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Scoping Report

48 Edward Street, 49-53 Loftus Street Riverstone

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Prepared for:

Department of Planning, Housing and Infrastructure
NSW EPA
Blacktown City Council

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Table 0-2: Distribution list

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Limitations

This report has been prepared for the exclusive use of the client and for the purpose stated in the scope. It should not be relied on for any other purpose without written agreement from Hansma Environmental Consulting Pty Ltd.

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1. INTRODUCTION

The purpose of this document is to provide information to assist Regulatory Authorities with the scope of the studies required for an Environmental Impact Statement (EIS), by outlining details of the proposed development and identifying potential environmental impacts. The proposed development is an expansion of a construction and demolition waste recycling centre located at 48 Edward Street Riverstone. The proposed expansion involved extending the existing and approved building and C&D facility (DA-18-01855) into the adjacent lots 49-53 Loftus Street Riverstone and increasing the approved tonnage from 90,000 tpa to 150,000 tpa and to include an additional waste stream and processing of general solid waste soils CT1.

The site holds an Environment Protection License (EPL21421).

The existing site is located at Lot 1 and DP1267672, 48 Edward Street, Riverstone NSW 2765. The proposed site would incorporate 49–53 Loftus Street, Riverstone containing the following lots:

- Lot 11 Section 17 DP744
- Lot 12 Section 17 DP744
- Lot 131 DP828808

The subject site is situated in E4 and surrounded by industrial facilities. The building would be extended into these three lots.

The objectives of this development are as follows:

- Increase the resource recovery capability of the Proposal site to assist in meeting state government resource recovery targets and to provide recycled materials back into the manufacturing sector along with other industries;
- Improve the efficiency and operational capacity of the RRF through the timely and efficient handling, processing and recovery of waste;
- Provide necessary waste management infrastructure to meet Sydney's future waste management requirements;
- To continue to grow and improve the recovery and recycling efforts in the Blacktown Local Government area;
- Provide a long-term sustainable recycling service and facility;
- Assist the NSW Government to meet its future targets to divert waste from landfill;
- Increased employment opportunities for local residents;
- Service the local community with solid waste recycling activities; and
- Enable the ongoing economic sustainability of the resource recovery and recycling industry in NSW.

1.1 Proponent Detail Summary

The following table summarises the details of the proponent:

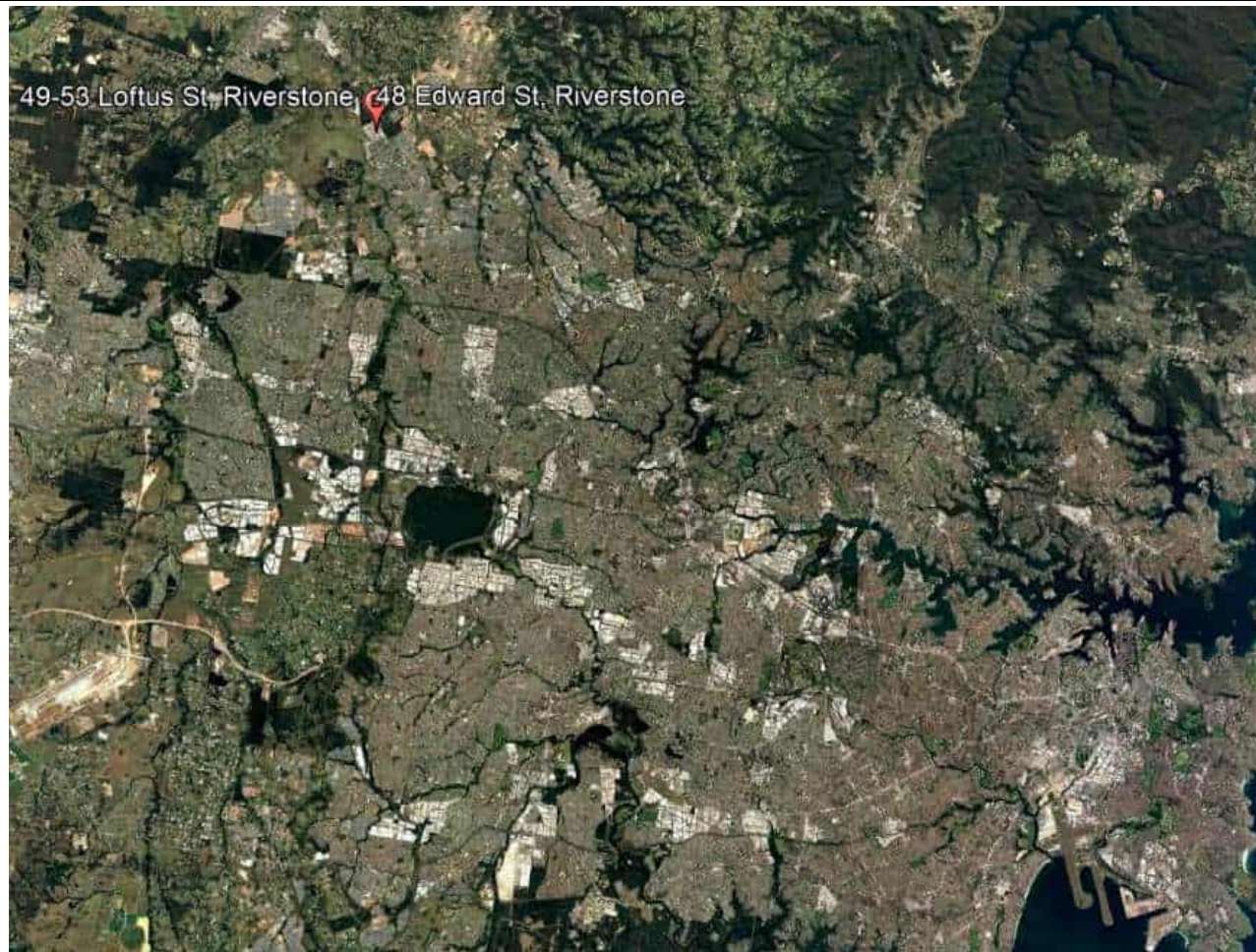
Table 1-1: Proponent Detail Summary

Proponent	Austip Recycling Pty Ltd
ABN Number	ABN 49 643 114 881
Lot and DP Numbers	Lot 1 and DP1267672 Lot 11 Section 17 DP744 Lot 12 Section 17 DP744 Lot 131 DP828808
Site Address	48 Edward Steet, Riverstone NSW 2765 49–53 Loftus Street, Riverstone NSW 2765
Approximate Site Area (ha)	0.59
Local Government Area	City of Blacktown
Current Land Zoning	E4 – General Industrial
Latitude; Longitude	-33.6646714, 150.8598209 -33.664808, 150.859832 -33.664691, 150.859921 -33.664643, 150.860111

1.2 Site Location

The existing site is located at Lot 1 and DP1267672, 48 Edward Street, Riverstone NSW 2765, within the City of Blacktown local government area approximately 40 km northwest from the Sydney Central Business District (CBD). The site is located within an industrial area which is currently growing. A proposed expansion of the facility is planned to extend operations to the adjoining properties at 49–53 Loftus Street, Riverstone. The location of the site in a regional context is shown in Figure 1-1, while the aerial view in Figure 1-2 shows the general nature of the surrounding lands.

Figure 1-1: Site Location



Source: Google Earth 2025

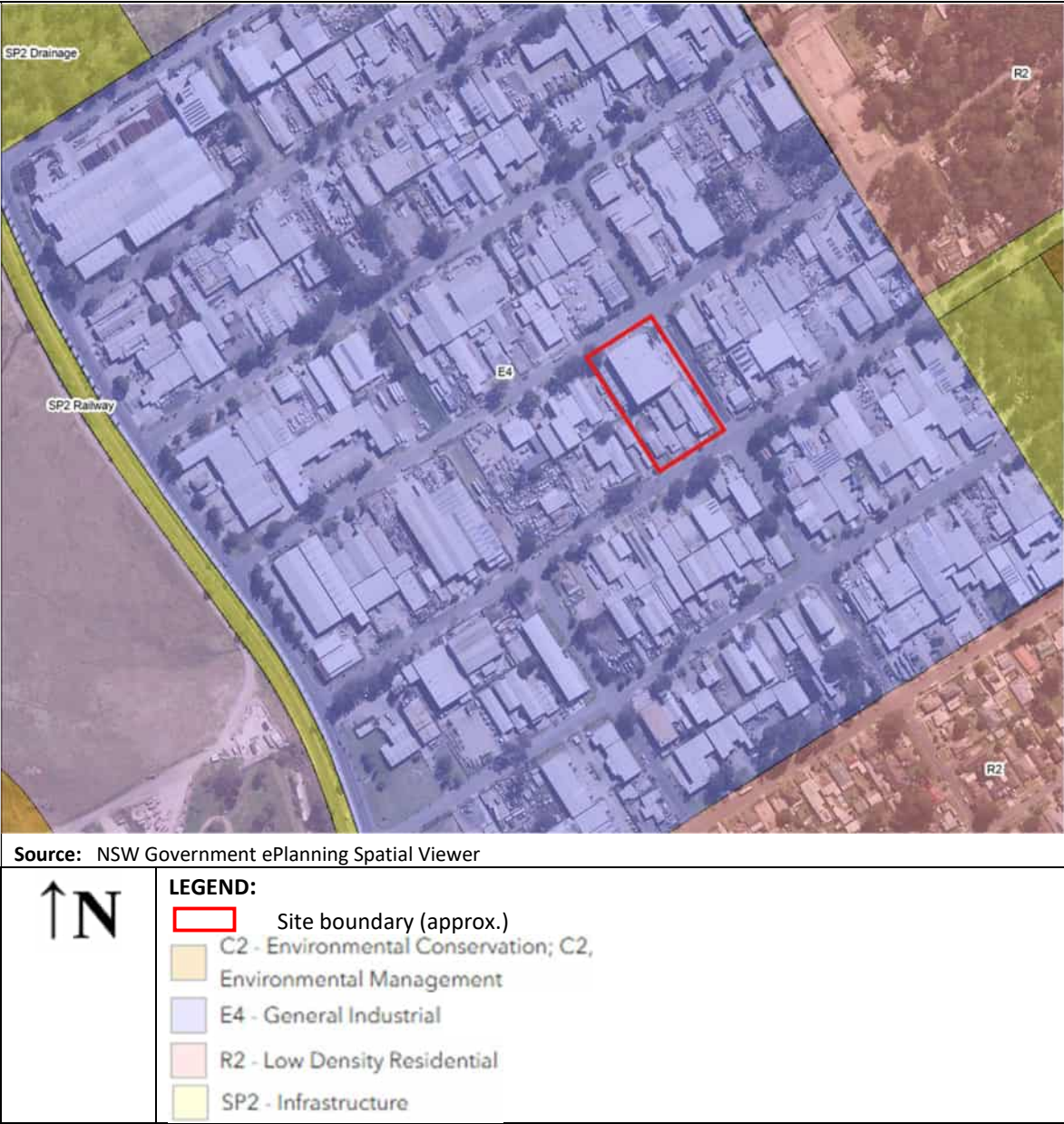


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Figure 1-2: Aerial View



Figure 1-3: Aerial View



1.3 History of the Proponent

P & M Galea Pty Ltd (ABN 62 001 957 419), incorporated in July 1980 and based at Kellyville in New South Wales, is a well-established provider of plant hire, environmental services and construction support operations across NSW. The company has for decades delivered wet-hire equipment and specialist services to civil, road & rail, tunnelling and infrastructure projects; services such as vacuum trucks, water carts, street-sweepers, non-destructive digging and subsurface utility mapping. Since approximately 1996 the company has built a reputation in the industry for reliability, 24-hour availability and environmental stewardship.

