



Notice of Determination of a Development Application

Environmental Planning and Assessment Act, 1979. Section 4.18(1)(a)

Development Application No. DA-632/2019

Logos Property
Attention: Mr Craig Thomas
Level 29
88 Phillip St
SYDNEY NSW 2000

Date of Determination: **DRAFT**

Determination Notice No.: DA-632/2019

Property: Lease Lot 1 DP 835143, Lot 201 DP 714834, Lot 21 DP 1130928, Lease Lot 1 DP 631396, Lot 35 DP 25402, Lot 162 DP 529288, No. 1 Monier Square & 220, 236 & 246 Miller Road, Villawood

Canterbury-Bankstown Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

Description of Development: **Concept Development Application under Division 4.4 of the *Environmental Planning and Assessment Act 1979***

Detailed development approval on part of proposed lot 2: Demolition of existing structures, remediation of the site, removal of trees, construction of two (2) industrial buildings with five (5) warehouses and distribution centres (with ancillary office space, loading docks, car parking) and new access road 24 hour operation 7 days a week and associated pylon sign. The remainder of proposed lot 2 is a concept only and is subject to a future development consent. Consolidation of 6 existing lots and re-subdivision into 2 lots.

Planning Instrument: **Bankstown Local Environmental Plan 2015
Published 5 March 2015**

Zoning of Property:

IN1 General Industrial

Consent to Operate From:

DRAFT

Consent to Lapse On:

DRAFT

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

Notes:

1. This Determination Notice does not constitute permission to begin works associated with the development. A Construction Certificate (where applicable) must be obtained prior to the commencement of any development works.
2. This Determination Notice operates or becomes effective from the endorsed date of Consent.
3. If you are dissatisfied with this decision, you may apply for a review of determination pursuant to Section 8.2 of the Environmental Planning and Assessment Act, 1979 or appeal to the Land and Environment Court pursuant to Sections 8.7 and 8.10 of the Environmental Planning and Assessment Act, 1979. Any application for a review pursuant to Section 8.2 must be received, assessed and determined by Council within 6 months after the date of receipt of this Determination Notice. It is therefore advisable to lodge the application for review as soon as possible to ensure that assessment is complete within the statutory timeframes. Section 8.10 in the Environmental Planning and Assessment Act 1979 extends this six month period to twelve months for determinations made during, or six months before, the Prescribed Period of 25 March 2020 and 25 March 2022. You should seek advice from your legal advisor on the time limits for the lodgement of any appeal.
4. Sections 9.37 and 9.50 of the Environmental Planning and Assessment Act, 1979 confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under that Act.
5. This consent will lapse 5 years from the endorsed date of consent unless the use has commenced, or any building works have physically commenced.
6. The applicant or any other person entitled to act on this Consent may apply to modify the Development Consent in accordance with Section 4.55 of the Environmental Planning and Assessment Act, 1979.
7. Failure to comply with a condition contained within this Development Consent may result in a fine or prosecution by Council.

CONDITIONS OF CONSENT

- 1) For the purposes of section 4.22(4) of the *Environmental Planning and Assessment Act 1979*, the only part of the Property on which development may be carried out is the part shown in the plan entitled “*Detailed Proposal Site Plan*” No DA/A 002 dated October 2020. Development on that part of the Property marked as “*Area Subject to Future Development Application*” may only be carried out with the benefit of a further development consent under Part 4 of the Act.

- 2) The proposal shall comply with the conditions of Development Consent. A Construction Certificate shall not be issued until the plans and specifications meet the required technical standards and the conditions of this Development Consent are satisfied.
- 3) Development shall take place in accordance with Development Application No.DA-632/2019, submitted by Logos Property, accompanied by the drawings listed in the table below, and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.

Plan No.	Drawing Title	Revision	Dated	Prepared by
DA/A 002	Site plan – overall site	A	14/10/2020	Axis Architectural
DA/A102	Site analysis and demolition plan	B	22/01/2020	
DA/A104	Site perspective images			
DA/A201	Warehouse 1 building plan			
DA/A202	Warehouse office floor plans 01			
DA/A203	Warehouse office floor plans 02			
DA/A204	Warehouse 1 roof plan			
DA/A205	Warehouse 2 building floor plan			
DA/A206	Warehouse 2 office floor plans 01			
DA/A207	Warehouse 2 office floor plans 02			
DA/A208	Warehouse 2 roof plan			
DA/A300	Warehouse 1 elevations & Section			
DA/A301	Warehouse 2 elevations & Section			
DA/A305	Elevation – Miller Road front fence view			
L-0001	Landscape plan 1	A	21.02.2020	Habit 8
L-0002	Landscape plan 2			
L-0003	Landscape plan 3			
L-0004	Landscape plan 4			
L-0005	Landscape plan 5			
L-0006	Landscape plan 6			
L-0007	Landscape plan 7			
L-1501	Detail planting plan			
L-2002	Landscape details			
L-2003	Specification and maintenance notes			
SY074608.000 VER 4	Plan of proposed subdivision	2	21.01.2020	Land Partners

SLR Ref: 630.30024- R01	Riparian Management Advice	Version No:-v1.1	June 2020	SLR
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- 4) The proponent must submit a detailed validation report to Council and the principal certifying authority.

The validation report must be prepared in accordance with:

- a) 'State Environmental Planning Guideline (SEPP) 55 – Remediation of Land' (Department of Urban Affairs and Planning and NSW EPA, 1998);
- b) Relevant EPA Guidelines, noting in particular the 'Guidelines for Consultants Reporting of Contaminated Sites' (NSW Office of Environment and Heritage, 2011); and
- c) National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013).

The validation report must be prepared by an appropriately qualified environmental consultant.

The validation report must verify that the land is suitable for the proposed use(s), and that the remediation and validation of the site has been undertaken in accordance with the Remedial Action Plan, Stage 2 – Villawood, 1 Monier Square, 220-246 Miller Road, Villawood NSW, dated 25 October 2019, by JBS&G Australia Pty Ltd (ref:56062/124158 (Rev 0))

Additionally, an interim validation report should be prepared following the successful removal of friable impacts at BH02 (as per the RAP dated 25 October 2019).

- 5) Consent is granted for one pylon sign at the entrance of the site along the Miller Road Street frontage in accordance with the approved plans. The sign is to be a maximum of 9m in height and 2m in width. A separate application shall be submitted to Council prior to the erection of any additional signage unless the proposed signage is "exempt development" in accordance with the relevant legislation.

Sydney Trains Conditions

- 6) The Applicant must ensure that all drainage from the development is adequately disposed of and managed and not allowed to be discharged into the railway corridor unless prior written approval has been obtained from Sydney Trains.
- 7) During all stages of the development the Applicant must take extreme care to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.

- 8) Excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.
- 9) Sydney Trains advises there is a 33kV High Voltage Aerial Transmission Line in close proximity to the proposed works. All works within 6 metres of the nearest transmission line conductor must comply with:
 - a) ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure.
 - b) The Safe Approach Distances (SADs) in the Sydney Trains Document titled “SMS-06-GD-0268 – Working Around Electrical Equipment”.
 - c) “WorkCover Code of Practice – Work near Overhead Power Lines (The Code)”

In addition, all Landscaping shall be in accordance with the Sydney Trains High Voltage Powerline Tree Management Plan.

