

DRAFT CONDITIONS OF CONSENT**DEVELOPMENT APPLICATION NO. 382.1/2017****SYDNEY SOUTH WEST PLANNING PANEL NO. 2017SSW048****PROPERTY:****LOT 1 DP 777596, NO. 177 NEWTON ROAD, WETHERILL PARK****DESCRIPTION OF DEVELOPMENT:**

Proposed demolition of existing structures and construction of an industrial building, including the construction of two (2) weighbridges and associated car parking and landscaping, to be used for the purpose of a resource recovery facility processing up to 25 000 tonnes of construction and demolition waste per year, to be operated on a 24-hour basis, seven days a week at Lot 1 DP 777596 No. 177 Newton Road, Wetherill Park.

APPROVED PLANS**1. Compliance with Plans**

The development shall take place in accordance with the approved development plans and reports as follows:

- Architectural Plans as prepared by Zhinar Architects Pty Ltd, Job No. 08528, Drawing No. DA-A00 to DA-A10 (inclusive), Dated 27 June 2016, Revision A;
- Landscape Plan as prepared by Paul Scrivner Landscape Architect, Job Reference No. 16/1899, Sheet No. 1 of 1, Dated 10 February 2017, Issue D;
- Stormwater Concept Plans as prepared by Quantum Engineers, Job No. 160538, Drawing No. D1 to D6 (inclusive), Dated 1 June 2017, Revision F.
- Environmental Impact Statement as prepared by Think Planners, Dated 16 October 2017, Revision C
- Hazardous Material Audit, as prepared by Benbow Environmental, Report No. 171068-02, Dated 30 November 2017, Revision 2;
- Environmental Risk Assessment, as prepared by Benbow Environmental, Dated 16 October 2017, Revision 4;
- Environmental Management Plan, as prepared by Benbow Environmental, Dated 16 October, Revision 2;

- Soil and Water Assessment as prepared by Benbow Environmental, Dated 16 October 2017, Revision 4;
- Dust Management Plan, as prepared by Benbow Environmental, Dated 12 October 2017, Revision 5;
- Air Quality Impact Assessment Report as prepared by Benbow Environmental, Dated 15 June 2017, Revision 2;
- Waste Management Assessment, as prepared by Benbow Environmental, Dated 15 June 2017, Revision 2;
- Environmental Site Assessment as prepared by Environmental Investigation Services, Report Reference Number E30041KMrpt, Dated 18 January 2017;
- Noise Impact Assessment as prepared by Benbow Environmental, Dated 15 June 2017, Revision 2;
- Traffic and Parking Assessment Report, as prepared by Varga Traffic Planning Pty Ltd, Reference No. 16717, Dated 14 February 2017, Revision 01; and
- Addendum to Traffic and Parking Report, as prepared by Varga Traffic Planning Pty Ltd, Reference No. 16717, Dated 15 February 2018.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

2. Long Service Levy Fee

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment. Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

3. Stormwater Drainage Certificate

Prior to the issue of a Construction Certificate, a certificate from a suitably qualified person shall be submitted to the Certifying Authority certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;
- c. The piped drainage system has been designed to an Average Recurrence Interval of not less than that in accordance with Councils' "Stormwater Drainage Policy".

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

4. Final Stormwater Drainage Plan

A Final Stormwater Drainage Plan with details suitable for construction prepared by a suitably qualified and experienced stormwater drainage consultant shall be submitted with the application for the construction certificate. Final Stormwater plan shall comply with AS3500 and Council's Stormwater Drainage Policy.

5. Section 94A Levy Development Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

The Section 94A Levy as determined at the date of this consent is **\$35,521.50**.

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales).

6. Erosion and Sediment Control Plan

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan shall be submitted to and approved by the Certifying Authority. The Erosion and Sediment Control Plan shall be prepared in accordance with the requirements of the Fairfield City Council's Erosion and Sediment Control Policy. The Erosion and Sediment Control Plan shall clearly show and demonstrate how erosion is to be minimised and how sediments are to be trapped on the site and prevented from escaping, transported, carried or discharged across and outside the boundaries of the site of the development or building activity.