Its environmental services arm emphasises collection, recycling and treatment of construction and industrial waste, delivering tailored waste-management solutions that support both regulatory compliance and resource-recovery outcomes.

The acquisition and ongoing operation of the Austip Recycling Centre (ABN 49 643 114 881) by P & M Galea represents a strategic extension of its core business model: through recycling construction and demolition materials, many of which originate from the company's project sites, P & M Galea is able to integrate its plant-hire, construction and waste-management functions to achieve more efficient material flows, improved resource recovery and reduced reliance on landfill.

With established operations and a supportive infrastructure in place, P & M Galea is a suitably-equipped proponent for the recycling centre subject to this Scoping Report.

1.4 Existing Operation

The Austip Recycling Centre operates as a purpose-built construction and demolition (C&D) waste recycling facility located at 48 Edward Street, Riverstone. The site includes a fully enclosed building specifically designed for the receipt, sorting, crushing and screening of recyclable C&D materials such as concrete, masonry and untreated timber. All processing and storage of waste materials are conducted within the enclosed building, in accordance with existing development consent conditions, ensuring effective control of noise, dust and stormwater emissions.

The existing operation of the facility involves the following activities undertaken within the enclosed building:

- Unloading and loading of materials – trucks enter the site via the approved access on Brisbane Street and proceed to the weighbridge for inspection and recording.
- Material handling and sorting – materials are visually inspected for unacceptable or hazardous content (e.g. asbestos, lead paint). Non-conforming loads are rejected and returned to the source.
- Crushing and screening – accepted materials such as concrete, bricks, masonry and similar inert waste are crushed and screened to produce reusable aggregate products.
- Picking station operations – after screening, materials pass through a dedicated picking station, where remaining recyclable components such as ferrous metals, wood, plastics, and cardboard are manually separated. A magnetic separator assists in removing metals from the processed stream.
- Material storage – all materials, including unprocessed waste, processed aggregates, metals, and recovered recyclables, are stored in designated internal bays or bunkers according to material type.

Trucks delivering waste enter the site via Brisbane Street, proceed over the weighbridge, and undergo inspection for hazardous or unacceptable materials. Acceptable loads are unloaded in the internal pre-sorting area, where a second inspection ensures compliance with accepted waste classifications (VENM, ENM, C&D waste).

Concrete, brick and masonry materials are transferred to the crusher for processing to specified aggregate sizes. The crushed material then passes over a vibrating screen to separate the product into different size fractions. Following this, the material moves through the picking station, where residual recyclable materials are removed.

Recovered metals are magnetically separated and stockpiled for off-site recycling; wood, hard plastics and cardboard are manually sorted, baled, and stored prior to removal by external recyclers. Fine materials (VENM and ENM) are screened and stockpiled separately according to size.

Processed materials are stored in internal bunkers until sold for reuse in construction and civil projects. Outgoing trucks are re-weighed prior to departure, and all load details are recorded for operational and regulatory tracking.

The site's current consent is operating under DA-18-01855 and is provided in the attachments.

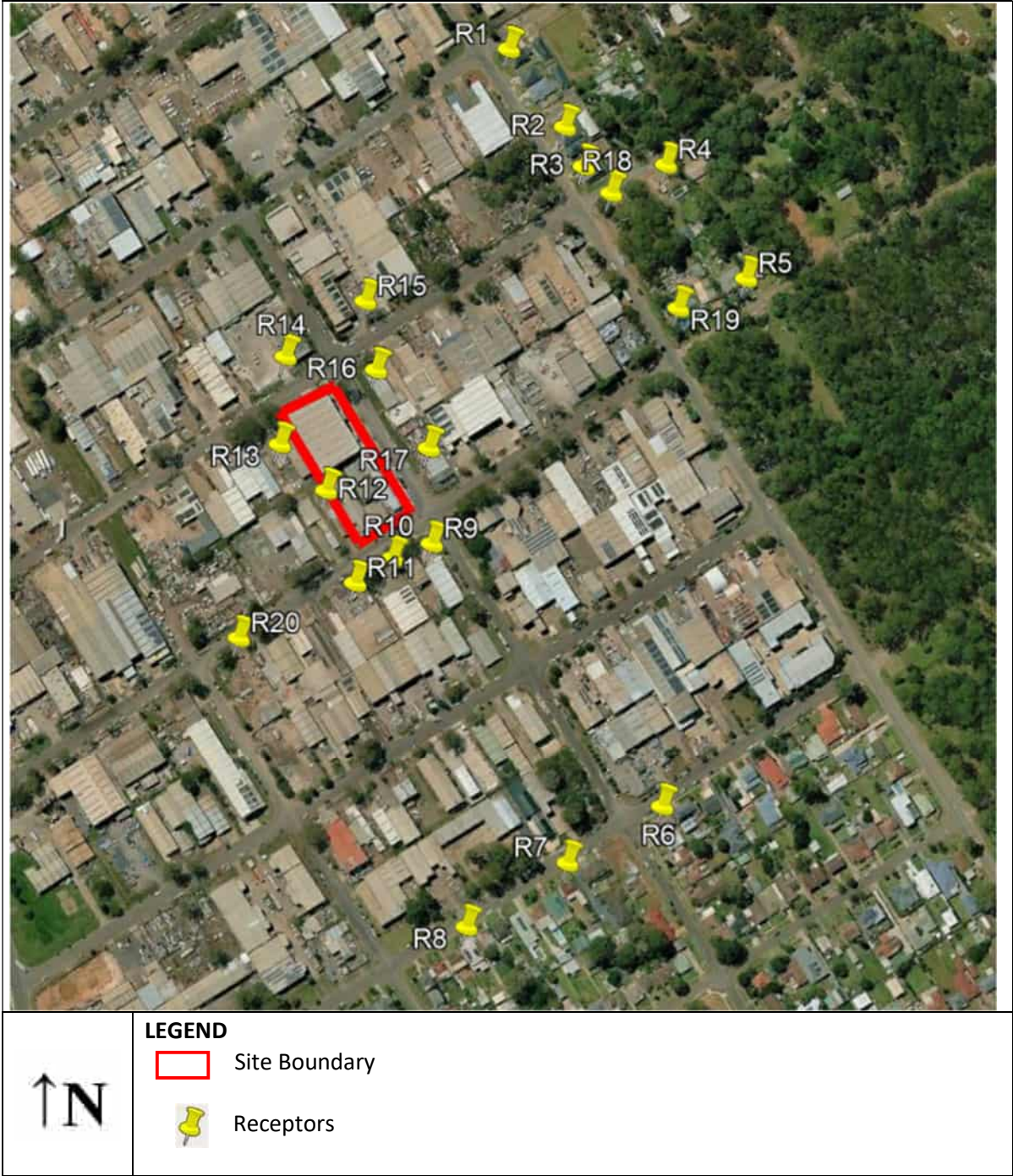
1.5 Nearest Sensitive Receptors

Nearest sensitive receptors include residential areas within 300 m of the proposed development site and adjacent industrial receivers. These are listed in Table 1-2, and displayed in Figure 1-4.

Table 1-2: Nearest Sensitive Receptors Considered

Receptor ID	Address	Lot & DP	Approx. Distance and Direction from Proposed Development	Type of Receptor
R1	163 Hamilton Street Grantham Farm	Lot 8 DP1223360	310 m NE	Residential
R2	157 Hamilton Street Grantham Farm	Lot 5 DP1223360	280 m NE	Residential
R3	153 Hamilton Street Grantham Farm	Lot 3 DP1223360	260 m NE	Residential
R4	80 Edward Street Grantham Farm	Lot 1 DP710568	300 m NE	Residential
R5	83 Loftus Street Grantham Farm	Lot 85 DP1480	310 m E	Residential
R6	19 Brisbane Road Riverstone	Lot 1 DP1221750	310 m SE	Residential
R7	54 Hobart Street Riverstone	Lot 17 DP744	310 m S	Residential
R8	42 Hobart Street Riverstone	Lot 23 DP744	330 m S	Residential
R9	52 Loftus Street Riverstone	Lot 14 DP744	30 m SE	Industrial
R10	48 Loftus Street Riverstone	Lot 16 DP744	30 m S	Industrial
R11	42 Loftus Street Riverstone	Lot 1 DP774748	40 m SW	Industrial
R12	47 Loftus Street Riverstone	Lot 10 DP744	Adjacent W	Industrial
R13	42 Edward Street Riverstone	Lot 1 DP597682	Adjacent W	Industrial
R14	49 Edward Street Riverstone	Lot 1 DP863597	90 m NW	Industrial
R15	55 Edward Street Riverstone	Lot 41 DP1480	100 m N	Industrial
R16	54 Edward Street Riverstone	Lot 2 DP1480	50 m N	Industrial
R17	55 Loftus Street Riverstone	Lot 42 DP1480	20 m E	Industrial
R18	Edward Street Grantham Farm	Lot 3 DP1480	260 m NE	Residential
R19	81 Loftus Street Grantham Farm	Lot 91 DP1480	250 m E	Future Residential
R20	28 Loftus Street Riverstone	Lot 26 DP744	135 m SE	Future Residential

Figure 1-4: Aerial Photograph of the Project Site Location and the Nearest Potentially Affected Receptors



2. Strategic Context

2.1 Project justification

The proposed expansion of the Austip Recycling Centre is justified by a combination of operational necessity, strategic alignment with State and regional waste management objectives, and broader environmental and economic benefits.