- 10) Prior to the commencement of works, the Applicant shall provide certification from a qualified Geotechnical and Structural Engineer stating that the proposed works are to have no negative impact on the rail corridor and associated rail infrastructure.
- 11) Prior to the commencement of any works appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.
- 12) The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to the issuing of an Occupation Certificate the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.
- 13) The Applicant is to ensure that the development incorporates appropriate anti-graffiti measures, to the satisfaction of to Sydney Trains.
- 14) Prior to the issuing of any Occupation Certificate the Applicant must provide to Sydney Trains for review and endorsement a plan of how future maintenance of the development facing the rail corridor is to be undertaken (Unit 4). The Principal Certifying Authority is not to issue any Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied. The maintenance plan must be implemented for the life of the approved development.
- 15) The existing TAHE (Transport Asset Holding Entity – Previously RailCorp) Easement is to be released and a new amended easement is to be created on

the subject lot providing the same, continued and extended benefit to TAHE / Sydney Trains / Transport for NSW.

- a) The responsibility of amending the easement shall be the Applicants, and at the Applicants cost. A Plan of Survey and associated S88B defining the new extent of the easement, in line with the Concept Site Plan – Right of Access Easement for TAHE prepared by Axis Architectural drawing SK-A001 Issue P3 dated 03 June 2020, is required to be submitted to Sydney Trains for review and endorsement prior to the issuing of the Construction Certificate.
- b) Once determined that the new Plan and S88B is to the satisfaction of Sydney Trains, then registration against Title(s) is to be completed prior to the issuing of the Final Occupation Certificate. The Principal Certifying Authority is not to issue any Occupation Certificate until written confirmation has been received from Sydney Trains confirming of its endorsement of the new easement, and confirmation that the Applicant has registered the new easement on Title.
- c) The Applicant/Developer shall not at any stage block rail related use (including easements) from Miller Road, to ensure continuous provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.
 - i. The Applicant/Developer must give Sydney Trains written notice at least 5 business days before any necessary closure or partial closure relating to the area associated with any rail related easements; and
 - ii. The Applicant/Developer shall provide double padlocking, or an agreed to alternative, to the benefit of Sydney Trains access associated with any gates within and surrounding the rail related easement.

Note: please refer to deferred commencement condition 2(b) of Schedule A and condition 1 Schedule B of this Consent.

- 16) Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate. The Principal Certifying Authority must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.
- 17) No work is permitted within the rail corridor, or any easements which benefit TAHE (Transport Asset Holding Entity)/ Sydney Trains, at any time, unless the prior approval of, or an Agreement with, TAHE (Transport Asset Holding Entity)/ Sydney Trains has been obtained by the Applicant. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

- 18) Prior to the issuing of a Construction Certificate the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.
- 19) If required by Sydney Trains, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
- 20) The Applicant/Developer must give Sydney Trains written notice at least 5 business days before, and on the day of, commencing works which occur adjacent to the rail corridor.
- 21) Sydney Trains or Transport for NSW (TfNSW), and persons authorised by those entities for the purpose of this condition, must be permitted to inspect the site of the development and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and the requirements of this consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.
- 22) Any conditions issued as part of Sydney Trains approval/certification of any documentation for compliance with the Sydney Trains conditions of consent, those approval/certification conditions will also form part of the consent conditions that the Applicant is required to comply with.
- 23) Where a condition of consent requires Sydney Trains or Transport for NSW endorsement the Principal Certifying Authority is not to issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates dealing with specific works and compliance conditions can be issued subject to written agreement from those entities to which the relevant conditions applies.
- 24) The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
 - a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;
 - b) acts as the authorised representative of the Applicant; and

- c) is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.
- 25) Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.
- 26) Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains external party interface team. In this instance the relevant interface team is West Interface and they can be contacted via email on West_Interface@transport.nsw.gov.au.

Ausgrid Conditions

- 27) Service Mains - It appears the existing overhead electricity service mains, that supply the subject property, may not have sufficient clearance to the proposed construction as per the requirements of "The Installation and Service Rules of NSW". It is recommended that the developer engage a Level 2 Accredited Service Provider (ASP) Electrician to ensure that the installation will comply with the Service Rules.
- 28) Overhead Powerlines - There are existing overhead electricity network assets in Monier Square that continue to Miller Rd.

Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website, www.ausgrid.com.au

- 29) The proposed development may encroach the statutory clearances of nearby powerlines as per the requirements set out in AS7000 and Ausgrid Standard NS220. The developer is required to either:
- Engage an Accredited Service Provider Level 3 (ASP3) to confirm that the development does maintain the statutory clearances to the powerlines (this must include wind impacts). If the ASP3 determines that the proposed structure does encroach the statutory clearances, suitable arrangements must be made to ensure that the structure will not encroach the powerline statutory clearance either by redesign of the

encroaching structure or relocation of the powerlines away from the proposed structure.

- Make suitable arrangements to have powerlines relocated prior to the commencement of construction so that statutory clearances are not encroached.
- 30) Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost. It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.
- 31) Underground Cables - There are existing underground electricity network assets in Miller Rd. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Safework Australia – Excavation Code of Practice, and Ausgrid’s Network Standard NS156 outlines the minimum requirements for working around Ausgrid’s underground cables.
- 32) Substation - There are existing electricity substation assets on Miller Rd, and the Private Rd between Monier Square and Miller Rd.

The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

- 33) Any portion of a building other than a BCA class 10a structure constructed from non combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a nonignitable blast resisting barrier.

- 34) The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHz) (ICNIRP 2010). For further details on fire segregation requirements refer to Ausgrid's Network Standard 141. Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24-hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid. For further details refer to Ausgrid's Network Standard 143.
- 35) Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24-hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid. For further details refer to Ausgrid's Network Standard 143.
- 36) Purpose of Easement - This Ausgrid easement was acquired for the 11,000 volt distribution assets currently owned and operated by Ausgrid. The purpose of the easement is to protect the distribution assets and to provide adequate working space along the route of the cables for construction and maintenance work. The easement also assists Ausgrid in controlling works or other activities under or near the distribution cables which could either by accident or otherwise create an unsafe situation for workers or the public or reduce the security and reliability of Ausgrid's network.

The Following Conditions Apply for any Activities Within the Electricity Easement:

- a) Ausgrid is not responsible for the reinstatement of any finished surface within the easement site. Ausgrid requires 24-hour access along the easement for plant and personnel. For the purpose of exercising its rights under the easement, Ausgrid may cut fences and/or walls and install gates in them. Where the easements on a site do not provide practical access to all of Ausgrid's infrastructure, a suitable right of access at least 5m wide must be provided to each asset.
- b) No vehicles, plant or equipment having a height exceeding 4.6 metres are to be brought into the easement site without written approval from Ausgrid.
- c) Vehicles brought into the easement, with a height less than 4.6m but having an extension capable of extending greater than 4.6m above ground, must not have that extension operated at all whilst within the easement.
- d) Driveways and other vehicle access must be capable of supporting the heaviest vehicle likely to traverse the driveway without damaging Ausgrid's assets.
- e) No buildings/structures or parts thereof constructed may encroach the easement.
- f) No machine excavation is permitted within the easement without Ausgrid's express permission.

- g) Bulk solids (e.g. sand and gravels) are not to be stored within the easement area.
- h) The proposed finished ground levels within the easement must provide a minimum of 600mm cover to the 11kV Distribution Cables.

Note: please refer to deferred commencement condition 2(b) of Schedule A and condition 1 Schedule B of this Consent.

