

SYDNEY WESTERN CITY PLANNING PANEL SUPPLEMENTARY REPORT

Panel Number:	PPSSWC-208.
Application Number:	2021/1710/1
Local Government Area:	Camden.
Development:	Construction of two industrial warehouse buildings for use as warehouse and distribution centres with ancillary office component, car parking, landscaping, signage and associated site works.
Capital Investment Value:	\$31,710,596
Site Address(es):	345-367 Bringelly Road, Leppington
Applicant:	Willowtree Planning
Owner(s):	The Trust Company Ltd
Report Prepared By:	Mitch Anderson - Senior Town Planner
Report Date:	04 July 2022

PURPOSE OF SUPPLEMENTARY REPORT

The purpose of this report is to seek the Sydney Western City Planning Panel's (the Panel's) determination of a development application (DA) for the construction of two industrial warehouse buildings for use as a warehouse and distribution centre with ancillary offices, car parking, landscaping, signage and associated site works at 345–367 Bringelly Road and 17 Eastwood Road, Leppington.

On 21 June 2022 Council staff reported this DA to the Panel for electronic determination. On 29 June 2022, the Panel sought additional information from Council prior to determining the DA.

This supplementary report provides an assessment of the additional information requested by the Panel.

PANEL REQUEST FOR ADDITIONAL INFORMATION

In considering the subject DA, the Panel has requested additional information from Council regarding the landscape treatments along the southern boundary of the proposed warehouse buildings.

In response, Council provides the following additional information in relation to the queries raised by the Panel:

- 1. The report briefly considers the adequacy of the landscape treatment to the Eastwood and Dickson Street frontages and notes 108 trees are to be planted – although there is no discussion of their type/suitability. There is no assessment as to whether the landscape treatment on the southern boundary of both Warehouses 2 and 3 is satisfactory – the proposal appears to include a narrow turf strip adjacent***

to the service/fire road. This does not seem to be consistent with the landscape objectives in section 6.3 of the DCP.

Treatment of this interface is relevant as there is no detail provided on the nature of future development (if any) to go on the immediately adjoining lots to the south (abutting the rail line).

In addition to commentary provided in the original assessment report, the landscaping proposed on the Eastwood Road and Dickson Road frontages includes a variety of small shrubs, grasses, ground covers and trees to both the western and eastern elevations of each warehouse and around the car parking areas. The proposed plantings include 108 medium to large trees including a variety of Australian natives such as 'Sydney red gum', 'bottlebrush', 'spotted gum', 'tuckeroo' 'narrow leafed red iron bark' and 'water gum'. The plantings have pot sizes of 75-100L and provide almost 4,000m² of landscaped area throughout the site.

As noted by the Panel, there is minimal landscaping proposed along the southern boundary given the existence of an approved fire trail road that is currently under construction (in accordance with the early works approval DA/2019/879/1). Furthermore, the adjoining lots to the south are owned by the NSW Minister Administering the Environmental Planning and Assessment Act. Both properties (29 Eastwood Road and 151 Dickson Road) are zoned IN2 Light Industrial and can support similar industrial buildings / uses subject to future applications. Any future development of 29 Eastwood and 151 Dickson Road will have its own landscape treatment and will restrict views of Warehouses 2 and 3 from the public domain.

There is no specific setback or landscaping controls for the side and rear setbacks of industrial buildings in Part 6 of the Camden Growth Centre Precincts Development Control Plan. That said and having regard to the concerns raised by the Panel, there are a number of objectives and controls that aim to ensure that landscaping is used to screen or soften the appearance of industrial buildings. The DCP also requires all setback areas to be landscaped and maintained. It is agreed that while the adjoining sites to the south remain undeveloped the southern facades of the proposed warehouses will be highly visible and lack sufficient landscaping to screen / soften the appearance of the proposed warehouse buildings.