2.1.1 Operational Justification

The existing facility at 48 Edward Street, Riverstone has reached its approved throughput capacity of 90,000 tonnes per annum under Development Consent DA-18-01855. Under the ongoing operation by P & M Galea Pty Ltd, the centre has maintained high recovery rates and strong demand for recycled construction and demolition (C&D) materials. However, continued population growth and construction activity across Western Sydney have resulted in increased quantities of C&D waste requiring treatment.

To accommodate this demand, the proponent seeks to expand operations into the adjoining 49–53 Loftus Street properties to increase capacity to 150,000 tonnes per annum and incorporate an additional waste stream, general solid waste (soils, CT1 classification). The expansion is required to relieve existing site congestion, improve material handling efficiency, and sustain the facility's capacity to receive, process and recover valuable materials. The proposed layout would retain the same operational processes within an extended purpose-built enclosed building, improving efficiency, safety, and environmental performance through better workflow and equipment spacing.

2.1.2 Strategic and Policy Alignment

The proposed development directly supports the objectives of the NSW Waste Avoidance and Resource Recovery Act 2001 (WARR Act) and the NSW Waste and Sustainable Materials Strategy 2041, both of which aim to:

- Increase resource recovery and recycling rates;
- Reduce the generation of waste sent to landfill; and
- Promote a circular economy through reuse of recovered materials.

By expanding the Austip Recycling Centre, the project strengthens Sydney's waste management network and contributes to achieving NSW Government waste diversion targets, which aim to recover at least 80% of construction and demolition waste. The proposal also aligns with the Blacktown City Council Waste and Resource Recovery Strategy, which identifies the need for local waste infrastructure that promotes recycling and reduces reliance on landfill disposal outside the region.

2.1.3 Environmental and Social Benefits

The proposed expansion will enhance the long-term viability and sustainability of the Austip Recycling Centre, ensuring it continues to provide cost-effective and reliable recycling services to the construction sector. By integrating additional lots already owned by the proponent, the facility can expand without displacing surrounding land uses or requiring major off-site works.

The development will also strengthen the regional recycling economy by supplying affordable recycled materials to local infrastructure and construction projects. This contributes to NSW's broader economic objective of improving resource efficiency and reducing the environmental costs associated with primary material extraction.

2.2 Key Features

2.2.1 Local and Regional Community

The site is located at 48 Edward Street, Riverstone, within the City of Blacktown Local Government Area and zoned E4 – General Industrial under the Blacktown Local Environmental Plan 2015. The proposal area, which includes the adjoining lots 49–53 Loftus Street, is surrounded by other industrial developments consistent with the intended use of the precinct as a hub for employment-generating and light industrial activities.

The surrounding land uses primarily include warehouses, transport depots, and manufacturing facilities, with no sensitive residential receptors in close proximity. The locality is part of the Western Sydney Employment Area, an expanding industrial corridor supporting logistics, waste management, and construction services industries. The proposed expansion therefore aligns with regional planning objectives that promote the concentration of industrial and resource recovery infrastructure in appropriate zones, away from residential interfaces.

2.2.2 Natural or Built Features

The Austip Recycling Centre is located at 48 Edward Street, Riverstone, within a developed industrial precinct surrounded by other compatible industrial land uses. The proposed expansion area includes the adjoining lots at 49–53 Loftus Street, which currently contain several small, outdated structures and ancillary hardstand areas. These structures will be removed to accommodate the building extension and associated infrastructure upgrades.

The existing facility comprises a large, purpose-built, fully enclosed recycling building designed for the receipt, sorting, crushing, screening and recovery of construction and demolition (C&D) materials. The building incorporates internal processing areas, storage bunkers, and a picking station, all located above a semi-basement carpark area situated beneath the northern section of the floor slab. Vehicle access to the site is currently provided via Brisbane Street, with trucks entering over an existing weighbridge for load inspection and recording.

The topography of the site rises gradually towards the south-east, along Loftus Street. The proposed building extension will continue the same finished floor level as the existing building, which will require cut and fill works—principally cutting into the south-eastern corner to achieve a consistent and level internal floor plane. This uniform slab level will facilitate efficient movement of materials and vehicles within the building and maintain appropriate stormwater drainage gradients.

Incoming vehicles will continue to enter from Brisbane Street for weighing and inspection, while the existing driveway at 49 Loftus Street—currently providing access to one of the adjoining lots—will be formalised as the site's dedicated exit. This driveway aligns closely with the building's internal floor level, enabling direct and efficient egress for loaded vehicles without steep grades or external manoeuvring.

An outgoing weighbridge will be installed near this Loftus Street exit, improving operational efficiency by allowing all truck weighing to occur within a single, controlled traffic flow. The revised layout will also provide streamlined internal swept paths, reducing congestion and removing the need for reversing movements within the facility.

The site and expansion area are wholly industrial in character, with no vegetation or natural drainage lines within their boundaries. The closest waterway is Eastern Creek, located approximately 500 metres west of the site, which forms part of the South Creek catchment. All stormwater from operational surfaces will be contained and treated on site, ensuring protection of downstream environments and compliance with relevant stormwater management requirements.

2.2.3 Key Hazards

Potential hazards associated with the operation and expansion of the recycling facility include:

- Improper waste management or contamination from non-conforming materials;
- Operational noise from crushing and screening equipment;
- Fire risk associated with waste stockpiles or equipment malfunction;
- Accidental spills or leaks of fuels and lubricants from mobile plant; and
- Transport-related risks associated with truck movements to and from the site.

These risks are consistent with the nature of industrial and recycling activities and will be assessed and managed through specific studies to be prepared for the Environmental Impact Statement (EIS), including:

- Noise Impact Assessment (NIA);
- Air Quality and Odour Assessment (AQIA);
- Waste Management Plan (WMP);
- Traffic Impact Assessment (TIA); and
- Soil, Water and Stormwater Management Plan (SWMP).

The EIS will evaluate these potential hazards in detail and confirm that all operational safeguards, containment systems, and mitigation measures are sufficient to ensure ongoing environmental protection and compliance with relevant NSW regulatory requirements.

2.3 Cumulative Impacts

Cumulative impacts stemming from the proposed development from the Austip Recycling Centre has been assessed against the Department's *Cumulative Impact Assessment Guidelines for State Significant Projects*.

The proposed development will deliver significant benefits to the surrounding community and is not expected to give rise to any unacceptable environmental impacts that cannot be appropriately managed.

Cumulative impacts of the proposed development would be assessed in the EIS. Cumulative impacts are included in several assessment methodologies such as air quality, noise, soil and water and any environmental/social or economic areas of concern. The cumulative impact assessment would determine whether the project is likely to cause significant or unacceptable

change to an environmental, social or economic aspect in combination with impacts from other sources in the area.

2.4 Agreements

The site/proponent has not entered into any agreements with other parties, such as voluntary planning agreements, negotiated agreements with landowners, or benefit-sharing schemes to mitigate or offset the impacts of the project.

3. Project Description

3.1 Project Area

The site occupies an area of approximately 5,900 m² which can be accessed from Brisbane Road and Loftus Street. It is located in industrial area. Adjacent receptors are industrial, residential and environmental.

3.2 Site Description

The subject site comprises 48 Edward Street, Riverstone (Lot 1 DP1267672) and the adjoining properties at 49–53 Loftus Street (Lots 11 and 12 Section 17 DP744 and Lot 131 DP828808) within the City of Blacktown local government area. The combined site area occupies approximately 0.59 hectares and is zoned E4 – General Industrial under the Blacktown Local Environmental Plan 2015.

The existing facility at 48 Edward Street contains a purpose-built enclosed recycling building used for construction and demolition (C&D) waste processing. This building includes internal crushing and screening equipment, storage bunkers, a picking station, and a semi-basement carpark beneath the northern portion of the floor slab.

The adjoining Loftus Street lots contain small structures and hardstand areas associated with former industrial uses, which will be removed to accommodate the proposed building extension. The site rises towards Loftus Street, with the proposed works to maintain a consistent internal floor level through localised cut and fill in the south-eastern corner.

Access to the facility is currently provided via Brisbane Street, with trucks entering over an existing weighbridge. An existing driveway at 49 Loftus Street will be formalised as the site's dedicated exit under the proposed configuration.

The surrounding area is fully industrial in character and compatible with the site's use. The nearest waterway is Eastern Creek, located approximately 500 metres to the west, within the South Creek catchment.

3.3 Main Activities

The Proposal involves two key integrated components, being:

- Expansion and continued operation of the existing construction and demolition (C&D) waste recycling facility at 48 Edward Street, Riverstone, extending into the adjoining 49–53 Loftus Street properties; and
- Processing of up to 150,000 tonnes per annum of waste materials, including C&D waste and general solid waste (soils – CT1), within a fully enclosed, purpose-built resource recovery building.

3.4 Operational Hours

The site will be seeking 24/7 operational hours.

The site recently gained consent to modify the current consent's operational hours *(07:00 and 18:00 Monday to Friday, and 08:00 to 14:00 Saturdays. No activities are permitted at the premises on Sunday or Public Holidays)* to 24/7 with Blacktown Council as the site complies with the Noise Policy for Industry 2017 under all applicable weather condition under all time periods at all considered receptors. At time of writing this application is has been approved by Blacktown Council (11/06/2026) and the subsequent EPL variation and noise compliance monitoring is pending.

This approval is sought as a temporary measure. The local government consent will be surrendered upon SSD approval.

3.5 Waste Process Description

The proposed expansion will not alter the fundamental operational model of the Austip Recycling Centre but will extend the existing enclosed processing area to accommodate increased throughput and an additional general solid waste (soils – CT1 classification) waste stream. All processing will continue to occur within the fully enclosed building, ensuring dust, noise, and stormwater emissions are effectively contained.

3.5.1 General Operational Process

Incoming trucks will enter the site via the Brisbane Street access and proceed over the weighbridge, where loads are inspected and recorded. Waste is then unloaded within the internal pre-sorting area, where non-conforming or hazardous materials (e.g. asbestos, painted surfaces, contaminated waste) are identified and rejected.

Accepted loads are mechanically sorted, with materials directed to specific processing areas according to waste type:

- Concrete, masonry, and brick materials are transferred to the crushing plant and processed into recycled aggregates.
- Crushed materials pass through a vibrating screen to separate fines and aggregates by size.
- Processed materials move through the picking station, where residual recyclables such as ferrous metals, wood, hard plastics, and cardboard are manually separated for off-site recycling.
- Processed aggregates and fines are stockpiled in internal bunkers and dispatched under appropriate Resource Recovery Orders (RROs) and Exemptions (RREs) for reuse in construction projects, such as road base, pipe bedding, or engineered fill.

