment.

Where Council is the Principal Certifying Authority, such notification is to be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

Photographic Record of Council Property – Damage Deposit

62. The applicant shall submit to Council, for the purposes of the damage deposit bond lodged to cover making good any damage caused to the property of Council, a full and satisfactory photographic record of the condition of Council's property (i.e., road pavement, kerb and guttering, footway, stormwater drainage, etc.) adjacent to the subject site. The purpose of the photographic record is to establish any pre-existing damage to Council's property to ensure that you are not liable for any re-instatement works associated with that damage. However, if in the opinion of Council, the existing damage has worsened or any new damage is caused during the course of construction, the Council may require either part or full re-instatement.

Note: Failure to provide a full and satisfactory photographic record described above, is likely to render the applicant liable to rectify all damages unless satisfactory proof can be provided that the damage was pre-existing.

Notification to Relevant Public Authority

63. The applicant shall ensure that relevant public utility authorities are made aware of the salinity problems that have been identified by the Department of Land and Water Conservation, such that their services are designed to take into consideration the effects the saline soils may have on their installations.

Fencing of Sites

64. Fencing of sites is required to prevent public access when the site is unoccupied and building works are not in progress. In this regard the MINIMUM acceptable standard of fencing to the site is properly constructed chain wire fencing 1.8m high, clad internally with Hessian or Geotextile fabric. All openings are to be provided with gates, such gates are not at any time to swing out from the site or obstruct the footpath or roadway.

Signs to be Erected on Sites

65. 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 at any time for business purposes**, and

(c) stating that unauthorised entry to the work site is prohibited.

The sign must be rigid and durable and be read easily by anyone in any public road or other public place adjacent to the site.

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.

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.

Note: Principal Certifying Authorities and Principal Contractors must also ensure that signs required by this clause are erected and maintained (clause 227A of the Regulations currently imposes a maximum penalty of $1,100).

Prohibited Signage

66. Advertising, Real Estate Agents, Architects, Designers, site suppliers and any other signage not mentioned in the conditions, is not to be placed or displayed on the site, such that the signage is visible from any public place. Offenders may be prosecuted.

Protection of Public Places

67. A hoarding or fence must be erected between the work site and any public place, if the work involved in the erection or demolition of the building; is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Site Control Measures

68. Suitable erosion and sediment control measures shall be provided at all vehicular entry/exit points and all other measures required with and/or shown on plans accompanying the Construction Certificate, to control soil erosion and sedimentation, are to be in place prior to the commencement of construction works. Such controls are to be provided in accordance with Holroyd City Council's "Erosion & Sediment Control Policy."
Note: On-the-spot fines may be issued by council where measures are absent or inadequate.

69. Protection must be provided for Council footpaving, kerbing and guttering. Wooden mats must also be provided at all entrances where the site fronts paved footpaths.

70. Finished street levels shall not be assumed. The owner or builder must make application to Council's Engineering Services Department for street levels.

Support for Neighbouring Buildings

71. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land (including a public road and any other public place), the person causing the excavation to be made:-
a) must preserve and protect the building from damage, and
b) if necessary, must underpin and support the building in an approved manner, and
c) must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to the owner of the building being erected or demolished.
The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. (In this clause, *allotment of land* includes a public road and any other public place).

Toilet Facilities

72. 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.
Each toilet provided:
a) Must be a standard flushing toilet, and
b) Must be connected:
    i) To a public sewer,
    ii) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
    iii) 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.
    iv) The position of the toilet on the site shall be determined by Council's Building Surveyor and/or Sydney Water.

Landscaping

73. The use or access on Council's reserve for development purposes is subject to prior approval by Council. Information including guidelines and an application form for park use and access is available on Council's website http://www.holroyd.nsw.gov.au/your-facilities/park-use-and-access/

Tree Protection

74. An Arborist qualified to at least Australian Qualifications Framework (AQF) Certificate Level 4 shall be retained throughout all demolition/construction work to ensure the proper protection and management of the tree/s required to be retained/transplanted and that any necessary pruning work within 1m of the building/s approved, is carried out in accordance with Australian Standard 4373-1996 "Pruning of Amenity Trees". This includes on site supervision of the erection of tree protection measures and, where necessary, any works that are required within tree protection zones.

75. The tree/s identified on the endorsed plans as being retained/transplanted shall be protected prior to and throughout the demolition/construction process in accordance with the report from **Raintree Consulting** dated **7 May 2016** and relevant conditions of this Consent. All trees not authorised to be removed by this Consent must be retained. Prior to any work commencing, certification of the installation and inspection of the required

tree protection works is to be provided to the Principal Certifying Authority by a suitably qualified person or the Arborist (as appropriate) engaged to ensure the proper protection and management of the tree/s required to be retained/transplanted. A copy of the Certificate is to be issued to Council within seven (7) days of the inspection and prior to any works commencing. Additionally, trees identified for removal are to be retained until immediately prior to works commencing, to assist with soil management and erosion control.

76. Protective fencing is to be installed around the tree/s to be retained/transplanted in line with the outer edge of the canopy which overhangs the site and no further than 0.5m from any buildings . This fencing is to be constructed of chainwire mesh 1.8m high, which is supported by steel stakes or piping and braced to resist impacts. Where appropriate the trunk/s of the tree/s on the site and any street tree/s (which are not to be fenced other than as mentioned above), shall also be protected by vertical timber boards, installed by or under the supervision of a suitably qualified person or the arborist (as appropriate) engaged to ensure the proper protection and management of the trees required to be retained/transplanted to accepted horticultural and TAFE standards.

Note: Removal of the protective fencing or timber boards during construction work, will affect the Bonds and may result in legal proceedings being instigated by Council against the applicant and builder.

77. The fenced zone/s surrounding the trees to be retained shall be mulched with 100mm of composted leaf mulch.

Roadworks

78. The applicant is to submit to Council an application for a road opening permit when the drainage connection into Council's system is within the road reserve. In this regard the applicant shall pay Council a $163.70 fee prior to the commencement of works. Additional road opening permits and fees may be necessary where there are connections to public utility services (eg. telephone, electricity, sewer, water or gas) required within the road reserve.

79. The applicant to arrange with the relevant public utility authority the alteration or removal of any affected services in connection with the development. Any such work being carried out at the applicant's cost.

80. Protection must be provided for Council footpaving, kerbing and guttering. Wooden mats must also be provided at all entrances where the site fronts paved footpaths.

Public Utilities

81. Installation, adjustment and commissioning of public utility services e.g. Water, Telephone, Gas, Electricity, etc. and conduits shall be arranged in accordance with the requirements of relevant utility authorities. Reticulation of services shall be within the footpath area.

82. The developer shall arrange with the bus operator for any proposed relocation of the Bus Zone and/or Bus Stop signs affected by the proposed vehicular crossing.

Works Within Council's Reserve

83. All works within the Council reserve shall be completed within three (3) weeks of the date of commencement. Council's Development Engineer shall be advised prior to the commencement of works.

84. Submission to Council of a Certificate of Currency of the contractor's Workers' Compensation Policy prior to the commencement of works.