7. Sydney Water Consent

The plans must be assessed by Sydney Water Tap in to determine whether the development will affect any Sydney Water asset and if any requirements need to be met. The plans will be appropriately stamped. All amended plans will require restamping.

Please refer to the web site <https://tap-in.sydneywater.com.au> for:

- See the Building plan approvals section on the Tap in site, and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and developing then Building and renovating

Or telephone 13 20 92

8. Repair of existing accessways

- a. The existing driveway areas located along the eastern and western access handles and the southern property boundary shall be adequately sealed at all times. In this regard, the access handles and all driveway areas located within the subject property shall be remediated to provide safe site access.

Accordingly, any areas that are not adequately sealed must be repaired to the satisfaction of Fairfield City Council prior to the issue of a Construction Certificate.

- b. The access handles shall be maintained on a regular basis at all times.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

9. Construction Certificate Required

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

10. Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

11. Notify Council of Intention to Commence Works

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

12. Kerb and Gutter Status Form

Prior to the commencement of any construction works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

13. Erosion and Sedimentation Control

Prior to the commencement of any construction works on site, controls in accordance with **Chapter 3.12 of the Fairfield City Wide DCP 2013** shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

14. Toilet Facility

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

15. Required Signage

For building, subdivision or demolition work that will affect the external walls of the building, signage shall be installed in a prominent position detailing:

- The name, address and telephone number of the principal certifying authority for the work; and
- The name of the principal contractor (if any) of the building work and a telephone number on which that person may be contacted outside working hours; and
- Stating that unauthorised entry to the work site is prohibited.

This sign shall be maintained while the building, subdivision or demolition work is being carried out and must be removed when the work has been completed.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

16. Works-As-Executed Plans for Stormwater Drainage

Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

17. Interim Fire Safety Certificate

Prior to the issue of an Occupation Certificate (Interim or Final) fire safety certificate shall be submitted to and approved by the Principal Certifying Authority.

Note: An Annual Fire Safety Statement for the building premises dealing with essential fire safety measures shall be submitted to Council in accordance with the requirements of Clauses 177 and 181 of the Environmental Planning and Assessment Regulation 2000.

18. Adjustments to Public Utilities

Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

19. Environmental Reports Certification

Prior to the issue of an Occupation Certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Fairfield City Council, stating that recommendations approved by Council in the following reports have been completed:

- Environmental Impact Statement, prepared by Think Planner Pty Ltd and dated 16 October 2017
- Environmental Risk Assessment, Report No 171068_Risk_Rev4, prepared by Benbow Environmental and dated 16 October 2017.
- Environmental Management Plan, Report No 171068-02_EMP_Rep_Rev2, prepared by Benbow Environmental and dated 16 October 2017.
- Dust Management Plan, Report No 161215_Rep_Rev5, prepared by Benbow Environmental and dated 12 October 2017.
- Soil and Water Assessment, Report No 171068_SoilWater_Rev4, prepared by Benbow Environmental and dated 16 October 2017.

20. Building in Saline Environments

The whole of the Fairfield Local Government Area is potentially saline affected, and as such appropriate design features and building materials need to be incorporated into the construction of buildings, to minimise the risk of salt damage.

Prior to the issue of an Occupation Certificate (Interim or Final), documentary evidence shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with Fairfield City Council's 'Building in Saline Environments Policy'.

21. Landscape Certificate

Prior to the issue of an Occupation Certificate (Interim or Final), a Landscape Certificate from a qualified landscape architect, certifying that the completed

landscape works on site are in accordance with the approved landscape plans shall be submitted to Principal Certifying Authority and Fairfield City Council.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

22. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

23. Administration Fee for the Lodgement of Certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates and Occupation Certificates.

24. During Construction or Demolition

During the construction or demolition period, the applicant must ensure that:

- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours.
 - 1. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

Except that,

Building works in a IN1 zone may be carried out within the following hours:

2. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 5:00pm. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement

25. Hoarding / Fencing

During construction, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building 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.

26. Method of Stormwater Drainage

The stormwater drainage generated from the development shall be directed to the drainage easement.