All outgoing materials are weighed on exit, and load records are maintained to ensure traceability and compliance with the facility's Environment Protection Licence (EPL21421).

3.5.2 Processing of General Solid Waste (Soils – CT1)

The proposed expansion introduces a new waste stream for General Solid Waste (GSW) soils, classified as CT1. These soils will be received from construction and earthworks projects and inspected upon arrival to ensure compliance with acceptance criteria.

The soils will undergo basic screening, remove rubbish and separate aggregate . Examples of improvement measures may include:

- Testing and classification to verify suitability for reuse under a site-specific RRE and RRO;
- No blending is proposed;
- No acid sulphate soils will be received onsite.

Where feasible, soils that meet required criteria will be processed and reclassified as “improved soils” under a site-specific Resource Recovery Order and Exemption, enabling beneficial reuse in civil construction or rehabilitation projects.

Soils that cannot be improved to meet applicable standards will be removed off-site for lawful disposal at a licensed facility.

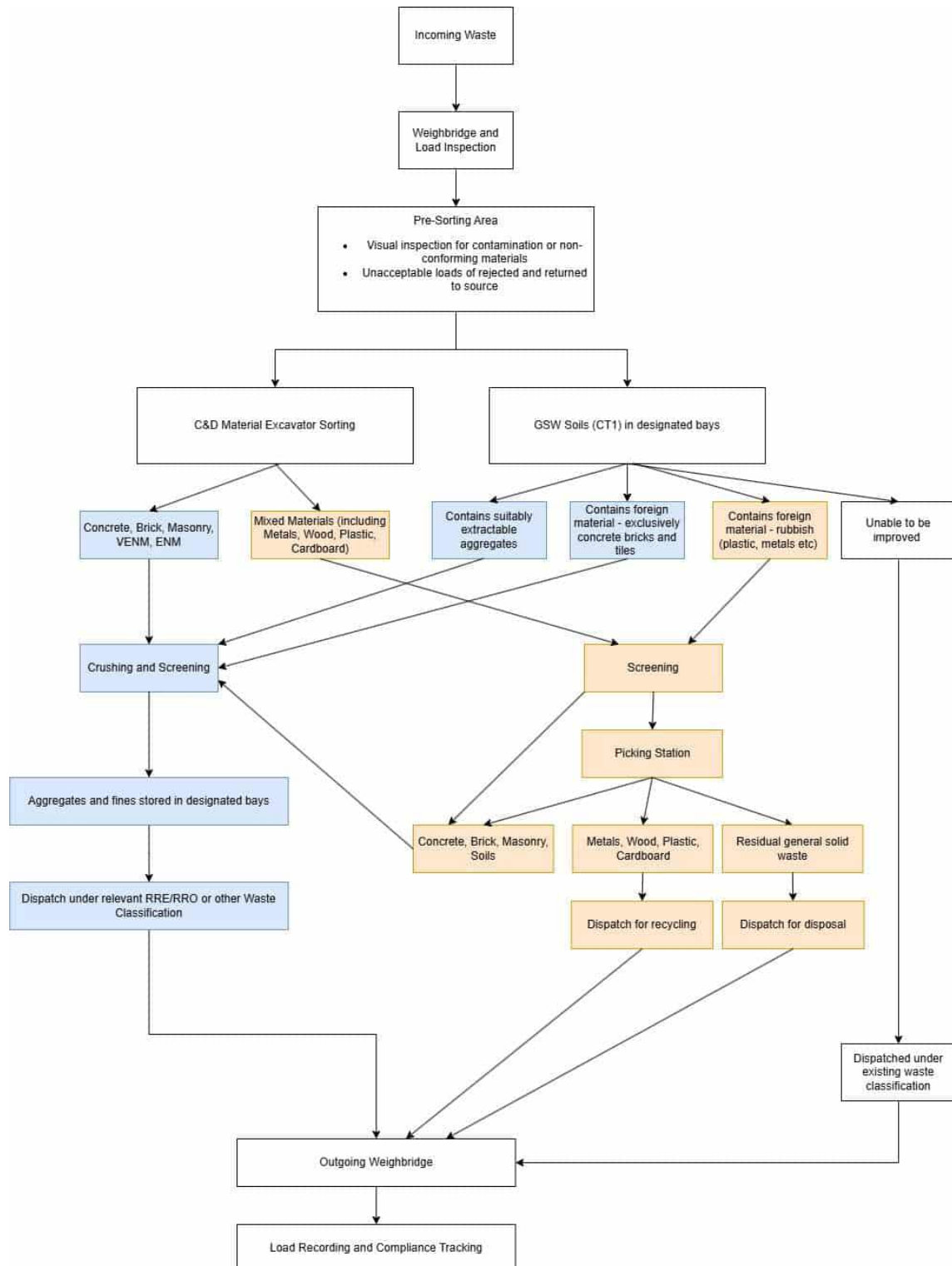
3.5.3 End Products and Resource Recovery Outcomes

All materials leaving the site will do so under relevant NSW EPA Resource Recovery Orders and Exemptions (RROs/RREs) to ensure compliance and traceability. Typical recovered materials include:

- Recycled aggregates for construction and infrastructure works;
- Fines and engineered fill suitable for backfill or landscaping applications;
- Improved soils (where applicable) recovered under site-specific RRE/RRO; and
- Separated recyclable materials (e.g. metals, wood, plastics, cardboard) for off-site reprocessing.

Through these processes, the facility will maximise resource recovery, reduce landfill disposal, and support the objectives of the NSW Waste and Sustainable Materials Strategy 2041 by promoting the reuse of recovered materials in the circular economy.

Figure 3-1: Process Flow Diagram



3.6 Capacity

The existing Austip Recycling Centre is currently approved to process up to 90,000 tonnes per annum, with a maximum daily throughput of 250 tonnes per day, as per the existing development consent (DA-18-01855).

Under the proposed expansion, the facility's capacity will increase to 150,000 tonnes per annum, reflecting both the additional processing area provided by the building extension and the

inclusion of a new general solid waste (soils – CT1) stream. Based on a proportional scale-up, the maximum daily throughput is expected to increase to approximately 415 tonnes per day, allowing for seasonal and operational variations while maintaining compliance with regulatory and environmental management requirements.

3.7 Employment

The existing facility employs approximately 8–10 full-time equivalent (FTE) staff, and the proposed expansion is expected to increase total employment to around 12–15 FTEs, including additional plant operators, administrative and compliance personnel.

3.8 Need For The Proposed Development

There are several factors contributing to the need for the proposed expansion of the Austip Recycling Centre. These are outlined below.

3.8.1 Regional Growth and Demand

Greater Western Sydney (GWS) continues to experience rapid population and infrastructure growth, with the region expected to accommodate a large share of Sydney's future housing and industrial expansion. This growth generates substantial volumes of construction and demolition (C&D) waste requiring local recycling capacity. Riverstone and the broader Blacktown Local Government Area are strategically located near key transport corridors, allowing efficient access to material sources and markets for recycled products.

3.8.2 Waste Management and Resource Recovery Targets

The NSW Waste Avoidance and Resource Recovery (WARR) Strategy and the NSW Waste and Sustainable Materials Strategy 2041 establish ambitious recycling and diversion targets. These include reducing the volume of waste sent to landfill and promoting the circular economy through expanded processing capacity and higher reuse of recovered materials.

The proposed expansion will increase the Austip facility's throughput from 90,000 tonnes per annum to 150,000 tonnes per annum, directly supporting these policy goals by increasing the region's recycling capacity for C&D and general solid waste (GSW) streams.

3.8.3 Circular Economy and Market Development

There is a growing market for high-quality recycled aggregates, crushed masonry, and improved soils produced under Resource Recovery Orders and Exemptions (RROs/RREs). Expanding the facility allows P&M Galea to enhance on-site processing to meet demand from local construction projects—many of which source waste materials directly from P&M Galea construction sites. This closed-loop operation reduces transport emissions, improves material traceability, and ensures consistent recovery quality.

3.8.4 Reducing Landfill Dependence

By expanding processing capacity and introducing improved soil recovery, the proposal reduces the need for landfill disposal. Materials such as concrete, brick, timber, and CT1 soils will be diverted from landfill and reprocessed into beneficial products, contributing to the state's resource recovery objectives and extending the lifespan of existing landfill infrastructure.

3.9 Stage of project

The project will be undertaken in two key stages: (1) demolition and site preparation, and (2) construction of the building extension and installation of associated infrastructure.

3.9.1 Demolition and Site Preparation

The proposed expansion area at 49–53 Loftus Street, Riverstone currently contains small existing industrial structures, concrete hardstand, and ancillary outbuildings. These structures will be demolished and removed to enable construction of the new facility extension.

The demolition of the buildings and removal of all the above ground structures, slabs, and footings will be undertaken as complying development and therefore these works are not proposed as part of this development application.

The site preparation including initial bulk earthworks including cut and fill to establish a level building pad consistent with the existing facility floor will form part of this application.

Erosion and sediment controls will be implemented in accordance with the Blue Book (Managing Urban Stormwater: Soils and Construction, Volume 1, 4th Edition) to prevent off-site impacts.

3.9.2 Construction

Construction activities will include the integration of the new building structure with the existing facility to form one continuous enclosed operational area.

Key elements of this stage are:

- Careful removal of the existing southern precast concrete wall of the current recycling building to allow direct physical connection to the new structure;
- Construction of the building extension—a steel-framed, precast concrete and metal-clad facility—matching the form and height of the existing building;
- Extension of the internal floor slab to a consistent finished level across the combined footprint, achieved through cutting into the south-eastern corner;
- Installation of stormwater drainage, utilities, and fire services integrated with existing systems;
- Formalisation of the existing driveway at 49 Loftus Street as the dedicated site exit;
- Installation of a new outgoing weighbridge near the Loftus Street exit to support efficient site circulation; and
- Construction of internal driveways, kerbing, and swept-path adjustments to improve truck movement and operational safety.

3.10 Timing

Earthworks and construction activities are anticipated to occur over an estimated 8–12 month period, subject to weather conditions, contractor availability, and regulatory approvals. The indicative timing is outlined below:

Table 3-1: Timing

Activity	Indicative Duration	Timing
Bulk earthworks, including cut and fill to achieve consistent finished floor level	4–6 weeks	Month 2–3
Removal of southern wall of existing precast concrete building and preparation for integration	2–3 weeks	Month 3–4
Construction of new building extension (steel frame, precast panels, roofing, and cladding)	4–5 months	Month 4–8
Installation of internal services, drainage, and fire protection systems	1–2 months	Month 7–9
Installation of outgoing weighbridge and external access/driveway works	2–3 weeks	Month 9
Commissioning, fit-out, and operational testing	3–4 weeks	Month 9–10

All works will be undertaken during standard construction hours (7:00 am to 6:00 pm Monday–Friday, and 8:00 am to 1:00 pm Saturday), with no works on Sundays or public holidays except for approved low-impact activities.

