

# Attachment A: Recommended Conditions of Development Consent

## GENERAL CONDITIONS

Condition

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Approved Plans

Plan No.	Plan Title	Drawn by	Dated	Council Reference
01	Site Plan	4d Architecture & Design	10/10/23	
EX030	Existing Site-Roof Plan (Building A/B)	4d Architecture & Design	10/10/23	
EX031	Existing Ground Floor Plan (Building A/B)	4d Architecture & Design	10/10/23	
EX032	Existing First Floor Plan (Building A/B)	4d Architecture & Design	10/10/23	
EX040	Existing Site-Roof Plan (Building A)	4d Architecture & Design	10/10/23	
EX041	Existing Ground Floor Plan (Building A)	4d Architecture & Design	10/10/23	
EX042	Existing First Floor Plan (Building A)	4d Architecture & Design	10/10/23	
EX043	Existing Site-Roof Plan (Building B)	4d Architecture & Design	10/10/23	
EX044	Existing Ground Floor Plan (Building B)	4d Architecture & Design	10/10/23	
EX045	Existing First Floor Plan (Building B)	4d Architecture & Design	10/10/23	
EX100	Existing Elevations (Building A/B)	4d Architecture & Design	10/10/23	
EX101	Existing Elevations (Building A/B)	4d Architecture & Design	10/10/23	
EX200	Existing Sections )1 / 02 / 03 (Building A/B)	4d Architecture & Design	10/10/23	

Supporting Documentation

Document Title	Prepared by	Dated	Council Reference
Air Quality Assessment Ref: 610.031369.00001-R01-v1.2	SLR	17/10/23	D08800538
Noise and Vibration Impact Assessment Ref:	Acoustic Logic	18/10/23	D08800534

20230671.1/1810A/R3/AZ			
Detailed Site Investigation Ref: E26098.E2_Rev2	EI Australia	11/01/23	D08800543
Preliminary Hazard Assessment Ref: 610.03115.00000-R02-v1.1-20230928	SLR	16/10/23	D08800558
Fire Management Plan Ref: 297239-00	ARUP	7/12/23	D08800562
Dangerous Good Management Plan Ref: 610.03115.00000-R03-v1.0-20231016	SLR	16/10/23	D08800563
Operational Plan of Management Project No. 8620C	DFP	8/01/24	D08800575
Stormwater Management And Maintenance Plan Ref: P2309573JC01V01	Martens	10/10/23	D08800580
Traffic & Parking Impact Assessment Ref: 22-195-3	Stanbury Traffic Planning	17/10/23	D08800586
Waste Management Plan v1	MRA Consulting Group	17/10/23	D08800587

*Reason: To ensure all parties are aware of the approved plans and supporting documentation that apply to the development.*

## 2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements (where applicable), excluding general advice, within the following:

Other Department, Authority or Service	Document Title/ Ref	Dated	Council Reference
NSW Environment Protection Authority	NSW EPA Letter Ref: DOC24/171974 - Recommended Conditions (where applicable)	13 March 2024	D08842576

*(NOTE: For a copy of the above referenced document/s, please see Application Enquiry System on Council's website [www.hornsby.nsw.gov.au](http://www.hornsby.nsw.gov.au))*

*Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.*

## OCCUPATION AND ONGOING USE

### Condition

## 3. Fire Safety Statement - Annual

On at least one occasion in every 12 month period following the date of the first 'Fire Safety Certificate' issued for the property, the owner must provide Council with an annual 'Fire Safety Certificate' to each essential service installed in the building.

*Reason: To ensure fire safety measures are maintained to protect life and property.*

#### 4. Use of Premises

The development approved under this consent shall be used for a waste or resource transfer facility and not for any other purpose without Council's separate written consent.