85. All construction works shall be in accordance with the WorkCover safety requirements. Submission of insurance documentation demonstrating a minimum Public Liability cover of $10,000,000 is to be submitted prior to commencement of works. Holroyd City Council shall be named on the Certificate of Currency as an interested party.

DURING CONSTRUCTION / DEMOLITION

The following conditions are applicable during demolition / construction:-

Roads and Maritime Services

86. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Cumberland Highway.

Endorsed Plans & Specifications

87. A copy of the endorsed stamped plans and specifications, together with a copy of the Development Consent, Construction Certificate and approved Traffic Management Plan are to be retained on site at all times.

Hours of Work & Display of Council Supplied Sign

88. For the purpose of preserving the amenity of neighbouring occupations building work including the delivery of materials to and from the site is to be restricted to the hours of 7.00am to 6.00pm Mondays to Fridays and 8.00am to 4.00pm Saturdays. Work on the site on Sundays and Public Holidays is prohibited.

The yellow "Hours of Building Work" sign (supplied by Council with the approval), is to be displayed in a prominent position at the front of the site for the duration of the work.

Site Control

89. All soil erosion measures required in accordance with the approved sediment and erosion control plan and any other relevant conditions of this Consent are to be put in place prior to commencement of construction works are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation. This includes the provision of turf laid on the nature strip adjacent to the kerb.

90. Builder's refuse disposal and storage facilities are to be provided on the development site for the duration of construction works and all rubbish shall be removed from the site upon completion of the project.

91. Stockpiles of sand, soil and other material shall be stored clear of any drainage line or easement, tree protection zone, water bodies, footpath, kerb or road surface and shall have erosion and sediment control measures in place to prevent the movement of such materials onto the aforementioned areas and adjoining land.

Asbestos Cement Sheeting

92. i) All asbestos cement sheeting must be removed by contractors with an appropriate licence issued by WorkCover and who are familiar with asbestos removal prior to the commencement of:-

(a) Recladding or brick veneering of any building where the existing walls to be covered are currently clad with asbestos cement;

OR

(b) Construction work where new work abuts existing asbestos cement sheeting and/or where parts of the existing building clad with asbestos cement sheeting are to be altered or demolished.

Removal must be carried out strictly in accordance with WorkCover's "Your Guide to Working with Asbestos" (copy attached).

ii) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).

Note: The person responsible for disposing of the above asbestos waste is to telephone the EPA on (02) 9995 5000 or Council's Waste Officer on (02) 9840 9715 to determine the location of a tip licensed to received asbestos. **Upon completion of tipping operations the applicant shall lodge with the Council, all receipts issued by the receiving tip as evidence of proper disposal.**

iii) Within fourteen (14) days of completion of renovation or recladding or brick veneering works where asbestos cement sheeting was removed, the applicant shall submit to Council an asbestos clearance certificate prepared by a NATA accredited occupational hygienist.

Note: To find a list of NATA accredited facilities visit the NATA website at www.nata.asn.au and under 'Find a Facility or Lab' type in 'asbestos identification' in 'keywords' then click on 'chemical testing' in NSW then click on the search button. A list of laboratories will be produced which you can contact for the purpose of having a clearance certificate issued.

Waste Management Plan

93. The approved Waste Management Plan must be implemented and complied with during all stages of works on site.

94. Within seven (7) days of completion of construction/building works, the applicant shall submit a signed statement to Council or the Principal Certifying Authority verifying that demolition work and recycling of materials was undertaken in compliance with the Waste Management Plan. The Principal Certifying Authority shall submit a copy of the statement to Council.

In reviewing such documentation Council will require the provision of actual weighbridge receipts for the recycling/disposal of all materials.

Compliance with Critical Stage Inspections and other Inspections nominated by the Principal Certifying Authority

95. Section 109E(3)(d) of the Act requires certain specific inspections (prescribed by clause 162A of the Regulations) and known as 'Critical Stage Inspections' to be carried out for building work. Prior to permitting commencement of the work your Principal Certifying Authority is required to give notice of these inspections pursuant to clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

Construction

96. The building and external walls are not to proceed past ground floor formwork/reinforcing steel level until such time as the Principal Certifying Authority has been supplied with a check survey report prepared by a registered surveyor certifying that the floor levels and external wall locations to be constructed, comply with the approved plans, finished floor levels (FFL)s and setbacks to boundary/ies. **The slab shall not be poured, nor works continue, until the Principal Certifying Authority has advised the builder/developer that the floor level and external wall setback details shown on the submitted survey are satisfactory.**

In the event that Council is not the Principal Certifying Authority, a copy of the survey shall be provided to Council within three (3) working days.

On placement of the concrete, works again shall not continue until the Principal Certifying Authority has issued a Certificate stating that the Condition of approval has been complied with and that the slab has been poured at the approved levels.

Salinity

97. The building and external walls are not to proceed past ground floor formwork/reinforcing steel level until such time as the Principal Certifying Authority has confirmed that all required construction measures addressing salinity, as required by this Consent and its accompanying Construction Certificate have been carried out.

Tree Protection

98. All turfed areas shall be finished level with adjoining surfaces and also fall evenly to approved points of drainage discharge.

99. The tree/s identified on the endorsed plans as being retained/transplanted shall be protected against damage throughout the demolition/construction process in accordance with the report from **Raintree Consulting** dated **7 May 2016**, the attached Guidelines for the Protection of Trees On and Adjacent to Demolition/Building Sites and relevant conditions of this Consent.

100. The applicant shall accept all responsibility for the accuracy of the information provided to Council for assessment. If any tree/s are not shown on the endorsed plan or are required to be retained/transplanted and protected but are threatened by demolition/construction work through unforeseen construction requirements or plan inaccuracy, all site and building works so affected are to cease until the matter is resolved to the satisfaction of Council. Council's Environmental and Planning Services Department is to be notified immediately upon such a problem being encountered.

101. No works are to occur within the fenced tree protection zone. All authorised works/activities within the fenced tree protection zone/s are to be undertaken by hand held equipment under the supervision of the consulting Arborist. No roots over 50mm in diameter are to be cut within the tree protection zone without prior consultation with Council officers or the consulting Arborist.

All roots over 50mm in diameter which are encountered outside the fenced tree protection zone/s are to be cleanly cut and not ripped.

Structures Near Easements

102. The proposed structure/s to be located clear of the existing Council easement. A certificate from a Registered Surveyor is to be submitted to Council verifying the location of the structure/s after footings have been poured and before the construction of any walls.

Road Works and Footpaving

103. Pedestrian access, including disabled and pram access, is to be maintained as per Australian Standard AS1742.3 "Part 3 – Traffic Control Devices for Works on Roads".

104. All advisory and regulatory sign posting (for example parking restriction signage, pedestrian crossing signs, warning signs) are to remain in place during construction.

Underground Cabling

105. All communications cabling shall be installed underground as per relevant authority requirements (including broadband and Category 5).