The sequencing is designed to minimise downtime for existing operations. Where practicable, core recycling activities at 48 Edward Street will continue during early earthworks and external construction phases, with the southern wall removal and integration works scheduled once the new structure is ready for tie-in.

4. Statutory Context

4.1 Power to Grant Consent

4.1.1 State Significant Development

Under Clause 2.6 (1) of the *State Environmental Planning Policy (Planning Systems) 2021*, development is State Significant Development (SSD) if it is specified in Schedule 1 (general) or Schedule 2 (identified sites). Clause 23(3) of Schedule 1 is relevant to the proposed activities:

23 Waste and resource management facilities

(1) Development for the purpose of regional putrescible landfills or an extension to a regional putrescible landfill that:

- (a) has a capacity to receive more than 75,000 tonnes per year of putrescible waste, or*
- (b) has a capacity to receive more than 650,000 tonnes per year of putrescible waste over the life of the site, or*
- (c) is located in an environmentally sensitive area of State significance.*

(2) Development for the purpose of waste or resource transfer stations in metropolitan areas of the Sydney region that handle more than 100,000 tonnes per year of waste.

(3) Development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes per year of waste.

(4) Development for the purpose of waste incineration that handles more than 1,000 tonnes per year of waste.

(5) Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.

(6) Development for the purpose of any other liquid waste depot that treats, stores or disposes of industrial liquid waste and:

- (a) handles more than 10,000 tonnes per year of liquid food or grease trap waste, or*
- (b) handles more than 1,000 tonnes per year of other aqueous or non-aqueous liquid industrial waste.*

The proposed development is **state significant** as it involves the handling of more than 100,000 tonnes per year of waste.

4.2 Environmental Planning and Assessment Regulation, 2021

Schedule 3 of the Environmental Planning and Assessment Regulation, 2021 defines designated development which requires the preparation of an EIS. Clause 45 relates to waste management facilities or works:

45 Waste management facilities or works

(1) Development for the purposes of a waste management facility or works is designated development if—

(a) the facility or works dispose of solid or liquid waste by landfilling, thermal treatment, storing, placing or other means, and

(b) the waste —

(i) includes a substance classified in the ADG Code or medical, cytotoxic or quarantine waste, or

(ii) comprises more than 100,000 tonnes of clean fill in a way that, in the consent authority's opinion, is likely to cause significant impacts on drainage or flooding, or

(iii) comprises more than 1,000 tonnes per year of effluent or sludge, or

(iv) comprises more than 200 tonnes per year of other waste material.

(2) Development for the purposes of a waste management facility or works is designated development if—

(a) the facility or works sorts, consolidates or temporarily stores waste at a transfer station or material recycling facility for transfer to another site for final disposal, permanent storage, reprocessing, recycling, use or reuse, and

(b) the facility or works—

(i) handle substances classified in the ADG Code or medical, cytotoxic or quarantine waste, or

(ii) have an intended handling capacity of more than 10,000 tonnes per year of waste containing food or livestock, agricultural or food processing industries waste or similar substances, or

(iii) have an intended handling capacity of more than 30,000 tonnes per year of waste such as glass, plastic, paper, wood, metal, rubber or building demolition material.

(3) Development for the purposes of a waste management facility or works that purify, recover, reprocess or process more than 5,000 tonnes per year of solid or liquid organic materials is designated development.

(4) Development for the purposes of a waste management facility or works is designated development if the facility or works are located—

(a) in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area of State significance, or

(b) in an area of high water table, highly permeable soils, acid sulfate, sodic or saline soils, or

(c) in a drinking water catchment, or

(d) in a catchment of an estuary where the entrance to the sea is intermittently open, or

(e) on a floodplain, or

(f) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood because of noise, visual impacts, vermin, traffic or air pollution, including odour, smoke, fumes or dust.

- (4A) Despite subsection (4)(f), development for the purposes of waste or resource transfer stations carried out by or on behalf of a public authority is not designated development if the development is carried out—
- (i) within 500m of a residential zone or 250m of a dwelling not associated with the development, and
 - (ii) under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Part 5A.
- (5) This section does not apply to—
- (a) development comprising or involving the use of effluent or sludge if—
 - (i) the dominant purpose is not waste disposal, and
 - (ii) the development is carried out in a location other than a location specified in subsection (4), or
 - (b) an artificial waterbody located on relevant irrigation land, or
 - (c) development comprising or involving waste management facilities or works specifically referred to elsewhere in this Schedule.
- (6) In this section—
- waste management facility or works means a facility or works that—
- (a) stores, treats, purifies or disposes of waste, or
 - (b) sorts, processes, recycles, recovers, uses or reuses material from waste.

The proposed development is a resource recovery facility to process an estimated 150,000 tonnes per year of C&I and C&D waste. Therefore an EIS is required.

4.2.1 Integrated Development

Part 4, Division 4.8, Section 4.46 of the EP&A Act defines what constitutes an “Integrated Development”. Integrated Development is development (not being State Significant Development or Complying Development) that requires development consent and one or more of the following licenses or approvals, as listed in Table 4-1.

Table 4-1: Licence/Approval Requirements

Legislation	Require License or Approval
Coal Mine Subsidence Compensation Act 2017	No
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mines Subsidence Compensation Act 1961	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	Yes
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No

The proposal is state significant so is therefore not integrated. However, it does require an EPL.

The relevant clauses under schedule 1 of the POEO act are as follows.

34 Resource recovery

"recovery of general waste", meaning the receiving of waste (other than hazardous waste, restricted solid waste, liquid waste or special waste) from off site and its processing, otherwise than for the recovery of energy.

Comment:

Under Clause 34, the resource recovery of commercial and industrial as well as construction and demolition waste is a scheduled activity under 34(3) as it meets the criteria in column 2 of the table (being storage of more than 1,000 tonnes of waste on site at any one time and processing more than 6,000 tonnes of waste per year) and less than 50% by weight of the waste received in any year would require disposal after processing.

42 Waste storage

"waste storage" , meaning the receiving from off site and storing (including storage for transfer) of waste.

Comment:

The waste will be temporarily stored prior to being sorted and after being stockpiled or baled.

4.3 Permissibility

4.3.1 Blacktown Local Environment Plan (LEP) 2015

The land zoning for the subject land is described as E4 – General Industrial under the provisions of the Blacktown Local Environment Plan (LEP) 2015, which applies to the subject site. The proposed development is permitted with consent under the LEP under ‘general industries’. It is also, permitted under State Environmental Planning Policy (Transport and Infrastructure) 2021.

4.3.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Division 23 Waste of resource management facilities under the State Environmental Planning Policy (Transport and Infrastructure) 2021 states:

2.152 Definitions

In this Division—

prescribed zone means any of the following land use zones or a land use zone that is equivalent to any of those zones—

- (a) RU1 Primary Production,*
- (b) RU2 Rural Landscape,*
- (b1) E4 General Industrial,***
- (b2) E5 Heavy Industrial,*
- (c) IN1 General Industrial,*
- (d) IN3 Heavy Industrial,*
- (e) SP1 Special Activities,*

(f) SP2 Infrastructure.

resource recovery facility, waste disposal facility, waste or resource management facility and waste or resource transfer station have the same meanings as in the Standard Instrument.

2.153 Development permitted with consent

(1) Development for the purpose of waste or resource management facilities, other than development referred to in subsection (2), may be carried out by any person with consent on land in a prescribed zone.

(2) Development for the purposes of a waste or resource transfer station may be carried out by any person with consent on—

(a) land in a prescribed zone, or

(b) land in any of the following land use zones or equivalent land use zones—

(ia) E3 Productivity Support,

(i) B5 Business Development,

(ii) B6 Enterprise Corridor,

(iii) IN2 Light Industrial,

(iv) IN4 Working Waterfront,

(v) W4 Working Waterfront, or

(c) land on which development for any of the following purposes is permitted with consent under any environmental planning instrument—

(i) industry,

(ii) business premises or retail premises,

(iii) freight transport facilities.

(3) Development for the purpose of the recycling of construction and demolition material, or the disposal of virgin excavated natural material (within the meaning of Schedule 1 to the Protection of the Environment Operations Act 1997) or clean fill, may be carried out by any person with consent on land on which development for the purpose of industries, extractive industries or mining may be carried out with consent under any environmental planning instrument.

The site is zoned E4 – General Industrial and is therefore a prescribed zone where waste and resource recovery facilities are permissible with consent under the State Environmental Planning Policy (Transport and Infrastructure) 2021.

5. Community Engagement

Community consultation for the proposed facility will be undertaken. The consultation will be compromised of local residents, as well as members of organisations from surrounding suburbs. In addition, a community consultation sheet has been prepared by BE and will be distributed in the area and surrounding. In addition, the Environmental Impact Statement (EIS) pertaining to the development will be made accessible on the Major Projects website for a period of 28 days. This timeframe has been allocated to facilitate public review and provide an opportunity for individuals to submit their comments.

During the preparation of the SSD EIS, BE would undertake further consultation with relevant authorities to provide an updated description of the Project, and to gauge what aspects of the project the community are most interested in or wish to seek clarification on. The results of this consultation will feed into the SSD EIS issues prioritisation and subsequently the levels of investigation afforded to the environmental assessment.

5.1 Consultation

A project of this type will require a consultation programme with the various stakeholders:

- Nearest Identified Residents to the Site;
- Adjoining Industrial Premises;
- Blacktown City Council;
- Fire and Rescue NSW;
- NSW Environmental Protection Authority;
- Transport for NSW;
- Office of Environment and Heritage; and
- Service providers.

5.1.1 Early Consultation

Consultation undertaken during the preliminary scoping stage has been targeted to the key government stakeholders relevant to the proposal, having regard to Chapter 3 of the Department's *Undertaking Engagement Guidelines for State Significant Projects* (March 2026), including the requirement in Section 3.2 to engage as early as possible and to identify matters requiring early agency input.