RMS Conditions

- 37) The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018 for heavy vehicle usage. Parking Restrictions are required to maintain the required sight distances at the driveway (please refer to condition 54).
- 38) Sight distances from the proposed vehicular crossings to vehicles on Miller Road are to be in accordance with the Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections (Section 3 – Sight Distance) and AS 2890. Vegetation and proposed landscaping/fencing must not hinder sight lines to and from the vehicular crossings to motorists, pedestrians, and cyclists.
- 39) Egress from the site shall be via left turn movements only. Other movements are not supported by TfNSW on safety grounds.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 40) All Sydney Trains, RMS and Ausgrid conditions (condition 6-39) that are required to be satisfied prior to the issue of a Construction Certificate, must be satisfied prior to the issue of a Construction Certificate.
- 41) The Certifying Authority must ensure that any certified plans forming part of the Construction Certificate are not inconsistent with this Development Consent and accompanying plans.
- 42) Landscaping shall be installed in accordance with the approved landscape plan. The landscape plan shall be amended prior to the issue of a Construction Certificate in accordance with the following requirements:
 - a) As required under Clause 4.8 of the Bankstown Development Control Plan 2015 Part B3, Industrial Precincts the applicant is to amend their proposed carpark design prior to the issue of the Construction Certificate. These amendments shall include, but not be limited to, the following:

- Tree planting in the proposed outdoor carpark is to achieve a ratio of a minimum of 1 tree per every 5 outdoor car parking spaces;
- Tree species used are not to include conifers, Casuarinaceae, palms or any of the exempted species listed under clause 2.4 of Bankstown Development Control Plan 2015 Part B11 – Tree Management Order;
- The trees shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003) or Australian Standard AS 2303 – 2015 Tree stock for landscape use
- Tree planting in the open car park area shall be designed to provide a minimum of 50% shade cover of the car park within 15 years of planting.
- The tree must be a single trunk species to allow a minimum visibility clearance of 1.5 metres measured above natural ground level.
- Trees used in the “truck entry area” (01), “car park area” (02), “boundary areas” (03) and “screening trees area” (04) as per landscape plan shall be minimum 75L container size specimens, and species known to thrive in the site conditions.
- Trees used in the “large tree canopy area” (05) as per landscape plan shall be 200L size specimens.
- Car parking bays in the open car park shall be constructed on structural soil cells (such as StrataCell® or equivalent) to provide sufficient soil volume for long term tree growth. This shall be combined with permeable paving (such as Ecotrihex® or equivalent) to provide stormwater harvesting for the trees and allow for gaseous interchange. This system will also contribute to Water Sensitive Urban Designs (WSUD) outcomes.
- Trees planted within the outdoor carpark area must be planted in an island bed that is a minimum 2 metres in width and 4 metres in length.
- Trees used within car parking bays as required to meet the 1 tree for 5 car parking spaces rule are in addition to other tree planting required onsite.
- The use of appropriate notation on the amended design drawings and specifications demonstrating full compliance with the conditions of the development consent and the issues raised above.

b) In accordance with the Riparian Management Advice prepared on behalf of the applicant by SLR June 2020, the landscape plan and information shall be updated to incorporate the following:

- A detailed drawing of proposed riparian planting area (i.e. vegetated riparian zone) along southern boundary;
- Create a ‘vegetated riparian zone’ between fire access road and channel bank, with imported clean substrate (sandy loam VENM

soil or crushed sandstone) and plantings of local indigenous species; seek to maintain or rehabilitate the zone with fully structured native vegetation, in accordance with NRAR (2018) guidance;

- Riparian Plantings – revegetate the riparian zone with plant species selected from the Final Determination for Cooks River Castlereagh Ironbark Forest (NSW Scientific Committee 2011). A copy of the profile for Cooks River Castlereagh Ironbark Forest, which notes characteristic species of this community, is provided at **Appendix B** (of the Riparian Management Advice prepared on behalf of the applicant by SLR June 2020). Plant species and densities will be set out in a vegetation management plan;
 - Management plan – prepare a Vegetation Management Plan (VMP) for the riparian zone, in accordance with the *Guidelines for vegetation management plans on waterfront land* (NSW Office of Water 2012). The VMP will set out weeding requirements, planting details, management, and maintenance for the zone. A copy of the VMP will be provided to Council.
- c) The landscape plan shall be amended to include the trees to be retained and protected in accordance with condition No. 67.
- d) The landscape plan shall be amended to include the trees to be removed in accordance with condition No. 68.
- e) The landscape plan shall be amended to include the replacement trees on the nature strip forward of the property in accordance with condition No. 69.
- f) The landscape plan shall be amended to include the large canopy tree planting area in accordance with condition No. 105 and 106.
- g) The landscape plan shall provide employee amenities that utilises or has access to the landscaped area. The landscaped area should include a combination of grass, plantings, pavement, shade, and seating to allow employees to engage in a pleasant working environment.
- 43) A soil erosion and sediment control plan must be prepared by a suitably qualified professional, in accordance with the Bankstown Demolition and Construction Guidelines and Council's Development Engineering Standards, and submitted to the certifying authority for approval prior to the issue of a construction certificate.
- 44) The Council Approved building plans, including demolition plans, must be submitted to Sydney Water for assessment. This will determine if the proposed structure(s) would affect any Sydney Water infrastructure or if there are

additional requirements. Building plan approvals can be submitted online via Sydney Water Tap in™.

Please refer to www.sydneywater.com.au/tapin

For Sydney Water's Guidelines for building over or next to assets, visit www.sydneywater.com.au 'Plumbing, building & developing' then 'Building Plan Approvals' or call 13000 TAPIN.

Prior to release of a construction certificate Sydney Water must issue either a Building Plan Assessment letter which states that your application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.

- 45) A Construction Certificate shall not be issued until written proof that all bonds, fees and/or contributions as required by this consent have been paid to the applicable authority.
- 46) A long service levy payment which is 0.35% of the total cost of the work is to be paid to the Building and Construction Industry Long Service Payments Corporation.
- 47) Pursuant to section 4.17 of the Environmental Planning and Assessment Act 1979, and the Bankstown Section 94A Development Contributions Plan 2009 (Section 94A Plan), a contribution of \$318,761.00 shall be paid to Council.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before the issue of the construction certificate.

Note: The Section 94A Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.

- 48) Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on the approved plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.
- 49) Where Council approved cut or fill exceeds 200mm and stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a masonry or other proprietary material retaining wall, intended and suitable for that purpose, shall be constructed within the development site. Note, filling of the site needs specific approval from Council.

The retaining wall shall be located so that it will not impede or obstruct the natural flow of stormwater. Retaining walls exceeding 600mm in height shall be designed by a qualified professional Civil/Structural Engineer. Plans and details

prepared and signed by the Engineer are to be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate.

All works associated with the construction of the wall, including backfilling and drainage, is to be located wholly within the allotment boundaries.

- 50) An all weather pavement shall be designed to withstand the anticipated wheel loads for all areas subjected to vehicular movements. Internal pavements specification prepared and certified by all qualified professional Civil Engineer to comply with the relevant Australian Standards, shall be submitted to the Principal Certifying Authority (PCA) for approval prior to the issue of a construction certificate.
- 51) The Construction Certificate plans shall include details of the garbage receptacle area. The garbage receptacle area shall not be visible from the street. The garbage receptacle area shall be located within the building or screened from the street by dense landscaping.
- 52) The construction and fixing of the signage is to be carried out in accordance with details prepared by a suitably qualified practising structural engineer, in accordance with the structural provisions of the Building Code of Australia.
- 53) Prior to the issue of any Construction Certificate for this development, the applicant must obtain approval from Council's Traffic Section for a Site, Pedestrian and Traffic Management Plan (SPTMP). This Plan must address the measures that will be implemented for pedestrian safety and traffic management as specified below.