Underground Power Connection

106. Where electricity reticulation cannot be obtained directly from the street, power connection is to be underground. No intermediate power pole is permitted.

Importation of Fill

107. All imported fill shall be validated in accordance with Council's Contaminated Land Policy to ensure that it is suitable for the proposed land use from a contamination perspective.

Vehicle Cleansing

108. Concrete trucks and trucks used for the transportation of building materials shall not traffic soil, cement or similar materials onto the road. Hosing down of vehicle tyres shall be conducted in a suitable off-street area where wash water is prevented from entering the stormwater system or adjoining property.

Additional Information during Demolition / Construction

109. Any new information which comes to light during demolition / construction works which has the potential to alter previous conclusions about site contamination, shall be notified to Council immediately.

Works within Council's Reserve

110. All works within the Council reserve shall be suitably fenced to prevent public access to the work site during construction of the stormwater drainage.

Inspection of Pollution Control Device/s

111. The stormwater drainage and/or pollution control devices shall be inspected during construction, by the Council or by a suitably qualified Civil Engineer. Documentary

evidence of compliance with Council's specifications shall be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:

(a) Initial inspection to discuss concept and site conditions/constraints prior to commencement of the construction of the pollution control device/s.

(b) After completion of storage but prior to installation of fittings (eg. screens, etc.)

(c) Final Inspection.

Council's standard inspection fee will apply to each of the above set inspection key stages. Additional inspection fees will apply for additional inspections required to be undertaken by Council.

Inspection of On-site Stormwater Detention Works

112. The stormwater drainage works are to be inspected during construction, by the Council or by a suitably qualified Civil Engineer. Documentary evidence of compliance with Council's specifications shall be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:

(a) Initial inspection to discuss concept and site conditions/constraints prior to commencement of construction of the detention basin, tank or both.
(b) Prior to landscaping of detention basin, pouring of the roof of the detention tank or both.
(c) After completion of storage but prior to installation of fittings (e.g. orifice plates, screens, flap valves etc.)
(d) Final Inspection (inclusive of all fittings, signs and associated stormwater appurtenances)

The documentary evidence could include but not limited to date stamped photos, inspection slips, emails, etc.

Where Council is appointed to inspect the on-site detention works, Council's standard inspection fee will apply to each of the above set inspection key stages. Additional inspection fees will apply for additional inspections required to be undertaken by Council.

Inspection of the Road Construction (Left Turn Slip Lane Extension & Slip/Deceleration Lane on Cumberland Highway)

113. The road (slip lanes) shall be inspected during construction, by the road authority. In this regard, the road authority shall be as per the Roads Act (i.e. Council or Roads and Maritime Services). Documentary evidence of compliance with Council's specifications shall be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:

(a) Initial inspection to discuss concept and site conditions/constraints prior to commencement of the construction of the stormwater drainage within the easement.
(b) Upon compaction of all road pavement layers.
(c) Final Inspection.

The documentary evidence could include but not limited to date stamped photos, inspection slips, emails, etc.

The road authority's standard inspection fee will apply to each of the above set inspection key stages. Additional inspection fees will apply for additional inspections required to be undertaken by Council.

Note: A private certifier or Principal Certifying Authority cannot be engaged to do this inspection.

PRIOR TO THE ISSUE OF A FINAL OCCUPATION CERTIFICATE

The following conditions are to be complied with prior to the issue of a final occupation certificate:-

Certificates/Documentary Evidence

114. A final clearance is to be obtained from Endeavour Energy if such clearance has not previously been issued.

115. A Section 73 Certificate (Sydney Water) must be submitted to the Principal Certifying Authority prior to occupation of the development.

116. A Structural Engineer's certificate from the supervising structural engineer responsible for the design shall be submitted to the Principal Certifying Authority and shall state that all foundation works/reinforced concrete/structural members have been carried out/erected in accordance with the Engineer's requirements and the relevant SAA Codes.

Note: Any such certificate is to set forth the extent to which the engineer has relied on relevant specifications, rules, codes of practice or publications in respect of the construction.

Landscaping/Tree Protection

117. Certification is to be provided to the Principal Certifying Authority (PCA), from the designer of the landscape proposal, that all tree planting/landscape works have been carried out in accordance with the endorsed plan. If Council **is** the PCA, the certification is to be submitted to Council prior to or at the final landscape inspection. If Council **is not** the PCA, a copy of the certification is to be provided to Council with the Occupation Certificate.

118. The Arborist engaged to ensure the proper protection and management of the trees required to be retained/transplanted is to provide a report to Council concerning the health and condition of the tree/s and if necessary any remedial works required. The report should also provide documentary evidence that the tree protection conditions were complied with throughout the demolition/construction phases, in the form of site notes and photographs. Should the trees require remedial works which are not exempt under Council's Tree Management Order, an application for General Tree Works will be required to be submitted and approved before the works are carried out and certified by the Arborist. Remedial works which are exempt under Council's Tree Management Order will also be required to be completed and certified.

119. Certification is to be provided to the Principal Certifying Authority from a suitably qualified and licensed contractor that the specified fully automated commercial grade irrigation system has been designed and installed to all common planted areas in accordance with the requirements of the current relevant Australian Standards, any relevant authority regulations and current best work practices. If Council is not the PCA, a copy of the certification is to be provided to Council with the Occupation Certificate.

120. Boundary fences must be erected and finished in a professional manner.

Street Number Allocation

121. A street number must be displayed on all newly developed properties in accordance with Council's "Policy on the Display of House Numbers" available from the Customer Services Counter or Council's website, www.cumberland.nsw.gov.au.

The lot numbers are as follows:

- Proposed Lot 1 – 1 Sturt Street, Smithfield
- Proposed Lot 2 – 15 Sturt Street, Smithfield

Parking/Driveway

122. The vehicle crossing between the street and front boundary shall be constructed of plain concrete with no colour or stencilling.

Fire Safety

123. Submission to Council of a Final Fire Safety Certificate pursuant to Clause 170 of the Environmental Planning and Assessment Regulation 2000 in respect of each essential fire or other safety measure listed on the Fire Safety Schedule attached hereto to the Construction Certificate.

NOTE:

1. Such Certificate shall state, pursuant to Clause 80E in relation to each essential fire safety measure mentioned in the certificate:–
   - that the service has been assessed by a properly qualified person (chosen by the owner of the building); and
   - that the service was found to be, when assessed, capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

2. The person who carries out the assessment must inspect and verify the performance of each fire safety measure being assessed, and must test the operation of each new item of equipment installed in the building premises that is included in the current fire safety schedules for the building.

3. The assessment must have been carried out within the three (3) months prior to the date on which the final fire safety certificate is issued.

On-site Stormwater Detention, Certification and Covenant

124. A copy of the as approved stormwater drainage and On Site Detention and Pollution Control Device plan showing work as executed details shall be submitted to Council. The work as executed plan shall be in accordance with Council's standards and specifications for stormwater drainage and on-site stormwater detention.

125. A certificate of compliance in accordance with Council's standards and specifications for stormwater drainage and On Site Detention and Pollution Control Device shall be issued to the Principal Certifying Authority by a suitably qualified Civil Engineer.

