

Our Reference:
Contact:
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2016/501
William Attard
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TBA

Tap II Yennora B Pty Limited
C/- Fife Capital
Level 12 89 York Street
SYDNEY NSW 2000

Dear Sir/Madam

**PREMISES: 7 DURSLEY ROAD YENNORA & 63 PINE ROAD, YENNORA
SECTION 4.55(2) MODIFICATION TO DEVELOPMENT CONSENT NO. 2016/501/1
SECTION 4.55(2) MODIFICATION NO: 2016/501/2**

I refer to your application lodged on 16 February 2018 seeking amendment to Development Consent 2016/501/1 issued for construction of a new warehouse and ancillary offices and use as a warehouse and distribution facility operating 24 hours, 7 days a week. The modification seeks alterations and additions to an approved industrial warehouse including an additional GFA of 1000m², an additional office area of 359m², additional 16 parking spaces and alterations to setbacks.

Pursuant to Section 4.55(2) of the Environmental Planning & Assessment Act, 1979, the Sydney West Central Planning Panel grants approval for the modifications sought.

Accordingly, Development Consent 2016/501/1 is amended as follows:-

Condition 2 is amended to read as follows:

2. Development shall take place in accordance with the following plans and information, except where amended by the conditions of this consent:

Architectural Plans (Reference No. 115104_A):

Drawing No.	Title	Issue	Date	Prepared by
DA1_0002	Site Plan	F	22/03/2017	Reid Campbell
DA1_1000	Warehouse - Ground Floor Plan	D	22/03/2017	Reid Campbell
DA1_1110	Office Floor Plans	C	22/03/2017	Reid Campbell
DA1_1001	Roof Plan	B	11/10/2016	Reid Campbell
DA1_2000	Warehouse - Elevations	B	11/10/2016	Reid Campbell
DA1_2100	Office - Elevations	B	11/10/2016	Reid Campbell
DA1_3000	Sections	B	11/10/2016	Reid Campbell
DA1_5000	External Finishes	B	11/10/2016	Reid Campbell

Engineering Plans (Reference No. 80216088-CI):

Drawing No.	Title	Issue	Date	Prepared by
2001	Cover	1	4/11/2016	Cardno
2011	General Notes and Legends	1	4/11/2016	Cardno
2031	General Arrangement Plan	1	4/11/2016	Cardno
2051	Erosion & Sedimentation Control Plan	1	4/11/2016	Cardno
2055	Erosion & Sedimentation Control Detail Sheet	1	4/11/2016	Cardno
2301	Site Works & Grading Plan Sheet 1	1	4/11/2016	Cardno
2302	Site Works & Grading Plan Sheet 2	1	4/11/2016	Cardno
2303	Site Works & Grading Plan Sheet 3	1	4/11/2016	Cardno
2304	Site Works & Grading Plan Sheet 4	1	4/11/2016	Cardno
2305	Site Works & Grading Plan Sheet 5	1	4/11/2016	Cardno
2306	Site Works & Grading Plan Sheet 6	1	4/11/2016	Cardno
2351	Site Sections A, B, C & D	1	4/11/2016	Cardno
2352	Site Sections E, F & G	1	4/11/2016	Cardno
2401	Siteworks and On-Site Detention Basin Details	1	4/11/2016	Cardno
2411	On-Site Detention Basin Sections 1 & 2	1	4/11/2016	Cardno
2501	Catchment Plan	1	4/11/2016	Cardno
2601	Pavement Plan	1	4/11/2016	Cardno
Council OSD No. 2017-090				

Landscape Plans (Reference No. 1551):

Page	Title	Issue	Date	Prepared by
L-01	Landscape Plans	D	24/04/2017	SiteDesign Studios +
L-02	Landscape Plans	D	24/04/2017	SiteDesign Studios +

Documentation

- Site Audit Report prepared by Australian Environmental Auditors, Reference No. EA0432, Version: Final, dated 9 June 2016;
- Site Audit Statement prepared by Australian Environmental Auditors, SAS No. EA0432, dated 9 June 2016;
- Environmental Management Plan prepared by Environmental Resources Management Australia, Reference No. 0308462EMPV01_Final, dated June 2016;
- Acoustic Assessment prepared by Acoustic Logic, Reference No. 20161434.1/1011A/R1/JL, Revision 1, dated 10 November 2016;

- Stormwater Management Strategy Report prepared by Cardno, Reference No. 80216088-17-0135, Version A, dated 10 November 2016;
- Waste Management Plan dated 7 November 2016; and
- Correspondence prepared by Endeavour Energy dated 4 May 2017 and all conditions contained therein.