Accordingly, it is considered that additional landscaping should be provided along the southern boundary and a deferred commencement condition is recommended that requires:

- Warehouse 2 be reduced in size to ensure there is a landscape zone a minimum of 1.5m deep along the common boundary with 151 Dickson Road, Leppington. This 1.5m landscape zone is to include alternating *Eucalyptus Crebra* (Narrow Leafed Red Ironbark) and *Corymbia Maculate* (Spotted Gum) plant species with a minimum pot size of 75 litres evenly dispersed every 10 metres (or alternate species as agreed to by Council's Coordinator Urban Forest Services).
- Warehouse 3 be reduced in size to ensure there is a landscape zone a minimum of 2m deep along the rear / southern façade of the warehouse building. This 2m landscape zone is to include alternating *Eucalyptus Crebra* (Narrow Leafed Red Ironbark) and *Corymbia Maculate* (Spotted Gum) plant species with a minimum pot size of 75 litres evenly dispersed every 10 metres (or alternate species as agreed to by Council's Coordinator Urban Forest Services).

The images below indicate the areas to be landscaped under the recommended condition:



Image 1 – A landscape strip having a minimum depth of 2 metres is to be provided directly behind warehouse 3 to provide screen planting

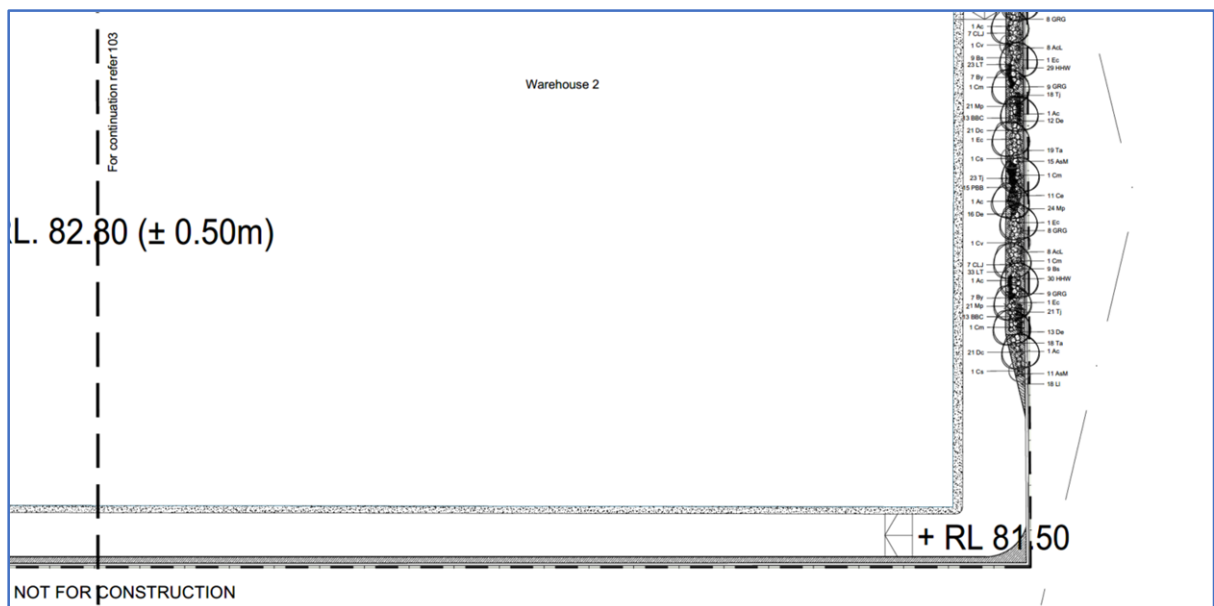


Image 2 – The landscape strip on the southern side of the fire access road is to be widened to a minimum depth of 1.5m to provide sufficient area for screen planting

2. **Perhaps it would be appropriate to include an additional condition requiring amended landscape plan/s that provide greater detail, including appropriate screen planting along the extensive southern boundary. Could Council please draft a condition to that effect?**

As noted above additional conditions of consent are recommended to ensure appropriate screen planting is provided along the extensive southern boundary. As the condition requires slight changes to the proposed built form, a deferred commencement condition is considered appropriate to ensure an optimal outcome.

3. **Additionally, the on-going use condition in relation to landscape maintenance (#11) only requires maintenance for 12 months, rather than in perpetuity. Could Council please provide a response to this query, particularly the timing of only 12months?**

Condition 6.0(11) is a maintenance obligation placed on the person acting on the consent for landscape elements in the road reserve. The 12-month maintenance period ensures the

landscaping is sufficiently established prior to this maintenance responsibility being passed to Council.