126. Documents giving effect to the creation of a Positive Covenant and Restriction on Use over the as constructed On Site Detention and Pollution Control Device shall be submitted to the authority benefited for approval prior to lodging with the Land and Property Information NSW. The wording of the terms of the Positive Covenant and Restriction On Use shall be in accordance with Council's standards and specifications for stormwater drainage and on-site stormwater detention. The documents shall be approved by the benefiting authority for registration with Land and Property Information NSW.

Note: Prior to release of the documents creating the Restriction on Use and Positive Covenant, the benefiting authority shall be satisfied that the as-constructed On

Site Detention and Pollution Control Device is in accordance with the approved drawings and Council requirements.

The Positive Covenant and Restriction on Use documents shall be registered with the Land and Property Information NSW within six (6) months from the date of release by the benefiting authority.

127. A maintenance schedule for the stormwater and On-Site Detention system including a sketch plan of the components forming the sites stormwater and On-Site Detention system shall be submitted. The maintenance schedule shall be prepared by a qualified hydraulic engineer and shall be in accordance with the Upper Parramatta River Catchment Trust requirements.

Road Works

128. Any works requiring levels within the road reserve will require the submission of Council's Vehicle Crossing application form.

129. A full width heavy duty vehicular crossing shall be provided opposite each vehicular entrance to the site, with a maximum width of 8 metres and a minimum width of 3 metres at the boundary line. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's issued drawings and level sheets.

130. The reconstruction of kerb and gutter and associated works along all areas of the site fronting at the corner of Sturt Street and Cumberland Highway. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing SD-8100 and issued level sheets.

131. The reconstruction of concrete footpath paving and associated works along all areas of the site fronting at the corner of Cumberland Highway and Sturt Stret. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing SD-8100 and issued level sheets.

132. The reconstruction of kerb ramps and associated works at the corner of Sturt Street and Cumberland Highway. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing SD8101 and issued level sheets.

133. The reconstruction of Council's gully pit/s and associated works along all areas of the site fronting Sturt Street. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing SD-8010.

134. Removal of all redundant vehicular crossings and laybacks along the full road frontage and replacement with kerb and gutter. These works shall be carried out by a licensed construction contractor at the applicant's expense and shall be in accordance with Council's standard drawing number SD-8100.

135. Dedication and construction of a 6 metres by 6 metres splay corner in favour of Council. Documents relative to the creation of the splay corner shall be lodged with the Land and Property Information NSW with Registration being effected prior to issue of the Occupation Certificate. All costs associated with the construction, creation and dedication of the splay corner are to be borne by the applicant.

Onsite Stormwater Detention, Certifications and Covenants

136. An On-site Stormwater Detention plate shall be installed within the detention basin or tank. The plate shall be positioned in a visible location in or near the Discharge Control Unit/Pit to alert future owners of their obligations to maintain the facility and its restrictions. The wording and plate shall be in accordance with Council's standard requirements.

Defects Liability and Maintenance Period

137. The applicant shall lodge with Council a cash bond or bank guarantee to cover the satisfactory maintenance of all roadworks, land and drainage to be dedicated/benefit Council. All roadworks, land and drainage to be dedicated or to benefit Council shall be maintained in the approved condition by the applicant for a period of twelve (12) months following the issue of the Subdivision Certificate. The bond amount shall be 5% of the total cost of works (amount not less than $5000) and will be released following a satisfactory twelve (12) months maintenance period following completion of these works.
Note: The applicant shall notify Council in writing and provide dated photographic evidence of the road and drainage condition, following the end of the twelve (12) months maintenance period and prior to release of the maintenance bond.

Filling and Compaction

138. The applicant shall at their own expense engage an N.A.T.A. registered soil testing authority to ensure that the standard of compaction achieved within the proposed road pavement is in accordance with the approved specifications. A report shall be submitted to the road authority prepared by a suitably qualified Geotechnical Engineer advising if the level of compaction achieved is in accordance with Council's specification or any remedial action required to achieve such.

139. Filling and levelling of the site shall be carried out to the satisfaction of the road authority. Special attention is drawn to the following requirements of Council's Works Specification – Civil, where Council is the road authority.
    (a) Submission of compaction certificates for fill within the proposed left turn slip lane extension and/or deceleration lane.
    (b) Certificates from road material suppliers.

Roadworks

140. Four (4) copies of Works as Executed plans together with a soft copy in dwg and pdf format shall be submitted for the constructed left turn slip lane extension on Sturt Street and slip/deceleration lane on Cumberland Highway to Council.

141. The proposed verge on the western side of Sturt Street shall be a minimum 4 m wide inclusive of a 1.2 m wide concrete footpath in accordance with Council's DCP Part A Section 2.3 Control 2 and Part D Section 2.7 Control.

142. A certificate of compliance for the construction of vehicular crossings, footpath pavement, kerb, gutter, drainage and roadworks shall be obtained from Council and be submitted to the Principal Certifying Authority.

143. A compliance certificate for the construction of the slip lane extension within Sturt Street and slip lane on Cumberland Highway shall be obtained from the road authority.

Land Dedication

144. The proposed road widening on Sturt Street for the construction of the left turn slip lane extension and associated roadworks to be dedicated to Council.
In this regard, dedication and construction of the road widening to form a 4 metre verge measured from the kerb face of the proposed left turn slip lane extension in favour of Council. In addition, the applicant shall address the following prior to dedication –
i) Ensure that the land is left vacant, clear from any contamination, stockpiles, fill, debris and building materials;
ii) All existing trees and landscaping within the lot must be removed by the developer;
Documents relating to the creation and dedication shall be lodged with Land and Property Information NSW, with registration occurring prior to issue of the any Occupation Certificate. All costs associated with the dedication and construction of the required works shall be borne by the applicant.

Subdivision

145. The Torrens title plan of subdivision of Lot 12, DP 1004594 subject to Development Consent 2016/171 must be registered with Land and Property Information NSW prior to release of all bonds.

General

146. Documentary evidence and/or certificate of compliance must be submitted to Council to show that all works have been completed in accordance with this Development Consent and its accompanying Construction Certificate.

PRIOR TO RELEASE OF SUBDIVISION CERTIFICATE / LINEN PLAN

The following conditions are to be complied with prior to the issue of a Subdivision Certificate / Linen Plan:-

Linen Plan

147. The linen plan for the subdivision when lodged for final approval must be accompanied by four (4) copies and linen plan release fee of **$195**.

148. As per Condition **126** of this Development Consent a restriction on the use of the land and a positive Covenant are to be created for the protection and ongoing maintenance of the On Site Detention and Pollution Control Device. The Section 88B instrument required is to be created in association with the subdivision and is to be in accordance with Holroyd City Council's standard wording. The instrument should also be used to create any Right of Carriageway and easement required. Provision is to be made for the General Manager of the Council or his/her designate to sign the document and it is to be appropriately noted on the linen plan of strata subdivision.

Public Utilities

149. The Principal Certifying Authority is to be provided with a current Section 73 Certificate for the property from Sydney Water.