A PRIVATE CERTIFIER CANNOT APPROVE YOUR SITE, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN

This plan shall include details of the following:

- a) Proposed ingress and egress points for vehicles to and from the construction site;
- b) Proposed protection of pedestrians, adjacent to the constructions site;
- c) Proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- d) Proposed method of loading and unloading excavation machines, building material, construction materials and waste containers during the construction period;
- e) Proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc. are required to be displayed and shall be in accordance with Council's and the NSW Roads and Maritime Services requirements and AS1742.3.
- f) Proposed route for transportation of bulk and excavation materials to and from the development site.

The route for transportation to and from the development site of bulk and excavation materials shall generally be by the shortest possible route to the nearest "State Road" via "Regional Roads", with every effort to avoid school zones on public roads. Alternate longer routes will only be considered in order to bypass school zones during school zone hours. If school zones cannot be avoided **no heavy construction vehicle movements are to arrive or depart the site during signposted school zone periods 8:00am - 9:30am and 2:30pm - 4:00pm on school days.**

An Agreement to Council's satisfaction, signed by the applicant/owner specifying the approved route and acknowledging responsibility to pay Council to rectify damages to public property adjacent to the site as a consequence of building works shall be lodged with Council prior to release of any Construction Certificate. Damage will be rectified as required by Council to remove unsafe conditions. All damage must be rectified upon completion of work to the satisfaction of Council.

The approved Site, Pedestrian and Traffic Management Plan is to be implemented prior to the commencement of any works on the construction site.

In addition a RMS Approval / Road Occupancy Licence will be required for works on Regional or State Roads or within 100m of a traffic facility including roundabouts and traffic signals. Refer to Council's Development Engineering Standards for a list of Regional and State Roads.

- 54) Prior to the issue of a Construction Certificate the PCA shall ensure that the layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) are in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018 for heavy vehicle usage.
- 55) To ensure that adequate provision is made for ventilation of the building, mechanical and /or natural ventilation shall be provided. These systems shall be designed, constructed and operated in accordance with the provisions of Australian Standard 1668 Part 1 and Australian Standard 1668 Part 2.
- 56) Prior to the issue of a Construction Certificate, a Plan of Management (POM) shall be prepared for the proposed automatic gates. The POM is to include (but not be limited to) the following:
 - Maintenance and potential breakdowns
 - Provision of sufficient space to be included at the driveway to prevent queueing of vehicles on the road network.

The POM forms part of this development consent and the ongoing use of the site shall operate in accordance with the POM. A copy of the POM is to be forwarded to Council for information prior to the issue of a Construction Certificate.

- 57) Prior to the issue of any Construction Certificate for this development, the Principal Certifying Authority must approve a Site Operations Management Plan (SOMP). This Plan must address the measures that will be implemented for the ongoing management of operations on and around the construction site, the protection of adjoining properties, and other requirements as specified below.

This plan shall include details of the following:

- a) Proposed hoardings, scaffolding and/or fencing to secure the construction site;
- b) Proposed measures to be implemented, under the separately approved Works Permit issued by Council, for the protection of all public roads and footway areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- c) Proposed method of support of any excavation, adjacent to adjoining buildings or the public road. The proposed method of support is to be certified by a Civil Engineer with National Professional Engineering Registration (NPER) in the construction of civil works.
- d) Proposed measures to be implemented in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the public road.
- e) Proposed measures for protection of the environment, according to the relevant provisions of the Protection of Environment Operations (POEO) Act, 1997 including procedures to control environmental impacts of work e.g. sediment control, proper removal, disposal or recycling of waste materials, protection of vegetation and control/prevention of pollution i.e. water, air noise, land pollution.

A number of the above matters may require separate approval from Council, particularly those relating to works on or adjacent to Council property. These may be covered by separate conditions of consent contained in this Determination Notice. Appropriate approvals will need to be obtained prior to the approval of this plan.

The approved Site Operations Management Plan is to be implemented prior to the commencement of any works on the site, and an approved copy provided to Council for information. Ongoing compliance with the matters detailed in the SOMP shall be monitored by the appointed Principal Certifying Authority.

- 58) A Work Permit shall be applied for and obtained from Council for the following engineering works within and in front of the site, at the applicant's expense:
- a) Construction works and relocation of Council's stormwater easement.

NOTE: A Work Permit Compliance Certificate shall not be issued until all demolition, reconstruction and site works associated with Council's stormwater

easement has been completed to the satisfaction of Council, including, but not limited to the submission of supporting documentation such as site engineer checks, photographs and certificates provided to Council's Roads Infrastructure Department. Further, the draft wording for the newly created Council drainage easement must be submitted to and approved in writing by Council's Roads Infrastructure Department prior to the issue of a work permit compliance certificate.

- b) A heavy duty VFC at the property boundary in accordance with the Roads and maritime Services (RMS) guideline.
- c) Drainage connection to Council's system.
- d) Concrete footway paving along the site's entire frontage to Miler Road.
- e) Removal of all driveway surfaces, reinstatement of laybacks to kerb and gutter and reshaping of the footway, all associated with redundant VFCs.
- f) Repair of any damage to the public road including the footway occurring during development works.
- g) Reinstatement of the footway reserve and adjustment or relocation of existing public utility services to match the footway design levels as proposed on the approved Work Permit. Adjustment or relocation to any public utility services shall be carried out to the requirements of the public utility authority.
- h) Separate approval and Work Permit is to be obtained from Council for any temporary or permanent anchoring works under Council's Public Road.

Note: As a site survey and design is required to be prepared by Council in order to determine the necessary information, payment for the Work Permit should be made at least twenty one (21) days prior to the information being required and must be approved prior to the issue of the Construction Certificate

- 59) As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires that prior to any Construction Certificate for this development being issued, evidence of lodgement of an application for a Works Permit and or a Roadway/Footpath Building Occupation Permit shall be obtained where one or more of the following will occur, within, on or over the public footway or public road:

A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS

WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,
- b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,
- c) Connect a road (whether public or private) to a classified road,

- d) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
- e) Install utilities in, under or over a public road,
- f) Pump water into a public footway or public road from any land adjoining the public road,
- g) Erect a structure or carry out a work in, on or over a public road
- h) Require a work zone on the public road for the unloading and or loading of vehicles
- i) Pump concrete from within a public road,
- j) Stand a mobile crane within a public road
- k) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.
- l) The work is greater than \$25,000.
- m) Demolition is proposed.
- n) Subdivision is proposed.
- o) Undertake stormwater drainage works within easements or not on public road

Assessment of Works Permits (a to e) includes the preparation of footway design levels, vehicular crossing plans, dilapidation reports and issue of a Road Opening Permit.

All proposed works within the public road, footway or impacting public infrastructure shall be constructed under the supervision and to the satisfaction of Council. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress.

For commercial or multi-unit residential developments within the designated CBD or an urban village area, footway design and construction and street tree supply, installation and tree hole detailing shall be as per the Council master plan for that area. Full width footways are to be supplied and installed at full cost to the developer to specification as supplied by Council. Layout plan of pavement to be submitted to Council for approval prior to the issue of the Works Permit.

All Council fees applicable, minimum restoration charges and inspection fees shall be paid prior to the assessment of the Work Permit in accordance with Council's adopted fees and charges. Note: Additional fees after approval will be charged where the Work Permit requires occupation of the Road or Footpath ie Hoardings, Work Zones etc.

In determining a Works Permit, Council can impose conditions and require inspections by Council Officers.

Forms can be obtained from Council's Customer Service counter located on the ground floor of Council's administration building at 66 - 72 Rickard Road, Bankstown or Council's website www.cbcity.nsw.gov.au

Part of any approval will require the person or company carrying out the work to carry public liability insurance to a minimum value of ten million dollars. Proof of the policy is to be provided to Council prior to commencing any work approved by the Work Permit including the Road Opening Permit and must remain valid for the duration of the works.