Condition 6.0(10) requires all on-site landscaping to be maintained in perpetuity.

Minor changes have been made to the wording of these conditions in the below recommended conditions to clarify the intent of the respective conditions.

RECOMMENDED

That the Panel approve DA/2021/1710/1 by way of a deferred commencement consent for the construction of two industrial warehouse buildings for use as warehouse and distribution centres with ancillary office component, car parking, landscaping, signage and associated site works at 345-367 Bringelly Road and 17 Eastwood Road, Leppington subject to the following terms and conditions:

Deferred Commencement Consent

This deferred commencement consent shall not operate until the applicant satisfies Council, in accordance with the *Environmental Planning and Assessment Regulation 2000*, in relation to the matters listed in the Schedule A condition, within 1 year of the date of this determination. Upon Council being satisfied as to the matters listed in the Schedule A condition, Council will notify the applicant in writing that the consent has been made operative subject to the conditions listed in Schedule B.

Should Council not be satisfied as to the matters listed in the Schedule A condition within the specified timeframe, this deferred commencement consent will be rendered permanently inoperative.

Schedule A Condition

- (1) **Deferred Commencement** - The following matters must be complied with to Council's satisfaction:
 - (i) Warehouse 2 must be reduced in size to ensure there is a landscape zone that is a minimum of 1.5m deep along the common boundary with 151 Dickson Road, Leppington. This 1.5m landscape zone is to include alternating *Eucalyptus Crebra* (*Narrow Leafed Red Ironbark*) and *Corymbia Maculate* (*Spotted Gum*) plant species with a minimum pot size of 75 litres evenly dispersed every 10 metres (or alternate species as agreed to by Council's Coordinator Urban Forest Services).
 - (ii) Warehouse 3 must be reduced in size to ensure there is a landscape zone a minimum of 2m deep along the rear / southern façade of the warehouse building. This 2m landscape zone is to include alternating *Eucalyptus Crebra* (*Narrow Leafed Red Ironbark*) and *Corymbia Maculate* (*Spotted Gum*) plant species with a minimum pot size of 75 litres evenly dispersed every 10 metres (or alternate species as agreed to by Council's Coordinator Urban Forest Services).

Amended architectural and landscape plans must be submitted and approved by Council.

Schedule B Conditions

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Endeavour Energy; Ref: CNR-31482, dated 15 December 2021

- (2) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Dwg: DA 000 Rev: C	Cover Sheet	SBA Architects	28 October 2021
Dwg: DA 101 Rev: C	Stage 2 Site Plan		28 October 2021
Dwg: DA 102 Rev: B	NDA Plan		25 October 2021
Dwg: DA 200 Rev: D	Warehouse 2 Plan		28 October 2021
Dwg: DA 201 Rev: D	Warehouse 2 Roof Plan		28 October 2021
Dwg: DA 202 Rev: D	Warehouse 2 Office 2A Plans		28 October 2021
Dwg: DA 210 Rev: E	Warehouse 2 Elevations		17 February 2022
Dwg: DA 211 Rev: C	Warehouse 2 Sections		28 October 2021
Dwg: DA 215 Rev: D	Warehouse 2 Office 2A Elevations		28 October 2021
Dwg: DA 300 Rev: D	Warehouse 3 Plan		28 October 2021
Dwg: DA 301 Rev: D	Warehouse 3 Roof Plan		28 October 2021
Dwg: DA 302 Rev: D	Warehouse 3 Office 3A Elevations		28 October 2021
Dwg: DA 310 Rev: E	Warehouse 3 Elevations		17 February 2022
Dwg: DA 311 Rev: B	Warehouse 3 Sections		25 October 2021
Dwg: DA 315 Rev: C	Warehouse 3 Office 3A Elevations		27 October 2021
Dwg: DA 400 Rev: B	Signage Details		1 November 2021
Dwg: 000 Rev: A	Landscape Coversheet	Site Image Landscape Architects	21 October 2021
Dwg: 001 Rev: A	Landscape Master Plan		