150. Public utility services (including water, sewer, electricity and telephone) shall be provided and any easements necessary created to the satisfaction of the relevant servicing authorities.
Evidence of such is to be submitted prior to release of the linen plan of subdivision.

General

151. Documentary evidence and/or certificate of compliance must be submitted to Council to show that all works have been completed in accordance with this Development Consent and its accompanying Construction Certificate.

CONDITIONS RELATING TO USE

The following conditions are applicable to the use of the development:-

Maintenance

152. The maintenance, replacement, etc. of the device(s) associated with WSUD system shall be the total responsibility of the property owner.

153. Post and rail fencing shall be installed to delineate the property boundary along the road reserve and shall be a 600 high treated timber dome top post and galvanised rail to Council's detail. The fence is to be wholly maintained by the property owner, including repair of the fence and the removal of any graffiti.

Removal of Signage on Change of Occupation

154. All signage associated with the previous use is to be removed from the premises.

Hours of Operation

155. For the purposes of preserving the amenity of neighbouring occupations, hours of operation including deliveries are to be restricted to between:-

Monday to Friday, 6:00am to 10:00pm
Saturdays, Sundays and Public Holidays, 6:00am to 7:00pm

Safety & Amenity

156. The signage and lighting associated with this consent are not permitted to be flashing and/or moving.

157. No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footpath, utility service land, customer and/or employee parking area, the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.

158. Business is to be conducted and patrons are to be controlled at all times so that no interference occurs to the amenity of the adjoining occupations.

159. The operation of the premises shall be conducted in such a manner as not to interfere with or materially affect the amenity of the neighbourhood by reason of noise, vibration, odour, fumes, vapour, steam, soot, ash, dust, particulate matter, waste water, waste products or other impurities which are a nuisance or injurious to health.

160. Where an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

Signage on Stormwater Drains (Commercial/Industrial)

161. Signs shall be displayed adjacent to all stormwater drains on the premises indicating that only clean water is allowed to enter these drains. Examples of possible signage include: 'Clean Rainwater Only' , 'Clean water only - NO waste' or 'H_2O only'.

Air Emissions

162. The use of the premises shall not give rise to air impurities in contravention of the *Protection of the Environment Operations Act 1997* and shall be controlled in accordance with the requirements of such Act.

163. Any discharge to the atmosphere must not result in any odour or other air impurity detectable outside the boundaries of the property.

164. In the event of Council receiving complaints regarding air pollution or odour from the premises, the person(s) in control of the premises shall at their own cost arrange for an environmental investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of odour exiting the premises.

165. In the event of Council receiving complaints regarding excessive odour from the garbage bay area, the person(s) in control of the premises shall at their own cost arrange for an environmental investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of odour emanating from the garbage bay area.

Noise

166. The operation of all plant and equipment shall not give rise to an equivalent continuous (LA_{eq}) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background L_{A90} level (in the absence of the noise under consideration).

167. In the event of Council receiving complaints regarding excessive noise, the person(s) in control of the premises shall at their own cost arrange for an acoustic investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of noise emanating from the premises.

168. Noise and vibration from the use of the air conditioning system (if any installed) shall not exceed the background level by more than 5dB(A) and shall not be audible in any premises of a different occupancy between 10:00pm and 7:00am on weekdays and 10:00pm and 8:00am on weekends and public holidays.

Parking / Loading

169. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of materials, finished goods or commercial vehicles.

170. At least **425** car parking spaces numbered and linemarked in accordance with the endorsed plan, are to be made available at all times for employees and visitors' vehicles only in conjunction with the occupation of the building/premises.

171. All vehicles are to enter and exit the site in a forward direction.

172. All vehicles are to be wholly contained on site before being required to stop.

Emergency Procedures

173. The owner of a building to which an essential fire safety measure is applicable must not fail to maintain each essential fire safety measure in the building premises to a standard not less than that specified in the Fire Safety Schedule.

ADVISORY NOTES

Other Necessary Approvals

A. The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary activity not approved by this consent, including:
   (a) Works, including the pruning or removal of any tree(s) not authorised in the preceding conditions or on the approved plans. Council's Tree Preservation Order protects trees by definition taller than 3.5m or having a trunk circumference exceeding 500mm measured one metre above ground level. If in doubt contact Council's Tree Management Officer.
   (b) Any fencing located forward of the proposed building and exceeding the limitations specified in Holroyd Local Environmental Plan 2013, Part 3 *"Exempt and Complying Development"*.
   (c) The erection of any advertising sign, not being exempt from the need to obtain approval.
   (d) The installation of any furnace, kilns, steam boiler, chemical plant, sand blast, spray painting booth or the like.

B. Section 97 of the Act provides that an applicant who is dissatisfied with the Council's determination of the Development Application may appeal to the Land and Environment Court within 6 months of the date of determination, or as otherwise prescribed.

C. Section 82A of the Act provides that an applicant may request, within 6 months of the date of determination of the Development Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.

   It should also be noted that an application under Section 82A of the Act cannot be reviewed/determined after 6 months of the date of determination. Therefore, the submission of a Section 82A Application must allow sufficient time for Council to complete its review within the prescribed time frame, including the statutory requirement for public notification.

D. The applicant and Owner are advised that the Commonwealth Disability Discrimination Act 1992 may apply to this particular proposal. Approval of this application does not imply or confer compliance with this Act. Applicants and owners should satisfy themselves as to compliance and make their own enquiries to the Human Rights and Equal Opportunity Commission. Attention is also drawn to the provisions of Parts 2, 3 and 4 of Australian Standard 1428 - Design for Access and Mobility.

E. A Construction Certificate shall be obtained in accordance with Section 81A (2)(a)of the Act, prior to the commencement of any work on site. Council can provide this service for you.

F. An Occupation Certificate is to be issued by the Principal Certifying Authority prior to the occupation of the building.

G. BANK GUARANTEES

   Bank guarantees will be accepted from list of banks which have at least an "A" rating from Standard and Poors and at least an "A2" or "Prime-1" standard from Moodys Investor Services.

To enable the bank guarantee to be enforceable during an entire project with consideration for delays, **the guarantee must not contain a facility expiry date.**

To get to Standard and Poors www.standardpoors.com then from Ratings Action choose Ratings Lists. Then click on Financial Institutions followed by clicking on Financial Institutions Counterparty Ratings List. Go to **"Banks"** and download to Australian Banks.

To get to Moodys www.moodys.com then look up Ratings and then Banking and then Bank Ratings list. It will take you to Bank Credit Research page. Look at the table of contents and choose Global Bank Ratings by Country. Look up Australian Banks.