A pre-SEARs meeting was held with the Department of Planning, Housing and Infrastructure (DPHI) to discuss the proposal, the State Significant Development pathway, and the preliminary scope of environmental assessment required for the Environmental Impact Statement (EIS). During this early consultation, DPHI identified that consultation with the NSW Environment Protection Authority (NSW EPA) should be undertaken, with particular regard to the proposed receipt and processing of General Solid Waste (Soils – CT1). In addition DPHI identified traffic management related considerations and revised clarification regarding process description provided in this latest revision.

Following the pre-SEARs meeting, Hansma Environmental Consulting Pty Ltd contacted the NSW EPA on 2 June 2026 requesting early consultation for the proposal. The request outlined that the proposal relates to the expansion of the existing approved construction and demolition waste recycling facility at 48 Edward Street, Riverstone into the adjoining lots at 49–53 Loftus Street,

Riverstone, including an increase in approved throughput from 90,000 tonnes per annum to 150,000 tonnes per annum and the inclusion of an additional waste stream comprising General Solid Waste (Soils – CT1). A meeting was requested with an appropriate representative of the NSW EPA waste technical team and any relevant assessment or compliance officers.

The NSW EPA subsequently responded through Simon Jones, Unit Head – Industry Assessments, Regulatory Operations. The EPA advised that the matter had been allocated to Industry Assessments and that a team member would review the scoping documentation and discuss the proposal with the EPA waste technical team. The EPA advised that it would determine whether a pre-SEARs or during-SEARs meeting was warranted. The EPA also noted that it would have an opportunity to provide input to DPHI during the SEARs process and that a meeting could be arranged prior to, or during, that period if considered necessary by the EPA.

At this preliminary scoping stage, no further stakeholder consultation has been undertaken. Given the early stage of the proposal, the established industrial context of the site, and the expectation that project-specific SEARs will identify the required scope of further engagement, no additional consultation was considered necessary or proportionate prior to lodgement for SEARs.

Further consultation will be undertaken during preparation of the EIS in accordance with the SEARs and the Department's engagement guidelines. This will include any consultation required with DPHI, NSW EPA, Blacktown City Council, other relevant government agencies, adjoining landowners, nearby receivers, and the broader community as required. Outcomes of consultation undertaken during preparation of the EIS will be documented in the EIS, including the issues raised, how those issues have been considered, and whether the proposal or mitigation measures have been refined in response.

6. Proposed Assessment of Impacts

The proposed operations would have the potential to impact the following environmental aspects, which will be assessed in detail throughout the EIS:

6.1 WASTE MANAGEMENT

A Waste Management Plan will be prepared for the EIS. This will involve a full assessment of the waste generated by the proposed development, detailing how waste will be stored and managed on site, and address any applicable resource recovery exemptions and orders. It will make recommendations about the storage and processing operations if necessary.

6.2 AIR QUALITY

Air quality impacts will be addressed in the EIS. An Air Quality Impact Assessment will be prepared in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales, which involves a desktop analysis of air dispersion using AERMOD. This will determine the pathways and strengths of the wind in the area and identify areas of particular pollutant impact issues. This will include dust/particulate matter PM_{2.5} and PM₁₀.

Construction dust management will be provided. The existing dust extraction system will be retained. Details of the dust mitigation measure for the proposed extension will be provided.

6.3 NOISE

A Noise Impact Assessment would be prepared in accordance with the EPA's Noise Policy for Industry, and would include assessment of road traffic noise in accordance with the NSW Road Noise Policy. The contribution of noise of the demolition and construction works, as well as operational noise and road traffic noise will be determined in the EIS. Background unattended monitoring and attended noise monitoring will occur. These results would be modelled in the SoundPLAN program, where they will be assessed. Recommendations for controls and mitigation methods will be put forth. This will be addressed in a Noise impact Assessment.

6.4 SOIL AND WATER

Impacts to soil are expected to be minimal as the site will be fully sealed and appropriately bunded.

A full Water Impact Assessment will be undertaken to determine the impacts on water resources, water balance, stormwater and wastewater management controls on-site and assessment of total impacts on overall hydrology. This will be included in the EIS. It will also discuss the conservation of water in regard to harvesting rainwater and reusing treated water offsite.

Stormwater plans will be provided. Erosion and sediment control plans for construction will be provided.

6.5 ENVIRONMENTAL RISKS AND HAZARDS

6.5.1 Fire

A Fire Services Plan and Fire Safety Study will be provided.

6.5.2 Bushfires

This section in the EIS will identify the bushfire risk and any associated fire protection measures necessary. The site itself is not classed as bushfire-prone which will be demonstrated in the EIS.

6.5.3 Flooding

The site is not flood affected as shown in the map below.

Figure 6-1: Flood Map – Blacktown City Council



Source: Blacktown City Council WebSpatial



6.5.4 Chemical Storage and Handling

Minor quantities of chemicals would be stored on site. This will be addressed in the SEPP (Resilience and Hazards) 2021 Screening Report. It includes a preliminary risk screening and discussion on the management of existing chemicals, with recommendations to be made if necessary. It also provides details on the type and quantity of those proposed to be used and stored at the site, which includes fuels and gases for the maintenance of the equipment.

6.6 HERITAGE

There are no Aboriginal or European heritage items on or around the site. An Aboriginal Cultural Heritage Assessment (ACHA) will be obtained by a sub-consultant for the EIS as is required for all state significant developments.

6.7 BIODIVERSITY (FLORA AND FAUNA)

The impact of the plant on site and surrounding biodiversity is expected to be minimal. A biodiversity development assessment report (BDAR) waiver application will be undertaken.

6.8 LANDSCAPING

This will be addressed in the EIS. It is noted that Blacktown City Council are keen on making industrial areas visually pleasing by utilising the front areas of land for landscaping purposes.

6.9 INFRASTRUCTURE AND ENERGY

This will be addressed in the EIS. Solar panel installation will be included in the development and shown in the plans.

6.10 TRAFFIC AND TRANSPORT

Traffic and transport impacts associated with the proposed development will be assessed in detail in the EIS. The assessment will consider the additional truck movements associated with the proposed increase in processing capacity, changes to site access and internal circulation, parking provision, and the management of truck arrivals and departures.

The proposed additional weighbridge and revised traffic flow are expected to substantially improve onsite traffic circulation. The additional site area will increase the available space for onsite queuing and reduce reliance on queuing within the local road network. The revised layout

will also assist in separating inbound and outbound vehicle movements and improving the efficiency and safety of loading, unloading and weighing activities.

A key focus of the Traffic Impact Assessment will be the preparation of a Plan of Management to ensure that truck arrivals are appropriately distributed throughout the day. This will be important to minimise queuing on local streets and manage potential impacts on the surrounding road network.

The Traffic Impact Assessment will be prepared by a suitably qualified traffic consultant and will include, as relevant:

- review of existing traffic conditions, including traffic surveys and SIDRA analysis;
- assessment of future traffic conditions, including consideration of the ongoing development of the Riverstone Precinct;
- assessment of the additional truck movements generated by the proposed development;
- assessment of site access arrangements, internal traffic circulation and onsite queuing capacity;
- review of parking provision and relevant parking requirements;
- preliminary consideration of the operational measures required in the Plan of Management;
- consideration of public transport and active transport access, noting that these modes are not expected to play a major transport role given the nature of the development; and
- preparation of swept path diagrams showing loading, unloading and heavy vehicle movements.

The assessment will be prepared with specific reference to relevant Transport for NSW assessment guidelines and any requirements identified in the SEARs. An onsite truck queuing plan will be provided as part of the EIS, along with clear pedestrian walkways shown on the relevant plans.

6.11 SOCIOECONOMIC ISSUES

A basic discussion of if the facility will further exacerbate or address socioeconomic issues in the area will be included in the EIS.

6.12 HEALTH ISSUES

A basic discussion of how the new facility will impact on worker and resident health will be included in the EIS.

6.13 VISUAL AMENITY

A basic discussion of the impacts of the facility on visual amenity will be included in the EIS. It is not expected to impact the landscape as it is within an already established industrial area. It is noted that Blacktown City Council are keen on making industrial areas visually pleasing by utilising the front areas of land for landscaping purposes.

6.14 CUMULATIVE IMPACTS

The cumulative impacts of the potential environmental harms will be addressed in the EIS.

6.15 ENVIRONMENTAL MANAGEMENT SAFEGUARDS

An evaluation of the environmental safeguards as a whole will be included. This will assess the quality of safeguards and will recommend any that are necessary.

The following environmental aspects would also be assessed in respects to potential impacts from the proposed development, however based on previous studies of the existing operations at the site, significant and/or negative impacts are considered highly unlikely:

- **Flora and Fauna:** No threatened or endangered flora or fauna populations or sightings listed on the site is within an established industrial area. A biodiversity development assessment report (BDAR) waiver application will be undertaken.
- **Health:** Expected air emissions (and dust or particulate matter) will likely have minimal off-site health impacts due to the operations occurring within a building. The development would have to comply with Occupational Health & Safety Regulations in order to safeguard health of workers on site.
- **Visual:** The proposed use would not change the visual amenity of the site, as the site is located within an already established industrial area.
- **Heritage:** The site is not listed as being a heritage item or containing heritage items. The nearest heritage item is located approximately 580 m south-east from the site and are not likely to be affected by any of the proposed activities.
- **Traffic:** A Traffic Impact Assessment would be prepared to assess the increased traffic and the capability of the surrounding roads to accept them while maintaining a high Level of Service.
- **Ecologically Sustainable Development (ESD) / Greenhouse gas (GHG) emissions:** An ESD and GHG assessment will be undertaken.

6.16 Matters Requiring No Further Assessment

The following table outlines the matters that although will be addressed and presented within the EIS, are ultimately not relevant to the proposed development or are at a small enough scale to not warrant further assessment within the context of the EIS.

Table 6-1: Matters Requiring No Further Assessment

Matter	Reasoning
Amenity – Visual	The proposed development is not expected to impact the landscape as the facility is within an already established industrial area. A basic discussion of the development impacts on visual amenity will be included within the EIS.

Built Environment – <i>Public land; public infrastructure/</i>	The site buildings on the existing premises will be demolished and the existing building will be extended. Elevations will be provided with the application. The EIS will address potential impacts on the surrounding public land and associated infrastructure from the proposed development. They are anticipated to be minor.
Economic – <i>Natural resource use; livelihood; opportunity cost</i>	A basic discussion of the potential economic impact from the proposed development during operation will be included within the EIS. This discussion will include any mitigation measures that may be relevant to the project.
Hazards and Risk – <i>Bushfire;</i>	The site itself is not classed as bushfire-prone. A dedicated section within the EIS will identify and briefly discuss the bushfire risk and any associated fire protection measures necessary.
Social – <i>Way of Life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; decision-making systems.</i>	A basic discussion of the potential social impact from the proposed development during operation will be included in the EIS. This discussion will include any mitigation measures that may be relevant to the project. Further, a basic discussion of how the development will impact worker and resident health will also be included in the EIS.