As amended by the following plans approved for modification application 2016/501/2:

Architectural Plans (Reference No. 115104_A):

Drawing No.	Title	Issue	Date	Prepared by
S96_0002	Site Plan	H	29/05/2018	Reid Campbell
S96_1000	Warehouse 1 – Ground Floor Plan	F	29/05/2018	Reid Campbell
S96_1001	Warehouse 1 – Roof Plan	C	14/02/2018	Reid Campbell
S96_1110	Office 1A – Floor Plans	C	15/02/2018	Reid Campbell
S96_1200	Office 1B & 1C	B	13/12/2017	Reid Campbell
S96_2000	Warehouse 1 – Elevations and External Finishes	D	29/05/2018	Reid Campbell
S96_2100	Office 1A – Elevations	D	29/05/2018	Reid Campbell
S96_3000	Sections	C	15/02/2018	Reid Campbell

Engineering Plans (Job No. 17260):

Drawing No.	Title	Rev.	Date	Prepared by
S96-1.01	Civil Design – Cover Sheet, Locality Plan, & Drawing Schedule	2	27/02/2018	Sparks Partners +
S96-2.01	Civil Design – Concept Erosion & Sediment Control Plan	2	27/02/2018	Sparks Partners +
S96-4.01	Civil Design – Proposed Stormwater Management Plan Sheet 1	3	27/02/2018	Sparks Partners +
S96-4.02	Civil Design – Proposed Stormwater Management Plan Sheet 2	3	27/02/2018	Sparks Partners +
S96-4.03	Civil Design – Proposed Stormwater Management Plan Sheet 3	2	27/02/2018	Sparks Partners +
S96-4.05	Civil Design – Proposed Stormwater Catchment Plan	2	27/02/2018	Sparks Partners +
S96-4.11	Civil Design – Stormwater Drainage Design	2	27/02/2018	Sparks Partners +
S96-4.12	Civil Design – OSD Sections & Details Sheet 1	2	27/02/2018	Sparks Partners +
S96-4.13	Civil Design – OSD Sections & Details Sheet 2	2	27/02/2018	Sparks Partners +

Landscape Plans (Reference No. 1551):

Drawing No.	Title	Issue	Date	Prepared by
L-01	Landscape Plans	F	01/06/2018	SiteDesign + Studios
L-02	Landscape Plans	F	01/06/2018	SiteDesign + Studios

Documentation

- Acoustic Assessment prepared by Acoustic Logic, Reference No. 20161434.2/1901A/R0/JL, Revision 0, dated 19 January 2018;
- a) As amended in red by Council. All amendments are to be incorporated in the Construction Certificate plans.

Condition 30a is inserted to read as follows:

- 30a. An area for the storage of waste and recycling bins shall be provided onsite. Detail shall be submitted to the Certifying Authority for approval, prior to the issue of a Construction Certificate.

Condition 32 is amended to read as follows:

32. If entry points are to be provided with security gates, they shall be setback from the front property boundary to provide a queuing area. The queuing area shall fully accommodate the largest heavy vehicles that will enter the site in accordance with Australian Standard 2890.2-2002.

Conditions 37 to 40 (inclusive) are amended to read as follows:

37. 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 2017-090 and Council's On-site Stormwater Detention Policy shall be submitted to the Certifying Authority, prior to the issue of a Construction Certificate. The following shall also be addressed:
- i. The stormwater quality treatment devices is to be located downstream of the orifice. This will result in the orifice being drowned outlet. In this regard, engineer shall confirm the 1% Annual Exceedance Probability (AEP) tailwater level at the inlet of the treatment system and the level shall be shown on the drawing. If orifice functioning as a submerged outlet, OSD calculations shall be revised accordingly and the volume of the OSD storage shall be designed in accordance with the Council's OSD policy.

- ii. All pit sizes, surface and invert levels shall be indicated adjacent to all pits proposed on the site.
 - iii. The existing / proposed drainage easement boundary shall be clearly and accurately shown on the engineering and architectural drawings. No building / structure (including gutter, roof eaves, retaining wall, stormwater works for the development) to encroach upon Council's drainage easement.
 - iv. A confined space danger sign shall be provided at all access points to the underground storage tank in accordance with the Upper Parramatta River Catchment Trust (UPRCT) OSD handbook.
 - v. 5mm thick orifice plate shall be provided where the orifice exceeds 150mm as per UPRCT OSD handbook.
 - vi. Amendments in RED on the approved plans.
38. The development site has been identified as a flood affected site in the 1%AEP storm event which was considered as part of the Development Consent. In this regard, design and construction details shall be submitted to the Certifying Authority, prior to the issue of a Construction Certificate, and the following shall also be addressed: -
- i. Demonstrate compliance with Water Sensitive Urban Design Management Report prepared by Sparks and Partners Consulting Engineers, Revision 2, dated 27.02.2018 – in terms of Flooding, Freeboard, Overland Flow submitted as part of the Development Application.
39. 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 Part A, Section 7.5 of the Holroyd DCP 2013, shall be submitted to the Certifying Authority, prior to the issue of a Construction Certificate, and the following shall also be addressed:-
- i. Demonstrate compliance with Water Sensitive Urban Design Management Report prepared by Sparks and Partners Consulting Engineers, Revision 2, dated 27.02.2018 - Stormwater Quality submitted as part of the development application.
- Note:** All electronic models shall be provided to Council.
40. The proposed vehicular crossings shall be shown perpendicular to the street frontage. Boundary alignment levels shall not be assumed. The owner or builder must make application to Council's Engineering Services Department to obtain the boundary line levels prior to issue of construction certificate.