Dwg: 101 Rev: A	Landscape Plan Warehouse 3		
Dwg: 102 Rev: A	Landscape Plan Warehouse 3		
Dwg: 103 Rev: A	Landscape Plan Warehouse 2		
Dwg: 104 Rev: A	Landscape Plan Warehouse 2		
Dwg: 501 Rev: A	Landscape Details		
Dwg: C013782.05- DA10 Rev: C	Drawing List & General Notes	Costin Roe Consulting	12 October 2021
Dwg: C013782.05- DA20 Rev: B	Erosion & Sediment Control Plan		
Dwg: C013782.05- DA25 Rev: B	Erosion & Sediment Control Details		
Dwg: C013782.05- DA40 Rev: C	Stormwater Drainage Key Plan		
Dwg: C013782.05- DA41 Rev: C	Stormwater Drainage Plan – Sheet 1		
Dwg: C013782.05- DA42 Rev: C	Stormwater Drainage Plan – Sheet 2		
Dwg: C013782.05- DA45 Rev: B	Stormwater Drainage Details – Sheet 1		
Dwg: C013782.05- DA46 Rev: B	Stormwater Drainage Details – Sheet 2		
Dwg: C013782.05- DA47 Rev: A	OSD Tank 2B Details		
Dwg: C013782.05- DA48 Rev: A	OSD Tank 2C Details		
Dwg: C013782.05- DA49 Rev: A	OSD Tank 3 Details		

Dwg: C013782.05- DA51 Rev: C	Warehouse 2 Finished Levels Plan		
Dwg: C013782.05- DA52 Rev: C	Warehouse 3 Finished Levels Plan		
Dwg: C013782.05- DA55 Rev: A	Typical Sections		
Dwg: C013782.05- DA60 Rev: C	Retaining Wall Plan		
Dwg: C013782.05- DA65 Rev: B	Retaining Wall Details		

Document Title	Prepared by	Date
Acoustic Report: Ref: 1020197_R01E	Acoustic Works	17 December 2021
Transport Assessment: Ref: P1830 R01 V2	Ason Group	28 March 2022
Waste Management Plan: Ref: Rev 2	Foresight Environmental	27 October 2021
Salinity Management Plan: Ref: PSM3947-008L	PSM	19 February 2020
Geotechnical Investigation Ref: PSM3947-003L	PSM	10 October 2019

These approved plans and documents are subject to any amendments in any plans or documents accepted by Council in satisfaction of the Schedule A condition of this development consent.

- (3) **Separate Approval for Use** - A separate development application for the fit out and use of the building/each tenancy must be submitted to and approved by Council prior to that use commencing (unless the fit out and use is exempt or complying development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).
- (4) **Modified Documents and Plans** - The development shall be modified as follows:
- a) The awning on the front (northern) elevation of Warehouse 3 is to be extended to align with the eastern (side) wall of the building to ensure the external waste storage area is covered / weather protected.

Amended plans or documentation demonstrating compliance shall be provided to the certifier and Council prior to the issue of a Construction Certificate.

- (5) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (6) **Shoring and Adequacy of Adjoining Property** - If the approved development involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person having the benefit of the development consent must, at the person's own expense:
- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
 - b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land gives written consent to the condition not applying.

A copy of the written consent must be provided to the principal certifier prior to the excavation commencing.

- (7) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (8) **Construction of Permanent Water Quality Facilities** - Permanent water quality facilities must be constructed:
- a) in accordance with the approved plans; and
 - b) to Council's standards.
- (9) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:

- a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval; and
- b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features, are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

- (10) **Outdoor Lighting** – The approved development must include lighting in all areas that complies with AS 1158 and AS 4282.
- (11) **Reflectivity** - The reflectivity of glass index for all glass used externally shall not exceed 20%.
- (12) **Roof Mounted Equipment** - All roof mounted equipment such as air conditioning units, etc., required to be installed shall be integrated into the overall design of the building and not appear visually prominent or dominant from any public view.
- (13) **Noxious Weeds Management** - Weed dispersion must be minimised and weed infestations must be managed during all stages of the development. Any noxious or environmentally invasive weed infestations that occur during or after works must be fully and continuously suppressed and destroyed by appropriate means. New infestations must be reported to Council.