7. Justification and Concluding Remarks

This site has been selected for several reasons:

- The site has ample room available to cater for the proposed development.
- The site is located in a well-established industrial area with adequate services.
- The site is not in a sensitive land use area.
- The development is a permitted use with consent.
- The development is a beneficial use as it would minimise the distance and amount of traffic movements required when compared to having to establish the site elsewhere. This would minimise transport costs and would achieve the principles of ecologically sustainable development, which is to be encouraged.
- The development will generate additional local employment.

Hansma Environmental Consulting would like to request the Secretary's Environmental Assessment Requirements (SEARs) applicable to the described proposed development.

This concludes the Scoping Report.



Emma Hansma
Principal Consultant

APPENDICES

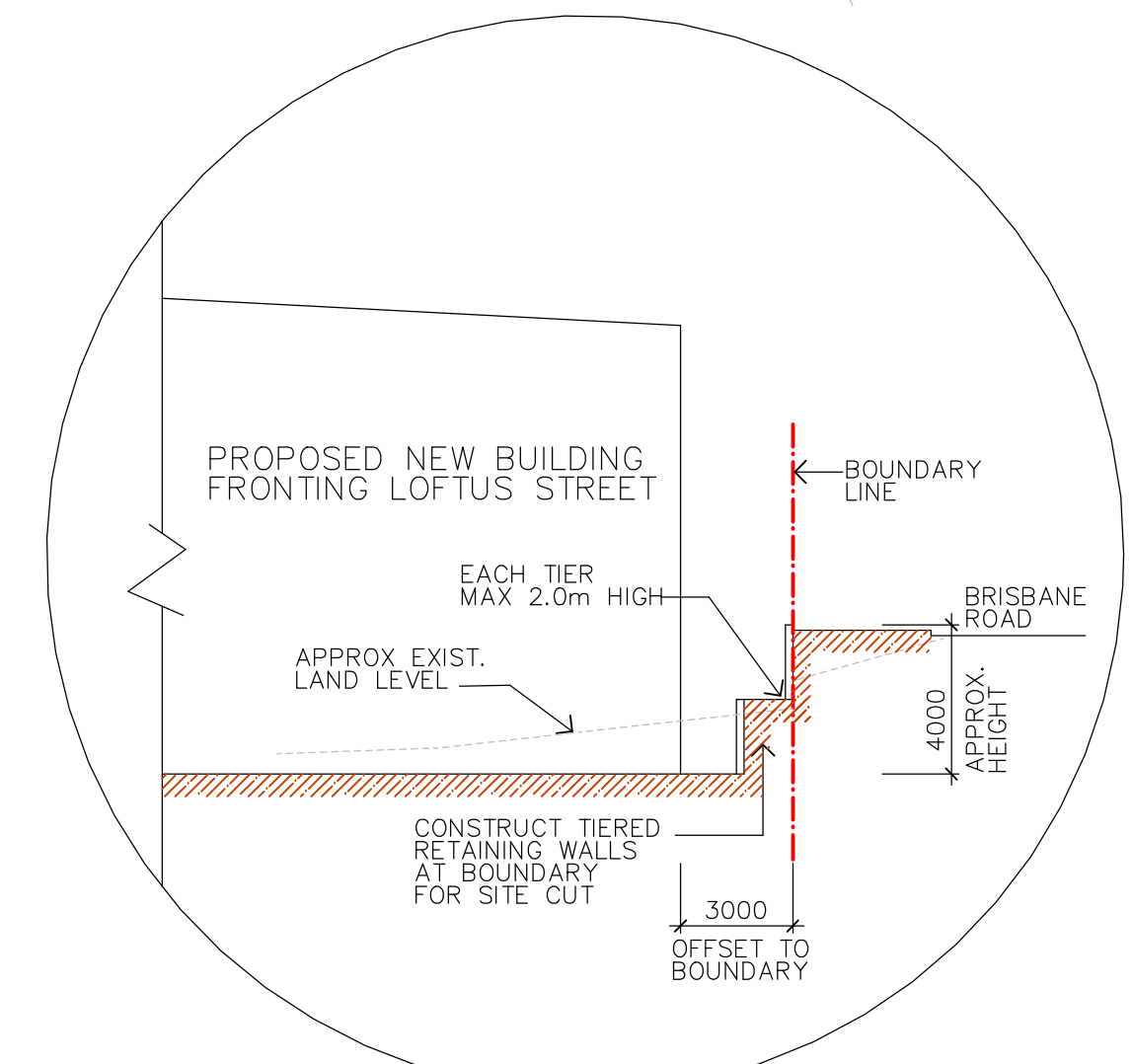
Appendix A: Summary of Scoping Report

Level of Assessment	Matter	CIA	Engagement	Relevant Government Plans and Guidelines	Scoping Report Reference
Standard	Hazards and risks - waste	N	General	Waste Classification Guidelines (DECCW, 2009)	Section 6.1
Standard	Air – atmospheric emissions and particulate matter	N	General	The Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA 2022)	Section 6.2
Standard	Amenity - Noise	N	General	- Noise Policy for Industry (2017); - Approved Methods for the Measurement and Analysis of Environmental Noise in NSW; and - NSW Road Noise Policy (2011).	Section 6.3
Standard	Soil and water	N	General	- Guidelines on the Duty to report land contamination, NSW EPA; - National environment protection (assessment of site contamination) measure, National environment Protection Council. - Acid Sulfate Soils Manual; - Soil and Land Survey Handbooks; - NSW Water Sharing Plans; - Guidelines for Groundwater Protection in Australia; - ANZECC Guidelines.	Section 6.4
Standard	Hazard and Risk- Flooding	N	General	- Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008) - NSW Government's Floodplain Development Manual (2005).	Section 6.5.2

Level of Assessment	Matter	CIA	Engagement	Relevant Government Plans and Guidelines	Scoping Report Reference
Standard	Hazards and Risks – Chemical storage and handling	N	General	- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021. - Storage and Handling of Dangerous Goods Code of Practice (WorkCover, 2005).	Section 6.5.3
Standard	Heritage – historic (NAH)	Y	Specific	- Commonwealth EPBC 1.1 Significant Impact Guidelines – Matters of National Environmental Significance - Commonwealth of Australia, 2013) - Commonwealth EPBC 1.2 Significant Impact Guidelines – Actions on, or Impacting upon, Commonwealth Land and Actions by Commonwealth Agencies (Commonwealth of Australia, 2013) - NSW Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office, 1998) - Criteria for the Assessment of Excavation Directors (NSW Heritage Council, 2011).	Section 6.6
Waiver will be sought	Biodiversity (Flora and fauna)	N	Standard	Biodiversity Conservation Act 2016	Section 6.7
Standard	Access – <i>Traffic and Parking</i>	N	General	- Guide to Traffic Generating Developments; and - Austroads Guide to Traffic Management.	Section 6.10
Standard	Social – community	N	Standard	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Industry and Environment, 2021)	Section 6.11
Standard	Health issue	N	Standard	<i>NSW Health Clinical and Related Waste Management for Health Services Policy 2020</i>	Section 6.12

ATTACHMENTS

Attachment 1: Concept Plans



SCALE 1:200

TOTAL SITE AREA = 5901m²
TOTAL BUILDING AREA = 4262m²

CONCEPT ONLY

A1 SHEET

Attachment 2: Environment Protection Licence



Environment Protection Licence

Licence - 21421

Licence Details	
Number:	21421
Anniversary Date:	18-September

Licensee	
AUSTIP RECYCLING PTY LTD	
PO BOX 3690	
ROUSE HILL NSW 2155	

Premises	
48-52 EDWARD STREET	
RIVERSTONE NSW 2765	

Scheduled Activity	
Crushing, grinding or separating	
Resource recovery	
Waste storage	

Fee Based Activity	Scale
Crushing, grinding or separating	> 30000-100000 T annual processing capacity
Recovery of general waste	Any general waste recovered
Waste storage - other types of waste	Any other types of waste stored

Region	
Metropolitan West - Sydney	
4 Parramatta Square, 12 Darcy Street	
PARRAMATTA NSW 2150	
Phone:	(02) 9995 5000
Fax:	(02) 9995 6900
Locked Bag 5022	
PARRAMATTA NSW 2124	



Environment Protection Licence

Licence - 21421

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Environment Protection Licence

Licence - 21421

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Environment Protection Licence

Licence - 21421

Information about this licence

Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act);
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

Fees and annual return to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).



Environment Protection Licence

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The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

Usually the licence fee period is the same as the reporting period.

Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

This licence is issued to:

AUSTIP RECYCLING PTY LTD
PO BOX 3690
ROUSE HILL NSW 2155

subject to the conditions which follow.



Environment Protection Licence

Licence - 21421

1 Administrative Conditions

A1 What the licence authorises and regulates

A1.1 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Crushing, grinding or separating	Crushing, grinding or separating	> 30000 - 100000 T annual processing capacity
Resource recovery	Recovery of general waste	Any general waste recovered
Waste storage	Waste storage - other types of waste	Any other types of waste stored

A2 Premises or plant to which this licence applies

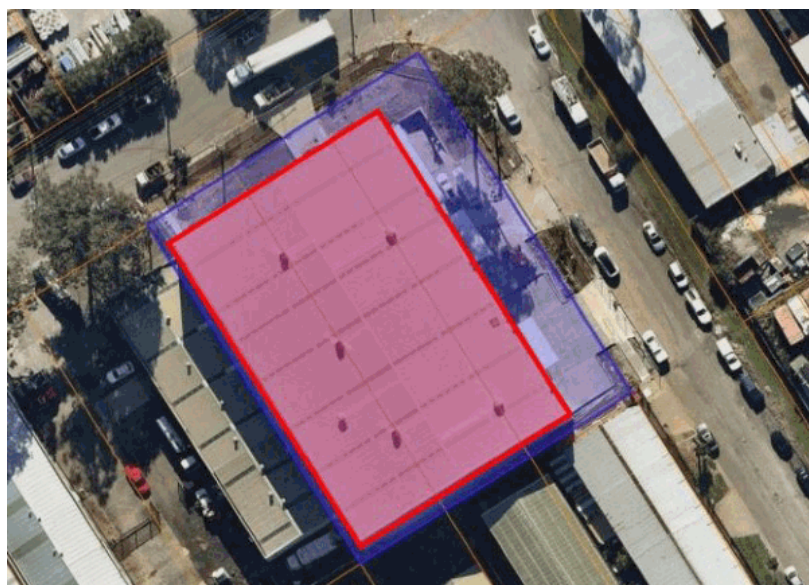
A2.1 The licence applies to the following premises:

Premises Details
48-52 EDWARD STREET
RIVERSTONE
NSW 2765
LOT 14 DP 744, LOT 15 DP 744, LOT 16 DP 744
LICENCE APPLIES TO LOT 14 SECTION 17 DP 744, LOT 15 SECTION 17 DP 744 AND LOT 16 SECTION 17 DP 744. LICENSED PREMISES BOUNDARY IS OUTLINED IN BLUE AS PER MAP IN CONDITION A2.2 BELOW.