Conditions 40a and 40b are inserted to read as follows:

- 40a. The architectural plans shall clearly identify the truck driveway (eastern entry) on Dursley Road to be entry only, and the truck driveway (western exit) to be exit only.

- 40b. A swept path analysis shall be provided, demonstrating that the largest heavy vehicle can enter (from both approaches), manoeuvre and exit the site (for both departures) in a forward direction. The swept path analysis shall demonstrate that the heavy vehicle entering / exiting the site is not encroaching onto road centre line, driveways centre line, parked vehicles on the frontage roads and / or any other structures. This shall be provided to Council's Manager of Engineering and Traffic prior to issue of Construction Certification.

Condition 43 is amended to read as follows:

43. Plans and/or specifications indicating how compliance with the recommendations of the Acoustic Assessment prepared by Acoustic Logic, Reference No. 20161434.2/1901A/R0/JL, Revision 0, dated 19 January 2018, and the Acoustic Report required by Condition 42 will be achieved, are to be submitted to the Principal Certifying Authority.

Condition 93 is amended to read as follows:

93. The recommendations provided within the Acoustic Assessment prepared by Acoustic Logic, Reference No. 20161434.2/1901A/R0/JL, Revision 0, dated 19 January 2018, and the Acoustic Report required by Condition 42, shall be implemented.

Condition 111 is amended to read as follows:-

111. A maintenance schedule for the stormwater and *On-site Stormwater Detention / Overland Flowpath / Pollution Control Device* system including a sketch plan of the components forming the sites stormwater drainage, On-site Stormwater Detention and Pollution Control Device 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.

Condition 114 is amended to read as follows:-

114. A full width **Heavy duty** vehicular crossing shall be provided opposite each vehicular entrance to the site from Dursley Road and Pine Road, with a width of **6.0** metres of vehicular crossing at the boundary line on Pine Road. A maximum width of **12.0** metres of vehicular crossing at the boundary line with a maximum of **2.0** metres splays for B-Double entering to the site, and a maximum width of **10.0** metres of vehicular crossing at the boundary line with a maximum of **2.0** metres splays for B-Double exiting the site on Dursley Road. A width of **5.0** metres of vehicular crossing at the boundary line for the office car parking on Dursley Road. 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.

Conditions 116 and 117 are amended to read as follows:-

116. The reconstruction of Council's gully pit/s where affected by new crossover works, along areas of the site fronting Dursley Road and Pine Road. 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.

117. The reconstruction of cracked and/or damaged footpath, kerb, gutter and any associated works, should they have been damaged as a result of demolition, excavation and construction activities, along all areas of the site frontage. 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 levels sheets. A Dilapidation Report is to be carried out prior to any works commencing on site, confirming the condition of the footpath, kerb and gutter.

Condition 121 is amended to read as follows:

121. A noise compliance report shall be submitted to Council prior to the issuing of the Occupation Certificate. The report shall state that the noise reduction measures detailed within the Acoustic Assessment prepared by Acoustic Logic, Reference No. 20161434.2/1901A/R0/JL, Revision 0, dated 19 January 2018, and the Acoustic Report required by Condition 42, have been implemented, and confirm that the noise emissions from the premises complies with Council's noise criteria specified in this consent.

Condition 135 is amended to read as follows:

135. At least 145 car parking spaces numbered and line marked in accordance with the endorsed plan, are to be made available at all times for resident and visitors' vehicles only in conjunction with the occupation of the building/premises.

All other conditions of Development Consent 2016/501/1 remain unchanged.

Section 8.10 of the Environmental Planning & Assessment Act 1979 confers upon an applicant, dissatisfied with Council's determination of an application made pursuant to Section 4.55(2) a right of appeal to the Land and Environment Court.

Section 8.9 of the Act provides that an applicant may request, within 28 days of the date of determination of the Section 4.55(2) Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.

If you have any further enquiries please contact William Attard of Council's Environment & Infrastructure Division on 02 8757 9924, Monday to Friday.

Yours faithfully,

Karl Okorn
MANAGER DEVELOPMENT ASSESSMENT