H. DEMOLITION

(a) Demolition is to be carried out in accordance with AS2601-2001, *Demolition of Structures.*
(b) Demolition is to be carried out in such a way and with such control measures as are necessary to prevent the occurrence of any dust, noise, runoff or other nuisance.
(c) All sediment/soil is to be prevented from entering Council's stormwater drainage system.
(d) The public footpath and roadway is to be protected against damage as a result of demolition activities and is to be kept clean and free of all soil and other materials.
(e) On completion of demolition the site is to be left in a clean and tidy condition.
(f) Holroyd City Council has a Tree Management Order which applies to the entire City of Holroyd. No ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees exceeding 3.5m in height and 3m in branch spread shall take place without the prior written consent of Holroyd City Council.
(g) There shall be no burning of any waste, as this is prohibited within the City of Holroyd.
(h) Demolition material can be recycled saving the environment and also tipping costs. For more information, contact the Environment Protection Authority's Recycling hotline on 9325 5555.
(i) Public roads shall be kept clean and free of any materials which may fall from vehicles or plant to ensure safety and amenity of the area.

I. TREES

The trees indicated on the endorsed plans to be retained and protected are to be considered with any future development of the subject allotments. In this regard no works are to occur within the driplines of trees to be retained.

J. CONSTRUCTION/OCCUPATION CERTIFICATE FEES

An administration fee per certificate (in accordance with Council's adopted fees and charges) is payable to Council on lodgement of Construction and Occupation Certificates from Principal Certifying Authorities.

K. FIRE SAFETY

Paths of travel a minimum of 1000mm wide in accordance with D1.6 of the Building Code of Australia are to be clearly defined and line marked on the floor prior to occupation.

In accordance with the requirements of D1.10 of the Building Code of Australia:

(a) bollards or some other method not less effective shall be provided to protect the discharge point of exit(s) and to prevent vehicles blocking the exit or access to the exit.
(b) the path of travel to an exit, road or open space shall be protected by bollards, vehicular kerbs or other physical barrier to ensure the safe passage of persons.
(c) a ramp having a gradient not steeper than 1:14 is to be provided to link the exit point to the public road.

L. DIAL BEFORE YOU DIG

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

M. TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on Phone Number 1800810443.

N. DIVIDING FENCES

Please be advised that arrangements concerning existing or proposed fences between properties are a civil matter determined by the involved parties under the Dividing Fences Act. You are therefore required to consult with the owners of neighbouring properties if fences are to be removed or constructed.

The Dividing Fences Act is administered by the Department of Lands who can act as a mediator in disputes. For further information please refer to the following information on Council's website: www.cumberland.nsw.gov.au/building and development/local plans and policies/ dividing fences.

Attachment 3 – SEPP No. 64 – Advertising and Signage

SCHEDULE 1 – ASSESSMENT CRITERIA	
Assessment Criteria	*Comments*
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and future character of the area which is predominately industrial warehouses.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage is consistent with the existing signage in the area, which is predominately industrial development.
2 Special areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive area, heritage area, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage is not considered to detract from the amenity or visual quality of any environmentally sensitive area, heritage area, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.
3 Views and vistas	
Does the proposal obscure or compromise important views?	All signage is proposed to be located on the building with the exception of the proposed pylon sign which has a height of 12m. The height of the sign is less than the height of the building and the proposal is not considered to compromise important views.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage is below the ridge of the building.
Does the proposal respect the viewing rights of other advertisers?	Yes
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The site has an area of 2.952ha, with a frontage of 267.01m to Sturt Street and 121.48m to Cumberland Highway. The number of proposed signs is considered appropriate for the site and compatible with the scale of the development.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	Whilst the proposal includes 10 signs, the site has an area of 2.952ha, with a frontage of 307.525m to Sturt Street and 1226.985m to Cumberland Highway. Two wall signs and one pylon sign are proposed along the Cumberland Highway frontage and two wall signs are proposed along the Sturt Street frontage. The number of proposed signs is considered appropriate for the site.
Does the proposal screen unsightliness?	No
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No
5 Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of	The proposed signage is compatible with the scale and proportion of the site and building.

the site or building, or both, on which the proposed signage is to be located?	
Does the proposal respect important features of the site or building, or both?	The proposal respects important features of the site. The proposal was amended to retain additional trees located on the road reserve.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signs have been designed to integrate with the building and colour scheme which is typical of the Bunnings Warehouse buildings.
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting or logos been designed as integral part of the signage or structure on which it is to be displayed?	External lighting is proposed.
7 Illumination	
Would illumination result in unacceptable glare?	Small down lights on adjustable fittings are mounted to the top of the signs pointing down. Lighting is proposed between the hours of 6am to 10pm, 7 days a week. There are no nearby residents that will be affected by the proposed illumination.
Would illumination affect safety for pedestrians, vehicles or aircraft?	Safety of pedestrians, vehicles and aircraft is not compromised as a result of the illumination as the proposed lighting will point down onto the signage.
Would illumination detract from the amenity of any residence or other form of accommodation?	The proposal is not considered to detract from the amenity of any residences.
Can the intensity of the illumination be adjusted, if necessary?	The direction and intensity of the lighting is adjustable if required.
Is the illumination subject to a curfew?	Illumination to be within the hours of 6am to 10pm, 7 days a week.
8 Safety	
Would the proposal reduce the safety of any public road?	No Conditions are recommended to be included in the consent restricting flashing of the signage.
Would the proposal reduce the safety for pedestrians or bicyclists?	No Conditions are recommended to be included in the consent restricting flashing of the signage.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No Conditions are recommended to be included in the consent restricting flashing of the signage.

Attachment 4 – Holroyd Local Environmental Plan 2013

Standard	Required/Permitted	Provided	Compliance
2.1	Land Use Zones - IN1 General Industrial	 'Hardware and building supplies' is permissible in the IN1 zone.	 Yes
4.1	Minimum subdivision lot size - 1200sqm	 - Proposed Lot 1 will have an area of 24,720m² - Proposed Lot 2 will have an area of 4,650m²	 Yes Yes
4.3	Height of Buildings - The Height of Buildings Map does not specify a maximum height for the site.	 The Height of Buildings Map does not specify a maximum height for the site. Nevertheless, the proposal has a maximum height of 14m.	 NA
4.4	Floor Space Ratio - The Floor Space Ratio Map does not specify a maximum FSR for the site.	 The Floor Space Ratio Map does not specify a maximum FSR for the site. Nevertheless, the proposal has a FSR of 0.64:1 for proposed lot 1 and 0.76:1 for proposed lot 2.	 NA
4.6	Exceptions to development standards	N/A	N/A
5.9	Preservation of Trees or Vegetation	The application proposes tree removal on the subject site and within the road reserve fronting Cumberland Highway. Council's Landscape Officer and Landscape Architect have reviewed the application and support the proposal subject to conditions.	
5.10	Heritage	The site is not heritage listed or within close proximity to any heritage items.	NA
6.1	Acid Sulfate Soils	The site is not affected by Acid Sulfate Soils	N/A
6.4/6.7	Flood Planning and Stormwater	The site is subject to flooding.	Yes

	Management	Council's Development Engineer has reviewed the stormwater drainage concept and advises that the design is acceptable subject to the imposition of conditions.	
6.5	Terrestrial Biodiversity	There is no evidence of any terrestrial biodiversity on the site.	Yes
6.8	Salinity	The site is located on lands identified as being affected by moderate salinity.	Yes