Note: Drainage lines across the footpath shall be of 75mm x 200mm galvanised R.H.S laid at a fall not exceeding 1:40 (A 100mm sewer grade pipe is an acceptable alternative for single lot residential applications).

Note: If a street outlet is required it shall be constructed using a 100mm x 50mm galvanised rectangular connector laid into the kerb with the invert of the connector to be 10mm above the invert of the gutter.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

27. Landscaping to be Completed

The provision and maintenance of landscaping in accordance with the approved landscape plan prepared by Paul Scrivner Landscape Architect reference number 16/1899, sheet number 1 of 1, issue D, dated 10 February 2017, including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.

28. Driveway Gradient

- a. The driveways and manoeuvring areas are to be designed in accordance with Australian Standard AS 2890 part 2.

- b. The internal driveways and parking areas are to be designed in accordance with AS 2890 part 1.

29. Carparking - General

- i. The provision and maintenance of the following number of car parking spaces in accordance with Fairfield City Wide Development Control Plan, 2013 – Car Parking, Vehicle and Access Management - Chapter 12:
 - a. Fifteen (15) off-street car parking spaces for staff and visitors,
 - b. One (1) off-street accessible car parking space in accordance with AS 2890.6 – 2009.

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas. All car parking spaces shall be made available to all staff and visitors at all times.

- ii. In the event that the approved waste facility ceases to operate at the subject site the subject building shall be altered and an additional forty-one (41) car parking spaces must be provided on site in accordance with the Adaptation Plan as prepared by Zhinar Architects Pty Ltd, job number 08528, drawing number DA-A09, dated 27 June 2017, issue A.

30. Adaptation Plan

- a. In the event that the approved waste management facility ceases to operate from the subject site, the development including the subject building, car parking and maneuvring areas shall be altered in accordance with the approved Adaptation Plan as prepared by Zhinar Architects Pty Ltd, job number 08528, drawing number DA-A09, dated 27 June 2017.
- b. There shall be a minimum of fifty seven (57) car spaces provided on site to accommodate the adapted floor plan of the subject building.

31. Schedule of Finishes

The development is to be constructed and finished in the materials and colours contained within the approved schedule of Finishes as prepared by Zhinar Architects, Job Number 08528, Drawing Number DA-A10, Dated 27 June 2017, Issue A. All other building materials shall be compatible in type, colour and texture throughout the whole project.

32. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the internal loading bay/s provided.
- d. The subject site shall be serviced by 11 metre and 17 metre rigid and dog trailer trucks only, in accordance with the addendum to the Traffic and Parking Report as prepared by Varga Traffic Planning Pty Ltd, reference number 16717, dated 15 February 2018. Service vehicles with a maximum length that exceeds 17 metres are not permitted to service the site.
- e. The loads of all vehicles servicing the site shall be covered.
- f. A maximum of thirty-five (35) deliveries shall be carried out at the subject site per day.
- g. 'Give Way' signs shall be installed at the intersection of the truck exit and the parking aisle to prevent conflict between vehicles (right of way given to vehicles on the parking aisle)

33. Hours of Operation

The approved hours of operation for the use of the premises are:

24 hours, 7 days a week

34. Use of the Premises

The use of the premises shall comply with the following requirements:

- a. The operation of the business shall be conducted so as to avoid unreasonable noise and cause no interference to adjoining or nearby residences.
- b. The use of the premises shall not give rise to "offensive noise" as defined under the Protection of the Environment Operations Act, 1997.
- c. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants.
- d. If 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.

- e. The premises shall be maintained in a clean and tidy state at all times. In this regard, cleaning shall be carried out as required to ensure that the premises is maintained in an environmentally satisfactory manner.

35. Storage of Goods

All works and storage shall be contained wholly within the building.

36. Control of Truck Traffic

The applicant shall be responsible for maintaining a daily log of trucks involved in the operation of the site. The number of loads per day shall not exceed 35 vehicles.

37. Maximum Waste Processing Capacity

A maximum of 25, 000 tonnes of construction and demolition waste is permitted to be processed at the subject site on an annual basis.