Pursuant to the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material to prevent the spread of all weeds to or from the property.

Earth moved containing noxious weed material must be disposed of at an approved waste management facility and be transported in compliance with the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*.

- (14) **Infrastructure in Road and Footpath Areas** – Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

Note. The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

2.0 - Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Performance Bond** - The applicant is to lodge a bond with Council to provide security for works undertaken within the existing public domain in accordance with Council's Development Infrastructure Bonds Policy.

Note. Fees are payable for the lodgement and refund of the bond.

- (2) **Construction Certificate** - The following information shall be provided to the certifier with the Construction Certificate application:

- a) Evidence is to be provided to the certifier for the proposed pit conversion within the Eastwood Road driveway confirming the proposed butterfly pit has the required inlet capacity and there are no adverse impacts to the existing stormwater infrastructure.
- b) The erosion and sediment control plan will need to be amended to remove the site entry and silt fence from Lot 4 DP1199842 unless a right of carriageway is registered over the adjoining lot or owners' consent is obtained.
- c) The drainage for the retaining walls is to be shown connecting to a pit and are not permitted to freely discharge on the adjoining land.

- (3) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the accredited certifier.

- (4) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking' and:

- a) the driveway shall comply with Council's Access Driveway Specifications; <https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/Development-Guidelines-and-policies/Access-Driveways-Specifications-and-Drawings.pdf>
- b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
- c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
- d) a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

Details demonstrating compliance shall be provided to the accredited certifier prior to issue of a Construction Certificate.

- (5) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate the accredited certifier must:

- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and

b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.

- (6) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

A stormwater plan is to be submitted to the certifier prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the certifier.

Note. Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (7) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications. A detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the certifier with the Construction Certificate / application.
- (8) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book')'. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (9) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993*.
- (10) **Garbage Room** - Plans showing the location and details of garbage room(s) and room(s) used for the washing and storage of garbage receptacles shall be provided to the accredited certifier for approval. Garbage room(s) are to be constructed of solid material and finished as a smooth even surface. Floors are to be impervious, coved, graded and drained to an appropriate floor waste connection. Walls are to be smooth impervious surfaces to ensure no moisture, oils or similar material can soak in. Ventilation, pest proofing and a hose tap must be provided.
- (11) **Car Park Noise Control** – All off-street car parks must have a coved finish with Slabseal 2000 SR sealant (or similar equivalent product) applied to the concrete floor. The coved finish and sealant must be suitably maintained on the floor of all car parks at all times to a standard that eliminates tyre squeal noise from being audible.

Details demonstrating compliance shall be provided to the accredited certifier with the Construction Certificate application.

- (12) **Fibre-Ready Facilities/Telecommunications Infrastructure** – Documentary evidence must be provided to the certifier demonstrating that satisfactory arrangements have been made for:

- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose; and
- b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

This condition does not apply where an applicable exemption exists under Commonwealth law. Documentary evidence of any exemption relied upon must be provided to the certifier.

- (13) **Damages Bond** - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council's Development Infrastructure Bonds Policy.

Note. A fee is payable for the lodgement of the bond.

- (14) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost \$25,000 or more.

- (15) **Mechanical Plant** - A detailed noise assessment undertaken by a qualified noise consultant shall be carried out of the mechanical plant to be installed on the premises. The selection of air conditioners/ refrigeration condensers and exhaust discharge noise levels must not exceed the nominated Sound Power Level as outlined in "section 9.2" of the acoustic report titled "*Acoustic Report: Leppington Business Park Stage 2: 345-367 Bringelly Road Leppington, Prepared by Acoustic Works, Dated 17 December 2021*" and comply with the following criteria:

- Day- 45 Laeq15 min
- Evening - 45Laeq15 min
- Night-37Laeq15min
- LAmax of 52 dB(A) Night Period 10.00pm to 7.00am

When assessed one metre inside the boundary of the nearest and most affected residential premises.