The commencement of any works on public land, including the footway or public road, may incur an on the spot fine of not less than \$1100 per day that work continues without a Works Permit and/or a Roadway/Footpath Building Occupation Permit.

All conditions attached to the permit shall be strictly complied with prior to occupation of the development. Works non-conforming to Council's specification (includes quality of workmanship to Council's satisfaction) shall be rectified by the Council at the applicant's expense.

- 60) Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards. A final detailed stormwater drainage design shall be prepared by a qualified Professional Civil Engineer in accordance with the above requirements and shall generally be in accordance with the concept stormwater plan No. C09849.06, issue D dated 21.01.2020 prepared by Costin Roe Consulting. The final plan shall be certified by the design engineer that it complies with Council's Development Engineering Standards, and the relevant Australian Standards.
- 61) The subject site is located adjacent to Council's drainage easement is affected by local overland flooding and shall comply with the following:
 - a) The proposed building(s) including eaves and gutters shall be located clear of existing and proposed Council easements within the site. Amended plans to this effect shall be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate. All approved construction details shall be consistent with this requirement. Proposed buildings shall be located clear of floodways through the site.
 - b) Concrete pier and beam type footings shall be provided for all structures adjacent to Council's stormwater pipe/easement in accordance with the requirements contained in Council's Development Engineering Standards. Plans and details prepared by a qualified practising Structural Engineer, with details suitable for construction in accordance with the above Policy shall be incorporated into the details for approval of the Construction Certificate. A copy of the approved details together with a report prepared by a registered surveyor showing location, size and depth of the stormwater system, shall be sent to Council for information.
 - c) The minimum floor level of the proposed structure(s) shall be constructed in accordance with Appendix C Costin Roe Consulting Flood and Overland Flow Assessment document.

- 62) A Trade Waste Agreement shall be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Wastewater treatment equipment is to be bunded and where systems are placed outside, they are to be roofed to ensure that no rainwater can enter the bund. All wastewater treatment devices shall be regularly maintained in order to remain effective. All solid and liquid wastes collected from the device must be disposed of in accordance with the Protection of the Environment Operations Act 1997.
- 63) Separate approval and Work Permit is to be obtained from Council for any temporary or permanent anchoring works under Council's Public Road.

CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

- 64) The demolition of all structures currently existing on proposed lot 2 must be undertaken, subject to strict compliance with the following: -

a) The developer is to notify adjoining residents seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and 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.

b) Written notice is to be given to Canterbury-Bankstown Council for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections shall be undertaken by Canterbury-Bankstown Council:

(i) A *precommencement* inspection shall be carried out by Council when all the site works required as part of this consent are installed on the site and prior to demolition commencing.

(ii) A *final* inspection shall be carried out by Council when the demolition works have been completed to ensure that the site is left in a satisfactory manner, in accordance with the conditions of this consent.

NOTE: Payment of an inspection fee at Council's current rate will be required prior to each inspection. Council requires 24 hours notice to carry out inspections. Arrangements for inspections can be made by phoning **9707 9410, 9707 9412** or **9707 9635**.

c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, license number, contact phone number and site address.

d) Prior to demolition, the applicant must erect a 2.4m high temporary fence or hoarding between the work site and any public place. Access to the site

shall be restricted to Authorised Persons Only and the site shall be secured against unauthorised entry when the building work is not in progress or the site is otherwise unoccupied. Where demolition is to occur within 3m of a public place a Work Permit application for the construction of a Class A or Class B hoarding shall be submitted to Council for approval.

- e) The demolition plans must be submitted to the appropriate Sydney Water Office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the demolition plans will be stamped indicating that no further requirements are necessary.
- f) Demolition is to be carried out in accordance with the appropriate provisions of Australian Standard AS2601-2001.
- g) The hours of demolition work shall be limited to between 7.00am and 6.00pm on weekdays, 7.00am and 1.00pm on Saturdays and no work shall be carried out on Sundays and public holidays, and weekends (Saturdays and Sundays) adjacent to public holidays.
- h) Where materials containing asbestos cement are to be removed, demolition is to be carried out by licensed contractors who have current Workcover Accreditation in asbestos removal.
- i) Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of WorkCover NSW and the NSW EPA 'Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes 2004'.
- j) Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- k) During demolition, the public footway and public road shall be clear at all times and shall not be obstructed by any demolished material or vehicles. The public road and footway shall be swept (NOT hosed) clean of any material, including clay, soil and sand. (NOTE: If required, Council will clean the public road/footway at the applicant's expense). On the spot fines may be levied by Council against the demolisher and or owner for failure to comply with this condition.
- l) All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footways and the footway shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

- m) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
 - n) Care shall be taken during demolition to ensure that existing services on the site (ie. sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services shall be repaired by the relevant authority at the applicant's expense.
 - o) Suitable erosion and sediment control measures shall be erected prior to the commencement of demolition works and shall be maintained at all times.
 - p) Prior to the demolition of any building constructed before 1970, a Work Plan shall be prepared and submitted to Council in accordance with Australian Standard AS2601-2001 by a person with suitable expertise and experience. The Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- 65) Prior to any construction works commencing on the portion of the site associated with UNIT – 1A Council is to be provided with written evidence that, with respect to any registered easement, restriction on title or similar instrument (shown on plan No.SY074608.000 VER 4, titled Plan of Proposed Subdivision, Issue 2, dated 21.10.2020, prepared by Land Partners), that relates to or otherwise affects that portion of the site either:
- (a) the easement etc. has been removed from the title to the land that it burdens; or
 - (b) the beneficiary of the easement etc. consents to the extinguishing the easement etc.
- 66) Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be tested and classified in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the NSW EPA Waste Classification Guidelines, Part 1: Classification of Waste (November 2014). Testing is required prior to off-site disposal. In accordance with DECC Waste Classification Guidelines (2014) materials identified for off-site disposal must be removed by a suitably qualified contractor to an appropriately licensed waste facility.
- 67) The following trees shall be retained and protected from removal and damage for the duration of the development:

Tree Species	Location	Protection Zones*
40 (approx.)	In the garden bed along the	TPZ 6.0m

x <i>Corymbia maculata</i> (Spotted gum)	eastern boundary fence of the current operational depot	SRZ 2.47m
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* TPZ and SRZ in metres measured from the centre of the trunk of the tree.

Tree protection measures shall comply with Australian Standard AS4970-2009 Protection of trees on development sites, together with the following conditions:

- The trees to be retained and protected together with their relevant Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shall be marked on all demolition and construction drawings.
- All contractors and workers on site shall be briefed on the tree protection and management procedures in place as part of their site induction. A written record of the induction process is to be kept on site.
- A designated Tree Protection Zone shall be created on site by erecting a continuous tree protection fence at 10.0 metres to the west of the Miller Road boundary metal fence and running along the length of the existing garden bed, from the existing truck entry point to the new proposed truck entry point. The fence is to be constructed of chain wire mesh 1.80 metres high supported by steel posts. The fence is to be installed prior to demolition / construction, shall not be removed or altered, and is to remain in place for the duration of the site works;
- The applicant will display in a prominent location on the tree protection fence a durable, weather resistant sign of a similar design, layout and type size as per Appendix C, Australian Standard AS4970-2009 Protection of trees on development sites clearly showing:
 - a) The Development Consent number;
 - b) The name and contact phone number of the consultant arborist / site manager (nominate whoever is applicable);
 - c) The purpose of the protection zone;
 - d) The penalties for disregarding the protection zone;
 (Note to user: delete any of a – d as appropriate)
- No vehicular access, excavations for construction or installation of services shall be carried out within the fenced Tree Protection Zone.
- All utility services, pipes, stormwater lines and pits shall be located outside the fenced Tree Protection Zone.
- Building materials, chemical storage, site sheds, wash out areas, and similar shall not be located within the fenced Tree Protection Zone.
- Trees marked for retention must not be damaged or used to display signage, or as fence or cable supports for any reason.
- If tree roots are exposed during approved works, roots with a diameter less than 30mm are to be pruned cleanly using sharp hand tools and not torn or ripped by machinery. Tree roots greater than 30mm in diameter are to be assessed by a qualified arborist - minimum Australian Qualification Framework (AQF) Level 4 or equivalent – before any pruning work is undertaken. If necessary, changes in design or relocation of works may be required, OR
- Root mapping is to be undertaken on the *Corymbia maculata* (Spotted gums) if any construction works need to be undertaken within the tree

protection zone. All work shall incorporate the recommendations following the root mapping.