Attachment 5 – Holroyd Development Control Plan 2013

Standard	Required/Permitted	Provided	Compliance
Part A – General Controls			
3.1	**Car Parking:** Bulky goods premises 1 per 50m² or 1 per 2 employees (whichever is greater) Open yard activities / storage (including timber and building supplies) 1 per 140m² **1 per 50m² = 351.56 spaces (352)**	425 spaces provided	Yes
3.3	Dimensions of Car Parking Facilities, Gradients, Driveways, Circulation and Manoeuvring.	Council's Traffic Engineer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	Yes
3.5	**Driveways** Driveways shall be setback a minimum of 1m from the side boundary.	>1m provided to the driveways located along Sturt Street. 700mm setback provided along the western boundary with landscaping provided for the first 5m.	No, however acceptable
3.6	**Accessible parking** - 2 spaces per 100 spaces	10 spaces provided	Yes
6.3	**Erosion and Sediment Control**	A detailed sediment and erosion control plan was submitted and is considered to be acceptable.	Yes
7.4	**Stormwater Management**	Council's Development Engineer has reviewed the stormwater drainage plans and calculations and advises that the design is acceptable.	Yes
11	**Site Waste Minimisation and Management Plan (SWMMP)**	Council's Waste Officer has reviewed the proposed waste and recycling arrangements and SWMMP and has advised that they are acceptable.	Yes
Part D – Industrial Controls			
1	**Subdivision** Minimum width – 24m Minimum width (corner) – 28m Minimum depth – 45m	- Proposed Lot 1 (corner lot) will have a width of 121.48m to Cumberland Highway and 228.52m to Sturt Street. - Proposed Lot B will have a frontage of 34.155m and a depth of 91.205m.	Yes Yes

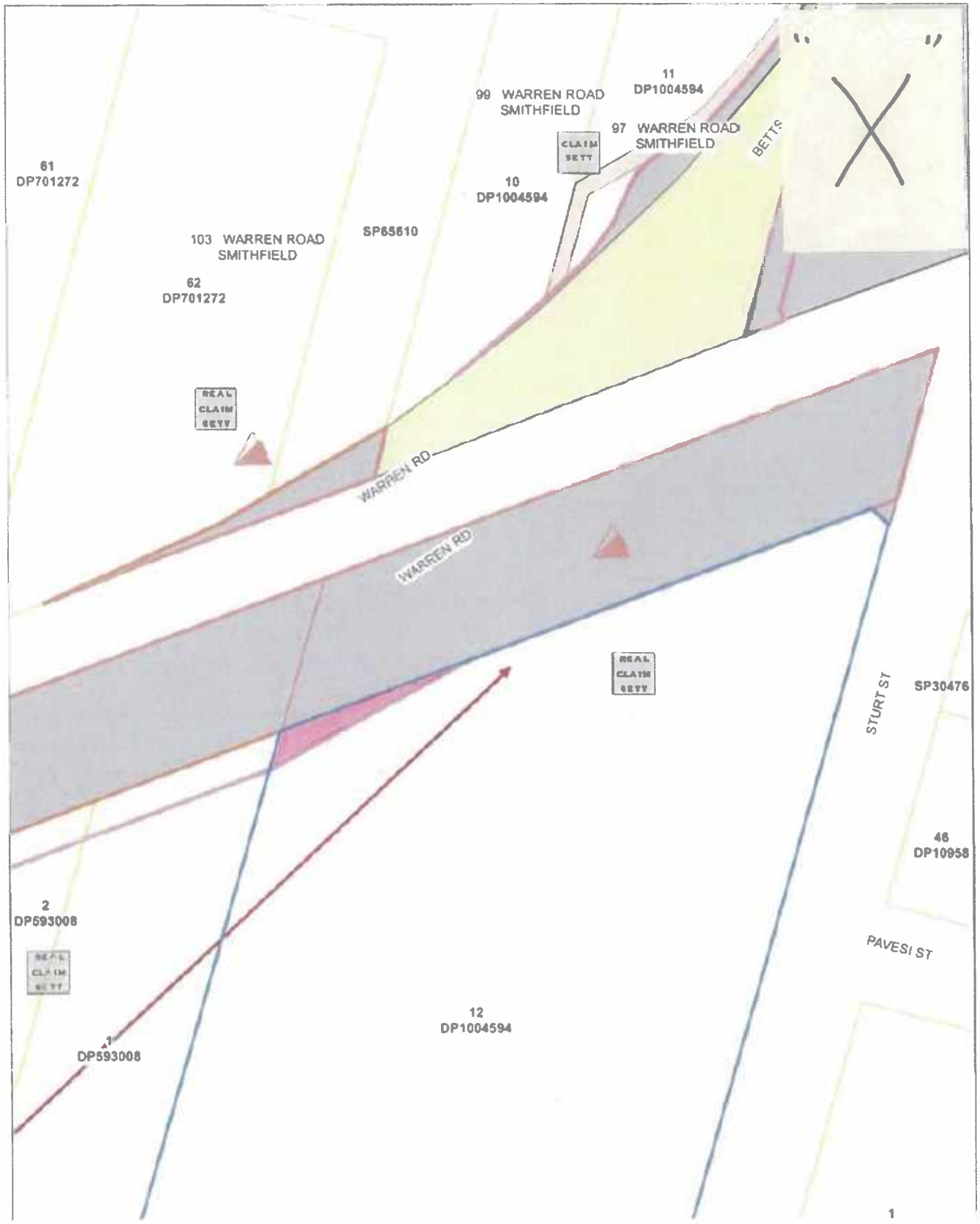
2.1	**Site Area, Frontage and Gross Floor Area**		
	- Provide, where possible in new developments, a minimum street frontage width of 24m to accommodate side access for goods vehicles.	Complies	Yes
	- Consent must not be granted to development for the purposes of a food and drink premises on land in Zone IN1 General Industrial or Zone IN2 Light Industrial if the gross floor area of the food and drink premises is more than 300 square metres.	The proposed food and drink premises has an area of 58m^2.	Yes
2.2	**Site Layout**		
	- Locate offices to address and activate the street/s	An office is proposed on the mezzanine level fronting Cumberland Highway.	Yes
	- Where in close proximity to residential areas, design new buildings to minimise any adverse effects on the amenity of residential areas, including such effects as overshadowing, overlooking, lighting, dust, noise or fumes.	The subject site is not within close proximity to residential development.	Yes
2.3	**Amenity Impacts on Nearby and Adjoining zones**		
		The subject site does not adjoin residential development.	NA
2.4	**Building Design and Appearance**		
	- Use non-industrial aspects of a development (e.g. offices) to address the street.	An office is proposed on the mezzanine level fronting Cumberland Highway.	Yes
	- Avoid long blank walls of warehouse units facing the street or public domain.	No blank walls are proposed along the Cumberland Highway or Sturt Street.	Yes
	- Provide articulation to the façade or division of massing.	The proposed building is articulated in plan and elevation to reduce the appearance of building bulk	Yes
	- New development on corner sites is to address both street frontages in terms of facade treatment, fenestration and articulation of elevations to achieve a high standard of environmental design	The proposal addresses both street frontages.	Yes