- (16) **Tree Survey Plan and Hollow Bearing Trees/Active Nests** – A tree survey plan to identify the location, type and condition of existing trees proposed to be removed, including whether tree hollows or active nests are present, must be prepared. If tree hollows and/or active nests are present, a nest box installation and active nest relocation plan must be prepared in addition to the tree survey plan.

The nest box installation and active nest relocation plan shall provide fauna with short-term habitat requirements during vegetation clearance and bushland restoration works. Each individual tree hollow must be replaced at a minimum 1:1 ratio with nest boxes.

All hollow-bearing and active nest trees removed from the site are to be inspected prior to removal. Measures must be taken to ensure that fauna inhabiting tree hollows or

active nests are treated humanely and relocated before development activities commence, in line with the *National Parks and Wildlife Act 1974*. A qualified ecologist or wildlife carer will be present throughout vegetation clearing activities to relocate fauna, or take fauna into care where appropriate (i.e. juvenile or nocturnal fauna).

- (17) **Detailed Lighting Plan** – A detailed lighting plan shall be submitted to the accredited certifier with the Construction Certificate application. The plan must demonstrate that the orientation and intensity of lighting will comply with AS 4282 and AS 1158.
- (18) **Section 7.11 Contributions – Monetary (Leppington North Precinct)** - A contribution pursuant to the provisions of Section 7.11 of the *EP&A Act 1979* for the services and amounts detailed below.

Name/ Instruction	Condition			
Section 7.11 Contributions – Monetary (Leppington North Precinct) <i>Refer to Section 7.11 Plan.</i>	A contribution pursuant to the provisions of Section 7.11 of the <i>EP&A Act 1979</i> for the services and amounts detailed below.			
	Plan Name	Contribution Type	Indexed Rate	Amount Payable
	Camden Growth Areas Contributions Plan (LNP) - Essential Infrastructure	Roads Land	\$191,110 per net developable hectare	\$1,131,027.00
	Camden Growth Areas Contributions Plan (LNP) - Essential Infrastructure	Roads Works	\$177,767 per net developable hectare	\$1,052,061.00
	Camden Growth Areas Contributions Plan (LNP) - Essential Infrastructure	Drainage Land	\$181,720 per net developable hectare	\$1,075,455.00
	Camden Growth Areas Contributions Plan (LNP) - Essential Infrastructure	Drainage Works	\$89,883 per net developable hectare	\$531,946.00
	Camden Growth Areas Contributions Plan (LNP) - Essential Infrastructure	Plan Administration Allowance	\$5,448 per net developable hectare	\$32,242.00
	TOTAL CONTRIBUTIONS - ESSENTIAL INFRASTRUCTURE			\$3,822,731.00

A copy of the Leppington North Precinct Section 7.11 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (19) **Special Infrastructure Contribution** - A special infrastructure contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

Evidence of payment of the SIC shall be provided to Council and the principal certifier.

Alternatively, the applicant must obtain written confirmation from DPIE that the SIC is not required to be paid for the approved development.

More information

A request for assessment by the Department of Planning, Industry and Environment of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to SICcontributions@planning.nsw.gov.au.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.
- (2) **Notice of Principal Certifier** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
 - e) the certifier's registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and
 - f) a telephone number on which the principal certifier may be contacted for business purposes.

- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a certifier;
 - b) a principal certifier has been appointed by the person having benefit of the development consent;
 - c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited,
 - b) the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c) the name, address and telephone number of the principal certifier for the work.

The sign must be maintained while the work is being carried out and removed when the work has been completed.

- (6) **Site is to be Secured** - The site shall be secured and fenced.

- (7) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.

A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.

- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- (9) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.

Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant's damages bond.

- (10) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the principal certifier.
- (11) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the principal certifier.
- (12) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.
- (13) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the principal certifier.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
- b) measures to suppress odours and dust emissions;
- c) soil and sediment control measures;

- d) measures to control air emissions that includes odour;
 - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
 - f) any other recognised environmental impact;
 - g) work, health and safety; and
 - h) community consultation.
- (14) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the principal certifier and include the following:
- a) noise mitigation measures;
 - b) noise and/or vibration monitoring;
 - c) use of respite periods;
 - d) complaints handling; and
 - e) community liaison and consultation.
- (15) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.
- The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- (16) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone and displayed in a prominent position.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Work Hours** - All work (including delivery of materials) shall be:
- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - not carried out on Sundays or public holidays,
- unless approved in writing by Council.

- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Excavations and Backfilling** - All excavations and backfilling associated with the approved development must be executed safely and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person causing the excavation must:

- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation,
- b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation, and
- c) give at least 7 days notice of the intention to excavate to the owner of the adjoining land before excavating.

The above requirements do not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land gives written consent to the requirements not applying.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact 'Dial Before You Dig' prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

- (4) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
 - d) a waste storage area shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:

- i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (5) **Finished Floor Level** - A survey report prepared by a registered land surveyor confirming that the finished floor level complies with the approved plans or floor levels specified by the development consent, shall be provided to principal certifier prior to the development proceeding beyond floor level stage.
- (6) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the principal certifier prior to the development proceeding beyond frame stage.
- (7) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the principal certifier prior to the pouring of concrete.
- (8) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (9) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

“WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (10) **Seal Up Existing Redundant Laybacks** – All existing redundant laybacks must be sealed up to match the existing concrete gutter on the road.
- (11) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
 - all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - the wheels of vehicles leaving the site:
 - do not track soil and other waste material onto any public road adjoining the site; and
 - fully traverse the site’s stabilised access point.

- (12) **Fill Compaction** - All fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (13) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

- (14) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (15) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority's Environmental Noise Control Manual.

Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.

Noise levels emitted during works must comply with:

- Construction period of 4 weeks and under:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

- Construction period greater than 4 weeks and not exceeding 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- Construction period greater than 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).

Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

- (16) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.

- (17) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (18) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (19) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the principal certifier.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
 - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
- i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;
 - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv) is suitable for its intended purpose and land use; and
 - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations; and
- f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for contamination and salinity must be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof

Note – Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (20) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

- (21) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (22) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.

- (23) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a certified contaminated land consultant has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (24) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the approved salinity management plan titled "*Salinity Management Plan: Re Bringelly Road Eastwood Road Leppington, Prepared by PSM, Dated 19 February 2020.*"

- (25) **Acoustic Wall Required** - A 3.5m high acoustic wall (above warehouse 2 RL pad level) shall be constructed as illustrated in "figure 5" of the Acoustic report tilted

“Acoustic Report: Leppington Business Park Stage 2: 345-367 Bringelly Road Leppington, Prepared by Acoustic Works, Dated 17 December 2021.” The acoustic barrier should be constructed of either 16mm thick lapped timber (minimum 40 % overlap) masonry, 9mm fibre cement sheet, Hebel, Perspex, plywood or other materials with a minimum surface density of 9kg/m² and shall be free of gaps and holes.

- (26) **Acoustic Wall Required** - A 1.0m high acoustic wall (above Warehouse 3 RL pad level) shall be constructed as illustrated in “figure 6” of the Acoustic report titled *“Acoustic Report: Leppington Business Park Stage 2: 345-367 Bringelly Road Leppington, Prepared by Acoustic Works, Dated 17 December 2021.”* The acoustic barrier should be constructed of either 16mm thick lapped timber (minimum 40 % overlap) masonry, 9mm fibre cement sheet, Hebel, Perspex, plywood or other materials with a minimum surface density of 9kg/m² and shall be free of gaps and holes.

5.0 - Prior to Issue of an Occupation Certificate

An Occupation Certificate shall be obtained prior to any use or occupation of the development. The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Lot Consolidation** - The lot consolidation approved DA/2019/879 must be registered with the LRS prior to the Occupation Certificate of this development. A copy of the registered plan of consolidation shall be provided to the principal certifier.
- (2) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (3) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the principal certifier.
- (4) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.
- (5) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the principal certifier:
 - a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
 - b) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator

(WSC). Go to www.sydneywater.com.au/section73 or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

- (6) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of an Occupation Certificate principal certifier must:

- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
- b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.

- (7) **Positive Covenant – OSD / On Site Retention / Water Quality Facility** - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the on-site detention, water quality facility and on-site retention/re-use facilities on the property, prior to the issue of an Occupation Certificate.