38. Site Operation

The subject premises shall operate in accordance with the measures and recommendations provided within the following reports at all times:

- a. Environmental Impact Statement as prepared by Think Planners, Dated 16 October 2017, Revision C;
- b. Environmental Management Plan, as prepared by Benbow Environmental, Dated 16 October, Revision 2;
- c. Dust Management Plan, as prepared by Benbow Environmental, Dated 12 October 2017, Revision 5;
- d. Air Quality Impact Assessment Report as prepared by Benbow Environmental, Dated 15 June 2017, Revision 2;
- e. Waste Management Assessment, as prepared by Benbow Environmental, Dated 15 June 2017, Revision 2;
- f. Environmental Site Assessment as prepared by Environmental Investigation Services, Report Reference Number E30041KMrpt, Dated 18 January 2017;
- g. Noise Impact Assessment as prepared by Benbow Environmental, Dated 15 June 2017, Revision 2; and
- h. Addendum to Traffic and Parking Report, as prepared by Varga Traffic Planning Pty Ltd, Reference No. 16717, Dated 15 February 2018.

39. Unreasonable Noise and Vibration

The waste facility, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when

instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

40. **Flood Affected Development**

The development the subject of this consent is located within flood prone land. The following shall be complied with during the construction process:

- a. Only flood resistant materials shall be used below the designated floor level.
- b. All services and utilities connected to the property are required to be flood proofed.
- c. There is to be no alteration to the existing ground levels.

41. **Environment Protection Authority (EPA)**

The attached Environment Protection Authority General Terms of Approval shall be complied with at all times.

NB: The EPA General Terms of Approval DO NOT constitute a license under the Protection of the Environment Operations (POEO) Act 1997. The applicant is required to obtain a license from the EPA for the approved development pursuant to the POEO Act 1997, prior to the commencement of any construction works, or any works or processes associated with the proposed development.

42. **NSW Protection of the Environment Operations Act 1997**

The use of the premises shall operate in accordance with the *Protection of the Environment Operations Act (POEO) 1997*. All activities and operations carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the *Protection of the Environment Operations Act 1997*.

43. **Transgrid Conditions**

The existing ground levels and existing fence at the rear of the subject property shall remain and not be altered as a result of the approved development.

44. **NSW Roads and Maritime Conditions**

- a. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turns paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions)

should be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicle usage.

- b. The swept path of the longest vehicle entering and existing the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval which shows that the proposed development complies with this requirement.
- c. All vehicles are to enter and exit the site in a forward direction. Provision for vehicles to turn around must be provided within the property boundary.
- d. Car parking should be provided to Council satisfaction.
- e. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

45. **Sydney Water Conditions**

Sydney Water Easement

- Where proposed development works are in close proximity to a Sydney Water easement, the developer may be required to carry out additional works to facilitate their development in order to not encroach within the Sydney Water easement. The easement for sewerage purposes is not to be built over or encroached in without the consent of Sydney Water.

Sydney Water Asset

- The proposed development site is traversed by 600mm potable water main.
- Where proposed works are in close proximity to a Sydney Water asset, the developer may be required to carry out additional works to facilitate their development and protect the wastewater main.
- Servicing options may involve adjustment/deviation and or compliance with the Guidelines for building over/adjacent to Sydney Water assets.

Stormwater

- No building or permanent structure is to be constructed within 1m from the outside wall of the stormwater asset or within the easement whichever is larger. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes etc. This clearance requirement would apply for unlimited depth and height.

Building Plan Approval

The approved plans must be submitted to the Sydney Water Tap inTM online service to determine whether the development will affect any Sydney Water

sewer or water main, stormwater drains and/or easement, and it further requirements need to be met.

The Sydney Water Tap inTM online self-service replaces our Quick Check Agents as a 30 November 2015.

The Tap inTM service provides 34/7 access to a range of services, including:

- Building plan approvals
- Connection and disconnection approvals
- Diagrams
- Trade waste approvals
- Pressure information
- Water metre installations
- Pressure boosting and pump approvals
- Changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap inTM online service is available:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Section 73 Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water.

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on the other services and building, driveway or landscape design.

Application must be made through an authorized Water Servicing Co-ordinator. For help either visit www.sydneywater.com.au > plumbing, building and developing > Land development or telephone 132092.