2.5	**Setbacks**		
	- Landscape all front setbacks to provide a high quality street presence.	Landscaping is proposed along both street frontages.	Yes
	- Front setback areas shall not be used for storage or display of goods or excessive signage, loading/unloading or large areas of carparking.	Front setback areas are landscaped.	Yes
	- Minimum 1 metre setback is required to at least one side boundary.	At least 1m setback provided.	Yes
	- Ensure that setbacks for new development on corner sites are consistent with setback requirements for each particular street. - 15m setback required	Sturt Street - A varying front setback of between 7.5m to 16.8m is provided to Sturt Street. The variation can be supported in this instance given the building is articulated in plan and elevation, reducing the appearance of building bulk and the entire front setback, with the exception of the entrance path and driveways, is landscaped.	In part
	- In locations where a 30.5 metre or 15 metre building line to the principal street frontage of a corner lot is required, maintain minimum requirements for the secondary frontage. However, car parking and access driveways may be located in part of the setback to the secondary frontage, provided a 6 metre wide landscaped strip is provided along the public road.	Cumberland Highway (secondary street) - A varying front setback of between 5m to 34m is provided to Cumberland Highway. The variation can be supported in this instance given the building is articulated in plan and elevation, reducing the appearance of building bulk and the entire front setback is landscaped, with the exception of the driveway. A landscape strip 5m – 34m wide is proposed along the Cumberland Road frontage.	In part
2.6	**Parking and Vehicular Access**		
	- For new or major redevelopment, provide all loading and unloading facilities and the majority of car parking required for the development at the rear or at the side of any buildings.	Loading and unloading is proposed to be located to the rear of the site.	Yes
	- Provide separation between parking and service areas (i.e. loading/unloading areas). Locate loading docks so they do not: a) interfere with visitor and employee parking spaces; b) interfere with pedestrians or	Loading/unloading is separate to parking.	Yes

	vehicles circulating on the site or adjacent streets; and c) require or permit, when in use, delivery vehicles to stand on any public road, footway, laneway or service road. - Do not provide large expanses of bland concrete paving in the car parking and driveway areas. Provide a contrast of paving materials throughout the development i.e. unit pavers and concrete. Stencilled concrete will not be permitted.	Car paring is provided in the under croft area. No hardstand areas are provided within the front setback area.	Yes
2.7	**Road Design and Construction within Industrial Zones**	NA	NA
2.8	**Fences** - Ensure a maximum height of 1.2 metres for fences within the front setback, or 2.1 metres for fences behind the front setback.	800mm high timber rail fence is proposed along Cumberland Highway. Given there is a requirement to distinguish private land and public land, a front fence 800mm high is proposed on the boundary fronting Cumberland Highway. Sufficient landscaping is proposed on the road reserve and within the front setback.	Yes
3	**Landscaping of Industrial Sites** - Provide and maintain a minimum of 10% of the site as landscaped area, with lawns, trees and shrubs. The landscaped area includes the landscaped parts of all setbacks, but in the case of lots greater than 2,000m2 provide and maintain a minimum of 15% of the site as landscaped area. -	Required: 15% / 4,429.35m^2 Provided: 14% / 4,140m^2 Variation is minor and can be supported in this instance given sufficient landscaping is provided to both street frontages.	No, however acceptable
4	**Retail & Commercial uses in Industrial Zones** - In the General Industrial IN1 and the Light Industrial IN2 zones, Council will only permit business and office premises and non-retail showrooms which: a) are ordinarily incidental or subsidiary to and situated on the same land as an industry ; b) cover no more than 20% of the	An office is proposed on the mezzanine level fronting Cumberland Highway. The office is ancillary to the Bunnings Warehouse. The office has an area less than 250m^2, which represents only 1.8% of the GFA.	Yes

	gross floor area of the industrial building; and c) provide no retailing or over-the-counter sales. - The maximum floor area of Food & Drink Premises are: a) 100m2 in General Industrial IN1; b) 300m2 in Light Industrial IN2. Hours of Operation - The Council, under normal circumstances, restricts the hours of industrial operations to the hours of 7.00am to 7.00pm, Monday to Friday; 7.00am to 12 noon, Saturday and no work on Sunday. Retail in industrial zones land located on a classified road shall have hours of operation 7.00am to 10.00pm Monday to Saturday and 7.00am to 8.00pm Sunday and Public Holidays - Provide a noise impact assessment with Development Applications that propose activities with operating hours outside Council's standard business hours.	The proposed food and drink premises has an area of 58m^2. Proposed hours of operation are 6.00am to 10.00pm Monday to Friday and 6.00am to 7.00pm Saturdays, Sundays and Public Holidays. Minor variation proposed to the hours of operation, to commence an hour earlier on Saturdays, Sundays and Public Holidays. Proposed hours of operation are considered to be satisfactory given the location of the site along Cumberland Highway, within an industrial area.	Yes No, however acceptable
5	**Pollution Control** - Air Pollution - Water pollution - Noise Pollution	Conditions are recommended to be included in the consent to address air, water and noise pollution.	Yes
Part F – Advertising and Signage			
4	**Signs in Industrial Zones** - Wall signs, including painted wall signs, must not exceed one per street frontage.	Whilst the proposal includes 10 signs, the site has an area of 2.952ha, with a frontage of 307.525m to Sturt Street and 1226.985m to Cumberland Highway. Two wall signs and one pylon sign are proposed along the	No, however acceptable

		Cumberland Highway frontage and two wall signs are proposed along the Sturt Street frontage. The number of proposed signs is considered appropriate for the site.	
	- Wall signs must not exceed one-third of the length of the wall. Where the building has more than one frontage, the dimensions for the wall signs, on any side elevation, must be appropriate to the context of the size, scale and character of the subject building.	Signage represents less than one-third of the length of the wall.	Yes
	- Business identification signs must not exceed one per site, with maximum dimensions of 0.5m x 1.5m and a maximum height above natural ground level of 1.5 metres.	Signage exceeds this requirement however the proposal is supported given the industrial context, size of the building and size of the site. The proposed signage is compatible with the scale of the development.	No, however acceptable
7	**Sign Specifications** <u>Illuminated Signs</u>		
	- Where a sign is externally illuminated by flood or concealed lighting, such lighting must be directed solely on the advertisement, and its surrounds, and shielded so that glare does not extend beyond the advertisement.	Small down lights on adjustable fittings are mounted to the top of the signs pointing down. Lighting is proposed between the hours of 6am to 10pm, 7 days a week. There are no nearby residents that will be affected by the proposed illumination.	Yes
	<u>Pole or Pylon Signs</u>		
	- A pole or pylon sign must not have a pole exceeding 12 metres in height, when measured from natural ground level adjacent to the base of the pole to the underside of the sign and not exceed 15 metres in height to the highest point of the sign	One pylon sign is proposed along the Cumberland Highway frontage. The sign has a height of 12m.	Yes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