- No ripping or rotary hoeing within the Tree Protection Zone of trees to be retained is permitted.
- Any approved excavation within the Tree Protection Zone of protected trees must be carried out by hand under the care and control of a qualified arborist - minimum Australian Qualification Framework (AQF) Level 4 or equivalent - to avoid unnecessary damage to tree roots.
- In exceptional circumstances, the tree protection fencing may be temporarily relocated to allow site access for construction purposes subject to the prior approval of the project arborist, the installation of ground protection measures as detailed below, and following the clearly identified tagging of all protected trees, provided such fencing is immediately replaced on completion of the works. No damage to root systems or soil compaction will be accepted during such works.
- If the approving authority consents to materials, machinery or access over specifically nominated areas of the tree protection zone, the roots and surface soil within this area shall be mulched to a minimum depth of 100mm of hardwood wood chip overlaid with rumble boards, steel plates, or similar. This ground protection measure must be maintained for the duration of the site works.
- The trees are to be watered during dry spells, i.e. two to three weeks without adequate rainfall. The root zone should be thoroughly watered and then left to drain. A temporary/permanent irrigation system is to be installed on site where works longer than one month in duration are expected and when appropriate shall be part of the landscaping works.
- Any pruning works shall be carried out by a qualified arborist and shall comply with Australian Standard AS4373-2007 Pruning of Amenity Trees, the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW), and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).

68) Approval is granted for the removal of the following trees:

- Any trees where the base of the trunk of the tree is located within 3 metres of the external wall of an approved dwelling;
- Any declared noxious plant. The applicant, builder and all contractors are to ensure that all noxious plants are properly identified, controlled and/or removed on this site without injury or death of any protected plants;
- Any tree species listed under clause 2.4 of Bankstown Development Control Plan 2015 Part B11 – Tree Management Order;
- Any of the following trees:

Tree Species	Location
1 x <i>Corymbia maculata</i> (Spotted gum)	Next to the existing guard house entry point on the eastern boundary
1 x <i>Eucalyptus globoides</i> (Stringybark)	Eastern side of existing Office block

Approx. 6 x <i>Corymbia maculata</i> (Spotted gums)	In the garden bed on the eastern boundary in the area of the new proposed entry point
Approx. 20 x <i>Casuarina cunninghamiana</i> (She oak)	In the garden bed opposite the existing guard house next to the southern boundary

All tree removal works must comply with the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW) and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).

All other vegetation not specifically identified above, and protected by Councils Tree Management Order, is to be retained and protected from construction damage and pruning. The Tree Management Order protects trees over 5m in height.

- 69) The applicant is to plant the following replacement trees on the nature strip forward of the property, prior to the commencement of any demolition or construction works. The trees shall have a container size not less than 100 litres, shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003) or Australian Standard AS 2303 – 2015 Tree stock for landscape use, and be planted and maintained in accordance with Councils street tree planting specifications Standard Drawing No. S-201 or S-202: (use relevant spec)

Tree Species	Location
20 x <i>Corymbia maculata</i> (Spotted gum) and or <i>Eucalyptus crebra</i> (Narrow leaf Ironbark)	Tree to be planted on the nature strip forward of the property line along the eastern boundary along Miller Road

Investigation to locate underground services shall be the responsibility of the applicant. Should such services be located and there is a reasonable belief that damage may occur to those services by the new plantings, the applicant is to:

- Carry out engineering works to protect those services from damage; or
- Relocate the plantings to a more suitable location following written approval from Canterbury Bankstown Council; or
- Substitute the approved tree species with an alternative species following written approval from Canterbury Bankstown Council.

The trees shall be planted by a qualified landscape contractor with experience in handling advanced sized tree stock, and in accordance with the tree delivery, planting preparation – general, planting, mulching and staking specifications included in Standard Drawing No. S-202.

Once the trees have been planted, a tree protection fence located at a 2.0 metre radius from the trunk of each tree shall be installed to protect the trees during the demolition and construction phases. The fences shall be constructed of chain wire mesh 1.80 metres high supported by steel posts, shall not be removed or altered, and are to remain in place for the duration of the site works.

During the construction phase the trees shall be watered and maintained in accordance with the tree establishment and maintenance requirements included in Standard Drawing No. S-202.

The Applicant shall contact Council to book an inspection by the Tree Management Officer of the completed tree planting once the tree protection fence has been installed, and again once the works have been completed prior to the issue of an occupation certificate. Inspections must be booked at least 5 working days prior to being required.

- 70) The building / subdivision work in accordance with the development consent must not be commenced until:
- a. a construction certificate for the building / subdivision work has been issued by the council or an accredited certifier, and
 - b. the person having benefit of the development consent has:
 - i. appointed a principal certifying authority for the building / subdivision work, and
 - ii. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
 - c. the person having the benefit of the development consent, if not carrying out the building work as an owner-builder, has:
 - i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - ii. notified the principal certifying authority of any such appointment, and
 - iii. unless the person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
 - d. the person having the benefit of the development consent has given at least 2 days' notice to the council of the person's intention to commence the building / subdivision work.

- 71) Existing trees within the vicinity of the construction works or paths of travel for construction vehicles accessing the development that are to be retained shall be protected with temporary fencing of a style non injurious to tree roots, placed 2m from the trunk base of the existing tree to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order. There is to be no stockpiling of materials within the 2m fenced zone.
- 72) Suitable erosion and sediment control measures shall be erected in accordance with the plans accompanying the Construction Certificate prior to the commencement of construction works and shall be maintained at all times.
- 73) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the construction period.
- 74) Prior to the commencement of work, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
- 75) A section 73 compliance certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application 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 other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and Developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

- 76) Prior to the commencement of work, a fence must be erected around the area of the works, except where an existing 1.8m high boundary fence is in good condition and is capable of securing the area. Any new fencing shall be temporary (such as cyclone wire) and at least 1.8m high. All fencing is to be maintained for the duration of construction to ensure that the work area is secured.

Where the work is located within 3.6m of a public place then a Type A or Type B hoarding must be constructed appropriate to the works proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval prior to the commencement of work.

- 77) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 78) 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
- c. stating that unauthorised entry to the work site is prohibited.

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.

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

- 79) Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.
- 80) The building work must be carried out in accordance with the requirements of the Building Code of Australia.
- 81) Prior to the ground floor slab being poured, an identification report by a Registered Surveyor must be submitted to the principal certifying authority verifying that the proposed buildings finished ground floor level and siting to the property boundaries conforms to the approved plans.
- 82) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
- 83) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 84) If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 85) If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a. protect and support the adjoining premises from possible damage from the excavation, and
 - b. where necessary, underpin the adjoining premises to prevent any such damage.