The terms of the Section 88E instrument with positive covenant shall include the following:

- a) the Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipeline s, trench barriers and other structures;
- b) the proprietor shall have the facilities inspected annually by a competent person;
- c) the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities; and
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor shall bear all costs associated in the preparation of the subject Section 88E instrument. Proof of registration with NSW Land Registry Services shall be provided to and approved by the principal certifier prior to the issue of an Occupation Certificate.

- (8) **Stormwater – Plan of Management (POM)** - The registered proprietor of the land shall prepare a Plan of Management (POM) for the on-site detention facilities. The POM shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements, and time intervals for such inspection and maintenance. The POM shall be provided to the principal certifier for approval.
- (9) **Completion of Road Works** - All approved road, footpath and/or drainage works, including vehicle crossings, have been completed in the road reserve in accordance with the *Roads Act* Approval.

- (10) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.
- (11) **Defects and Liability Bond** – The applicant is to lodge a bond with Council to cover any defects and liabilities of any new public infrastructure in accordance with Council's Development Infrastructure Bonds Policy.
- Note.** Fees are payable for the lodgement and refund of the bond.
- (12) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (13) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
- (14) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (15) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (16) **Right of Carriageway Required** - A right of carriageway for the northern portion of the access road on Lots 4 & 5 of DP1199842 will need to be registered prior to the Occupation Certificate of this development.
- (17) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.

Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).

6.0 - Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (2) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within 48 hours of its application.
- (3) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday - Sunday	24 hours 7 days a week

- (4) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site. The loading docks must be used for loading and unloading operations in connection with the approved use.

- (5) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (6) **Parking Areas to be Kept Clear** - At all times, the loading docks, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (7) **Amenity** - The approved development must be conducted and operations controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
- (8) **Offensive Noise and Noise Compliance** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (9) **No Waste to Be Stored Outside of the Site** – No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.
- (10) **Maintenance of On-Site Landscaping** – All on-site landscaping must be maintained in accordance with the approved landscape plan in perpetuity.
- (11) **Landscaping Maintenance Establishment Period for Landscape Elements in Road Reserve** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12-month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

At the completion of the 12-month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.

- (12) **Acoustic Compliance Report** – An acoustic assessment report based on noise monitoring of the site shall be submitted to the certifying authority for approval. The assessment is to occur during peak business periods and assess the premises when in full operation. The report is to be submitted within 60 days after site operations have commenced.

The acoustic monitoring shall be undertaken by a qualified acoustic consultant for the purpose of demonstrating compliance with the following:

a) Noise from vehicles and mechanical plan comply with the following:

- LAeq,15min 45 dB(A) Day period 7.00am – 6.00pm
- LAeq,15min 45 dB(A) Evening period 6.00pm to 10.00pm
- LAeq,15 min 37 dB(A) Night Period 10.00pm to 7.00am and
- LAmax of 52 dB(A) Night Period 10.00pm to 7.00am.

The assessment should be taken 1m inside the boundary of the nearest and most affected residential premises.

- (13) **Approved Signage Maintenance** - The approved signs shall be maintained in a presentable and satisfactory state of repair. Where illumination has been approved, the level of illumination and/or lighting intensity used to illuminate the sign/s shall comply with AS 1158 and AS 4282.
- (14) **Parking – Signage (Loading docks)** - Proposed parking areas, service bays, truck docks, driveways and turning areas shall be maintained clear of obstructions and be used exclusively for purposes of car parking, loading/ unloading, and vehicle access respectively for the life of the development. Under no circumstances are such areas to be used for the storage of goods or waste materials.
- (15) **Restricted Vehicular Access** – Vehicle movements are restricted such that all vehicles must enter the site via left turn from Eastwood Road and exit the site via left turn onto Dickson Road only. No left turn is permitted to enter the site from Dickson Road.
- (16) **Storage or Hazardous Goods** – Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover Authority requirements, dependant on the quantities stored. Any flammable or combustible liquids shall be stored in accordance with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids'.

Hazardous and/or industrial waste arising from the use shall be removed and/or transported in accordance with the requirements of the EPA and the NSW WorkCover Authority.