*Reason: To ensure the use is undertaken with the terms of this consent.*

#### 5. Hours of Operation

The hours of operation of the premise are restricted to those times listed below:

1. Open to the public:
  - a. Tuesday to Friday: 8:30am - 4:00pm and
  - b. Saturday: 8:30am - 12:00pm
  - c. Monday, Sunday, and Public Holidays: Closed
2. Operational hours:
  - a. Monday to Friday: 6am - 6pm
  - b. Saturday: 7am - 4:30pm
  - c. Sunday and Public Holidays: Closed

*Reason: To protect the amenity of the local area.*

#### 6. Compliance with Plan of Management (CMP)

All control measures and procedures nominated in the Operational Plan of Management, prepared by DFP Planning, dated 8 January 2024, must be implemented.

Any amendments to the Plan of Management must be submitted to Council's Compliance Team via Council's Online Services Portal for review and written approval.

*Note: The Plan of Management must be lodged via Council's Online Services Portal at: <https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx> and by selecting the following menu options: Applications > New Applications > Under 'Application Types': Management Plans.*

*Reason: To ensure the operational measures implemented protect the amenity of the local area.*

#### 7. Compliance with Recommendations of Technical Reports

1. All recommendations, control measures and procedures nominated in the following technical reports accompanying this application, must be implemented and maintained at all times:
  - a. Noise and Vibration Impact Assessment, prepared by Acoustic Logic, dated 18 October 2023 - Section 7.
  - b. Fire Management Plan, prepared by ARUP, dated 7 December 2023 - Section 9.
  - c. Dangerous Goods Management Plan, prepared by SLR, dated 16 October 2023 - whole document.
  - d. Operational Plan of Management, prepared by DFP Planning, dated 8 January 2024 -

whole document.

- e. Stormwater Management and Maintenance Plan, prepared by Martens, dated 10 October 2023 - drainage upgrades and management as per Section 5 and maintenance and inspection as per Section 6.
- f. Traffic & Parking Impact Assessment, prepared by Stanbury Traffic Planning, dated 17 October 2023 - recommended management procedures Section 7 & 8; and
- g. Waste Management Plan, prepared by MRA Consulting Group, dated 17 October 2023 - Section 7.
- h. Air Quality Assessment Ref: 610.031369.00001-R01-v1.2, prepared by SLR, dated 17 October 2023.
- i. Detailed Site Investigation Ref: E26098.E2\_Rev2, prepared by EI Australia, dated 11 January 2023

*Reason: To ensure the operational measures implemented protect the amenity of the local area.*

## **8. Noise and Vibration**

The ongoing use of the premises including any plant or equipment installed on the premises must not cause:

- 1. The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the Noise Policy for Industry 2017.
- 2. An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors.

*Reason: To protect the acoustic amenity of the local area.*

## **9. Storage of Flammable and Combustible Goods**

Flammable and combustible liquids must be stored in accordance with Australian Standard AS1940 The storage and handling of flammable and combustible liquids. All liquid wastes are to be stored in a bunded area. The bund is to be made of impervious material and be designed to provide a volume equal to 110% of the largest container, to prevent any spillage entering into the stormwater system.

*Reason: To protect the environmental health and safety of the public and workers.*

## **10. Storage of Goods During Ongoing Use**

During ongoing use of the premises, all goods must be stored wholly within the premises and must not be stored or displayed outside the premises, including any public place, without council's approval.

*Reason: To ensure goods are stored wholly within the premises and protect the amenity of the local area.*

## **11. Storage and Disposal of Waste Materials During Ongoing Use**

During ongoing use of the premises:

1. An adequate number and size of bins must be put on the premises for the storage of any waste that is generated (including for recycling),
2. All garbage and recyclable materials generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time.
3. Arrangements must be implemented for the separation of recyclable materials from garbage.
4. Any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests.
5. Where council does not provide commercial garbage and recyclable materials collection services:
  - a. A contract must be entered into with a licensed contractor to provide these services for the premises; and
  - b. A copy of the contract must be kept on premises and provided to relevant authorities including council officers on request.
6. Where the collection of garbage and recyclable materials from the premises is undertaken by a licensed contractor, it must only occur during the approved operating hours.

*Reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the premises.*