- 86) The stormwater drainage system shall be constructed in accordance with Council's Development Engineering Standards and the engineering plans and details approved by the Principal Certifying Authority (PCA). Should the developer encounter any existing, live, underground stormwater drainage pipes, which carry flow from upstream properties, the developer must maintain the stormwater flow and re-route the stormwater pipes around the subject building or structures at the developer's expense.
- 87) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of demolition, subdivision or construction works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times. No work shall be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.
- 88) A suitably qualified Professional Civil or Structural Engineer shall be engaged by the developer to carry out inspections relating to construction of internal driveways and parking areas. The work shall be carried out in accordance with the approved plans and specifications and certification from the Civil or Structural Engineer is to be provided upon completion.
- 89) In the instance works cause the generation of odors or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental consultant appointed to further assess the site. The exposed material/excavation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Council.
- 90) Council may also request that a NSW EPA Accredited Site Auditor is involved to assist with the assessment of any unexpected finds, review any contamination information and prepare a Site Audit Report and Site Audit Statement. The applicant must adhere to any additional conditions which may be imposed by the NSW EPA Accredited Site Auditor.
- 91) Prior to the issue of any Occupation Certificate or the occupation or use of the premises, certification from a suitably qualified professional engineer shall be submitted to the Principal Certifying Authority verifying that the exhaust system in the premises is installed and constructed in accordance with condition No. 55. All mechanical exhaust ventilation systems shall be serviced regularly in accordance with the manufacturers and/or installers specifications. A record of all maintenance activities to the exhaust extraction equipment shall be maintained at the premises and provided to Council upon request.
- 92) Any lighting of the premises shall be installed in accordance with *Australian Standard 4282-1997, Control of the obtrusive effects of outdoor lighting* so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Flashing, moving or intermittent lights or signs are

prohibited. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if Council considers there to be adverse effects on the amenity of the area. The lighting shall be vandal resistant, high mounted and provided to the external entry paths, common lobbies, driveways and car parking areas.

Council stormwater drainage works - Hold points during construction

- 93) Council requires inspections to be undertaken by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, for all Council stormwater drainage works.

The applicant shall submit to the Principal Certifying Authority, certification from the Engineer, at each stage of the inspection listed below, stating all civil and structural construction works have been executed as detailed in the stamped approved plans, and in accordance with the relevant Australian Standards, Canterbury-Bankstown Council standards and specifications within 24 hours following completion of the relevant stage/s.

The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

- a) Upon excavation of trenches shown on the approved drainage drawings.
- b) Upon installation of pit reinforcement but prior to the concrete pour for cast in-situ pits.
- c) Upon installation of pipes and other drainage structures prior to backfilling.
- d) Upon backfilling of excavated areas and prior to the construction of the final pavement surface.
- e) Final inspection – upon the practical completion of all drainage and associated works (including road pavement, kerb & gutters, footpaths and driveways) with all disturbed areas satisfactorily restored.

Any stormwater pit with depth greater than 1.8 metres shall be certified by a suitably qualified Structural Engineer.

- 94) During construction of the Council stormwater drainage works and other works relating to this development consent, all existing private drainage lines shall remain intact and shall not be removed, altered or interfered with without the prior consent of beneficiaries of the easement.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

- 95) An application and appropriate fees for the issue of a Subdivision Certificate shall be submitted to Council upon all works being completed.

96) The following information shall be submitted to Council or accredited certifier (where applicable) with an application for a Subdivision Certificate:

- a) Original plan of subdivision prepared and signed by a qualified surveyor, plus five (5) copies;
- b) Copy of the relevant development consent, including all Section 96 Modifications if applicable,
- c) Works as executed engineering plans.
- d) Evidence that all conditions relevant to subdivision have been complied with,
- e) A certificate of compliance (Section 73 Certificate) from Sydney Water if required,
- f) Evidence of satisfactory final demolition inspection
- g) Certification by a registered surveyor that all services such as stormwater, drainage, water, gas, electricity and telephone are contained separately within each lot or within easements created to accommodate such services.
- h) Copy of the Work Permit Compliance Certificate, where required.
- i) The proponent must submit a detailed validation report to Council and the principal certifying authority.

The validation report must be prepared in accordance with:

- i. 'State Environmental Planning Guideline (SEPP) 55 – Remediation of Land' (Department of Urban Affairs and Planning and NSW EPA, 1998);
- ii. Relevant EPA Guidelines, noting in particular the 'Guidelines for Consultants Reporting of Contaminated Sites' (NSW Office of Environment and Heritage, 2011); and
- iii. National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013).

The validation report must be prepared by an appropriately qualified environmental consultant.

The validation report must verify that the land is suitable for the proposed use(s), and that the remediation and validation of the site has been undertaken in accordance with the Remedial Action Plan, Stage 2 – Villawood, 1 Monier Square, 220-246 Miller Road, Villawood NSW, dated 25 October 2019, by JBS&G Australia Pty Ltd (ref:56062/124158 (Rev 0)

CONDITIONS TO BE SATISFIED PRIOR TO OCCUPATION

97) All Sydney Trains, RMS and Ausgrid conditions (conditions 6-39) that are required to be satisfied prior to the issue of an Occupation Certificate, must be satisfied prior to the issue of an Occupation Certificate.

98) The occupation or use of the building must not be commenced unless an occupation certificate has been issued for the building.

- 99) Evidence that the subdivision has been registered by NSW Land Registry Services prior to the issue of an occupation certificate.
- 100) A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied and Council has issued a Work Permit Compliance Certificate. A Work Permit Compliance Certificate shall not be issued until all demolition, reconstruction and site works associated with Council's stormwater easement has been completed to the satisfaction of Council, including, but not limited to the submission of supporting documentation such as site engineer checks, photographs and certificates provided to Council's Roads Infrastructure Department. Further, the draft wording for the newly created Council drainage easement must be submitted to and approved in writing by Council's Roads Infrastructure Department prior to the issue of a work permit compliance certificate.
- 101) Prior to the issue of an Occupation Certificate, the developer shall create the following easements (where required) over the relevant lots, on the plan of subdivision under provisions of the Conveyancing Act. A statement shall be placed on the Section 88B Instrument that nominates Canterbury-Bankstown Council as the authority empowered to release, vary or modify the easements created.
- a) Easements to drain water (for inter-allotment drainage).
 - b) Easement for services (for utilities).
 - c) Right of carriageway (for internal driveway, vehicle manoeuvring).
 - d) Easement for overhang (for eaves and gutters).
- 102) Signage for a 50m "No Stopping zone" shall be provided on either side of Miller Road at the entrance of the subject site and the entrance to No. 191 Miller Road, to facilitate passing vehicles and to improve sight distances. In addition, egress from the site is to be via left turn movements only. The signage shall be approved by Council's Traffic Committee and installed prior to the issue of an Occupation Certificate at full cost of the developer.
- 103) Car parking for 195 vehicles shall be provided on site in accordance with the approved plans. A minimum of 3 of these car parking spaces are to be provided for people with mobility impairment in accordance with AS 2890.1. All car parking spaces shall be allocated and marked according to these requirements.
- 104) All requirements of the Vegetation Management Plan (VMP) for the riparian zone, shall be installed to the satisfaction of Council in accordance with the *Guidelines for vegetation management plans on waterfront land* (NSW Office of Water 2012) prior to the issue of an Occupation Certificate. All costs associated with the revegetation and two year maintenance of the zone shall be borne by the developer.

105) Landscaping is to be installed in accordance with the approved landscape plan. All works and methods nominated and materials and plants specified on the approved landscape plan are to be completed prior to the issue of an occupation certificate. The landscaping shall be maintained for the life of the development. This Includes the requirements of Clause 4.7 and 4.8 of the Bankstown Development Control Plan 2015 - Part B3 Industrial Precincts (which amongst other things required at least 1 tree per 5 car parking spaces and 1 canopy tree per 30m² of the landscaped area) shall be implemented prior to the issue of an Occupation Certificate. All associated costs are to be borne by the developer.

106) Large Canopy Tree Planting area is to be of the following species:

Species	Location
A mixture of 50 (minimum) x <i>Corymbia maculata</i> (Spotted gum), <i>Eucalyptus tereticornis</i> (Forest red gum) & <i>Eucalyptus moluccana</i> (grey box) as per planting schedule	In garden bed areas L-05 as per proposed Landscape Plan and any other suitable locations on site
A mixture of 40 (minimum) x <i>Corymbia maculata</i> (Spotted gum), <i>Eucalyptus tereticornis</i> (Forest red gum) & <i>Eucalyptus moluccana</i> (grey box) as per planting schedule	In the garden bed area L-04 along the eastern boundary as per Landscape Plan

- Tree species used are not to include conifers, Casuarinaceae, palms or any of the exempted species listed under clause 2.4 of Bankstown Development Control Plan 2015 Part B11 – Tree Management Order;
- The trees shall comply with NATSPEC Specifying Trees: a guide to assessment of tree quality (2003) or Australian Standard AS 2303 – 2015 Tree stock for landscape use
- Tree planting in the open car park area shall be designed to provide a minimum of 50% shade cover of the car park within 15 years of planting.
- Trees used in this area shall be 100L container size specimens.
- In addition, all other trees planted on site shall be minimum 75L container specimens.
- Trees planted within the outdoor carpark areas 01 & 02 as per Landscape Plan must be planted in an island bed that is a minimum 2 metres in width and 4 metres in length.
- Trees planted in garden beds adjacent to car park areas and or driveway areas 03 & 04 as per Landscape Plan must be provided with a garden bed size suitable for the retention and protection of the subject tree on maturity

107) A suitably qualified Professional Civil Engineer shall certify that the driveways, parking bays, and service areas have been constructed in accordance with the approved plans and specifications. Such Certification shall be submitted prior to the issue of the Occupation Certificate or occupation of the site.

- 108) Prior to the issue of an Occupation Certificate, the PCA must ensure that the siting of a telecommunication facility, fire hydrants, aerial, satellite dish, plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:
- (a) integrate with the architectural features of the building to which it is attached and located behind the front building line; and
 - (b) be sufficiently screened when viewed from the street.
- 109) The Section 73 compliance certificate under the Sydney Water Act 1994 must be submitted to the principal certifying authority before occupation of the development / release of the plan of subdivision.

Council stormwater drainage works - Post construction certification

- 110) Post construction certifications – Following completion of the final stage of the drainage and associated works and prior to the issue of an Occupation Certificate, the application shall submit all certifications from the Supervising Engineer for each hold inspection required for the drainage works, as outlined in Condition No. 93 to Council's Operations Directorate for written acceptance.

The certificates shall contain photographs of the completed works and commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

Council stormwater drainage works – Works-as-Executed Plans

- 111) To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, and that the assets to be handed over to Council are accounted for inclusion in Council's Assets Register, Works-as-Executed Plans (in both hard and soft copies – AutoCAD, CivilCAD, Civil 3D, 12D or any other commercially used program), certified by a Registered Surveyor shall be submitted to, and accepted by Council in writing, with any rectifications required by Council to be completed by the developer prior to the issue of any occupation certificate.

The Works-as-Executed Plans are to note all departures clearly in red, on a copy of the approved Construction Certificate drawings, and certification from a suitably qualified Civil Engineer shall be submitted to support all variations from the approved plans.

Council stormwater drainage works – Creation of a Council Drainage Easement

- 112) A 4.0 metre wide easement in favour of Council shall be created over the proposed new alignment of the 750mm diameter and twin 750mm diameter pipeline and pits traversing the site for the purpose of construction and

maintaining stormwater drainage structures. The easement must generally be centrally located over the pipeline.

The wording of the dedication shall be submitted to, and approved by Council's Operations Directorate prior to lodgement at NSW Land Registry.

The easement shall be registered and a registered copy of the document shall be submitted to and approved by Council prior to the issue of an Occupation Certificate/use of the building.

USE OF THE SITE

- 113) Car parking spaces for 195 vehicles shall be provided in marked spaces in the manner generally shown on the approved site plan. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles.
- 114) Access to loading docks or other restricted areas in buildings must only be available to tenants via a large security door with an intercom, code, or lock system.
- 115) Landscaping on the site shall be upgraded as per the relevant DCP. Landscaping shall be maintained under best horticultural practise at all times.
- 116) The approved pylon sign shall display advertising relating only to the usage of the site and shall be maintained in good order at all times. The sign shall not flash or contain flashing lights or devices that enable the signs to change colour or create movement. The intensity of the lights illuminating the sign shall be limited to 120 watts per square metre of glass.
- 117) The hours of operation of the use of the site as warehouse and distribution centres is permitted 24 hours a day 7 days a week.
- 118) All loading and unloading of goods shall take place within the site or from the adjoining service lane in a manner that does not interfere with parking areas, driveways or landscaping.
- 119) There shall be no emissions of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are injurious or dangerous to health, or the exposure to view of any unsightly matter or otherwise.
- 120) All waste materials associated with the use shall be stored in containers located either within the building or behind screen walls in accordance with the approved plans.
- 121) The use of the premises shall not contravene the Protection of the Environment Operations Act 1997. The operation of the premise shall be

carried out in accordance with the requirement of the NSW EPA, where relevant.

- 122) No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footway, utility service land, customer and/or employee parking area or the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.
- 123) Identification number/s are to be conspicuously displayed at the front of the premises.
- 124) Instructions concerning procedures to be adopted in the event of an emergency are to be clearly displayed on the premises for both public and staff information at all times.
- 125) The applicant shall enter into a commercial contract for the collection of wastes and recycling. A copy of the commercial waste and recycling contract shall be lodged with Council and invoices should be available for inspection at any time.
- 126) The premises shall be operated so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupants. In the event of Council receiving complaints and if it is considered by Council that excessive and/or offensive noise is emanating from the premises, the person(s) in control of the premises shall arrange for an acoustic investigation to be carried out (by an accredited acoustic consultant) and submit a report to Council detailing the proposed methods for the control of excessive noise emanating from the premises. The measures shall be approved by Council prior to implementation and shall be at full cost to the applicant.
- 127) The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.
- 128) The applicant shall ensure that all activities within the premises comply with the relevant sections of the *Protection of the Environment Operations Act* and shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operations Act 1997*.
- 129) An Emergency Response Management Plan shall be prepared and submitted to Council's satisfaction. The Plan shall include the following:
 - a) List of chemicals and maximum quantities to be stored at the site;
 - b) Identification of potentially hazardous situations;
 - c) Procedure for incident reporting;
 - d) Details of spill stations and signage;
 - e) Containment and clean-up facilities and procedures; and

- f) The roles of all staff in the plan and details of staff training.
- 130) The approved warehouse and distribution centres are not approved as “potentially hazardous industry” or “potentially offensive industry” under SEPP 33. A subsequent approval would be required for consideration to be given to such additional uses.

SCHEDULE A: ADVICE TO APPLICANTS

Inspection of building works shall be undertaken as determined by the PCA. If Canterbury-Bankstown Council has been nominated as the PCA then details of inspection type and number required will be determined prior to the issue of a construction certificate.

Also, before you dig, call “Dial before you Dig” on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance to nearest cross street) for underground utility services information for any excavation areas.

For further information regarding this notice please contact Kristy Bova in Development on 9707 9853.