A2.2 The premises location is shown on the map below.

Environment Protection Licence

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A3 Information supplied to the EPA

- A3.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:

- a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
- b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

2 Limit Conditions

L1 Pollution of waters

- L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Waste

- L2.1 The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled "Waste" and meeting the definition, if any, in the column titled "Description" in the table below.

Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled "Activity" in the table below.

Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled "Other Limits" in the table below.

This condition does not limit any other conditions in this licence.

Environment Protection Licence

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Code	Waste	Description	Activity	Other Limits
NA	Building and demolition waste	As defined in Schedule 1 of the POEO Act, as in force from time to time	Resource recovery Waste storage	
NA	Excavated natural material	As defined in section 1 and meeting the concentration limits and testing methods in section 4 of "The excavated natural material order 2014", as in force from time to time	Resource recovery Waste storage	
NA	Virgin excavated natural material	As defined in Schedule 1 of the POEO Act, as in force from time to time	Resource recovery Waste storage	

L2.2 The authorised amount of waste permitted on the premises cannot exceed 6,720 tonnes at any one time.

L2.3 No more than 90,000 tonnes of waste per annum can be received at the premises.

L2.4 All loading, unloading, materials handling, processing and storage operations must be undertaken within the enclosed building identified within the red outline in the aerial map in Condition A2.2 above. No waste materials, including finished products, may be stored or processed in the outside areas of the premises.

L2.5 No asbestos is permitted to be received or stored under any circumstances at the premises.

L2.6 The licensee must have in place and implement procedures to identify and prevent the acceptance of any waste not permitted by condition L2.1 at the premises.

L2.7 The maximum height of any stockpile must not exceed eight metres (8m) at any time.

L2.8 The licensee must install and maintain permanent stockpile height markers at the premises. The markers must show the stockpile height of eight metres (8m) and be positioned so that a visual check can be made of all stockpile at the premises.

L3 Noise limits

L3.1 The operation of all plant and equipment shall not give rise to an equivalent continuous (LAeq) sound pressure level within 30 metres of a dwelling façade, but not closer than 3 metres, on any residential property greater than 5dB(A) above the existing background LA90 level, measured over 15 minutes.

Note: LA10(15 minute) is the sound pressure level that is exceeded for 10% of the time when measured over a 15 minute period.

L3.2 The noise emission limits identified in L3.1 apply for prevailing meteorological conditions (winds up to



Environment Protection Licence

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3m/s), except under conditions of temperature inversions. Noise impacts that may be enhanced by temperature inversions must be addressed by:

- a) Documenting noise complaints received to identify any higher level of impacts or patterns of temperature inversions;
- b) Where levels of noise complaints indicate a higher level of impact then actions to quantify and ameliorate any enhanced impacts under temperature inversions conditions should be developed and implemented.

L4 Hours of operation

L4.1 Operating hours for all activities at the Premises must be limited to the following:

Day	Hours
Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 2:00pm
Sunday and Public Holidays	Nil

L4.2 This condition does not apply to the delivery of materials outside the hours of operation permitted by condition L4.1 if that delivery is required by police or other authorities for safety reasons; and/or the operation or personnel or equipment are endangered. In such circumstances, prior notification is provided to the EPA and affected residents as soon as possible, or within a reasonable period in the case of an emergency.

3 Operating Conditions

O1 Activities must be carried out in a competent manner

- O1.1 Licensed activities must be carried out in a competent manner.
This includes:
- a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
 - b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2 Maintenance of plant and equipment

- O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:
- a) must be maintained in a proper and efficient condition; and
 - b) must be operated in a proper and efficient manner.

O3 Dust

- O3.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust.

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- O3.2 The premises must be maintained in a condition which prevents the emission of dust from the premises.
- O3.3 The licensee must ensure that no material, including sediment or oil, is tracked from the premises.
- O3.4 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.
- O3.5 An appropriate wheel wash facility must be installed, maintained and operated during the hours of operation at the premises. Wheel wash infrastructure must always be maintained in a fully operational manner.
- O3.6 Dust sprays and/or dust suppression systems must be installed and operated on crushing, grinding and screening equipment associated with dust generation at the premises during hours of operation.

O4 Emergency response

- O4.1 The licensee must prepare, maintain and implement as necessary, a Pollution Incident Response Management Plan (PIRMP) for the premises.

Note: The licensee must develop the PIRMP in accordance with the requirements of Part 5.7A of the *Protection of the Environment Operations Act 1997* and Part 3A of the *Protection of the Environment Operations (General) Regulation 2009*.

O5 Processes and management

- O5.1 The licensee must comply with the requirements set out in the *EPA Standards for managing construction waste in NSW* as in force from time to time.

O6 Waste management

- O6.1 Any waste for processing, storage or resource recovery at the premises must be assessed and classified in accordance with the *EPA Waste Classification Guidelines* as in force from time to time.
- O6.2 Each type of waste stored at the premises for recovery/recycling must be stockpiled separately.
- O6.3 All waste stored at the premises must be contained within a designated area such as a waste bin or bay.
- O6.4 The licensee must install, maintain and operate at all times a calibrated weighbridge to record the volume of all waste transported into the premises.
- O6.5 All vehicles entering and exiting the premises must be recorded as they pass across the weighbridge or pass through a dedicated vehicle access point to enable vehicles transporting waste to be identified.

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4 Monitoring and Recording Conditions

M1 Monitoring records

- M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.
- M1.2 All records required to be kept by this licence must be:
- a) in a legible form, or in a form that can readily be reduced to a legible form;
 - b) kept for at least 4 years after the monitoring or event to which they relate took place; and
 - c) produced in a legible form to any authorised officer of the EPA who asks to see them.
- M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:
- a) the date(s) on which the sample was taken;
 - b) the time(s) at which the sample was collected;
 - c) the point at which the sample was taken; and
 - d) the name of the person who collected the sample.

M2 Recording of pollution complaints

- M2.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.
- M2.2 The record must include details of the following:
- a) the date and time of the complaint;
 - b) the method by which the complaint was made;
 - c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
 - d) the nature of the complaint;
 - e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
 - f) if no action was taken by the licensee, the reasons why no action was taken.
- M2.3 The record of a complaint must be kept for at least 4 years after the complaint was made.
- M2.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M3 Telephone complaints line

- M3.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.
- M3.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.
- M3.3 The preceding two conditions do not apply until 90 days after the date of the issue of this licence.

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5 Reporting Conditions

R1 Annual return documents

R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

1. a Statement of Compliance,
2. a Monitoring and Complaints Summary,
3. a Statement of Compliance - Licence Conditions,
4. a Statement of Compliance - Load based Fee,
5. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan,
6. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and
7. a Statement of Compliance - Environmental Management Systems and Practices.

At the end of each reporting period, the EPA will provide to the licensee notification that the Annual Return is due.

R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

R1.3 Where this licence is transferred from the licensee to a new licensee:

- a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:

- a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
- b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.

R1.5 The Annual Return for the reporting period must be supplied to the EPA via eConnect *EPA* or by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

R1.6 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.

R1.7 Within the Annual Return, the Statements of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

- a) the licence holder; or

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b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

R2 Notification of environmental harm

R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.

Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

R3 Written report

- R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:
- a) where this licence applies to premises, an event has occurred at the premises; or
 - b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,
- and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.
- R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.
- R3.3 The request may require a report which includes any or all of the following information:
- a) the cause, time and duration of the event;
 - b) the type, volume and concentration of every pollutant discharged as a result of the event;
 - c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event;
 - d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
 - e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
 - f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
 - g) any other relevant matters.
- R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

6 General Conditions

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G1 Copy of licence kept at the premises or plant

- G1.1 A copy of this licence must be kept at the premises to which the licence applies.
- G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.
- G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

7 Special Conditions

E1 Financial Assurance

- E1.1 A financial assurance in the form of an unconditional and irrevocable and on demand guarantee from a bank, building society or credit union operating in Australia as "Authorised Deposit-taking Institutions" under the *Banking Act 1959* of the Commonwealth of Australia and supervised by the Australian Prudential Regulatory Authority (APRA) must be provided to the EPA.
- E1.2 The financial assurance must be in favour of the Environment Protection Authority in the amount of two hundred and fifty thousand dollars (\$250,000). The financial assurance is required to secure or guarantee funding for works or programmes required by or under this licence. The financial assurance must contain a term that provides that any monies claimed can be paid to the EPA or, at the written direction of the EPA, to any other person. The licensee must provide to the EPA, along with the original counterpart guarantees, confirmation in writing that the financial institution providing the guarantees is subject to supervision by APRA.
- E1.3 The financial assurance must be maintained during the operation of the facility and thereafter until such time as the EPA is satisfied the premises is environmentally secure.
- E1.4 The EPA may require an increase in the amount of the financial assurance at any time as a result of reassessment of the total likely costs and expenses of rehabilitation of the premises.
- E1.5 The EPA may claim on a financial assurance under s303 of the POEO Act if a licensee fails to carry out any work or program required to comply with the conditions of this licence.
- E1.6 The financial assurance must be replenished by the full amount claimed or realised if the EPA has claimed on or realised the financial assurance or any part of it to undertake a work or program required to be carried out by the licence which has not been undertaken by the licence holder.

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Dictionary

General Dictionary

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
general solid waste (non-putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

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flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
general solid waste (putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder described at the front of this licence
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 months. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
restricted solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
special waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TM	Together with a number, means a test method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .



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TSP	Means total suspended particles
TSS	Means total suspended solids
Type 1 substance	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
Type 2 substance	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence
waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste type	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non - putrescible), special waste or hazardous waste

Ms Lara Barrington

Environment Protection Authority

(By Delegation)

Date of this edition: 18-September-2020

End Notes
1 Licence transferred through application 1602983 approved on 05-Jan-2021 , which came into effect on 05-Jan-2021

Attachment 3: Existing Development Approval

41A

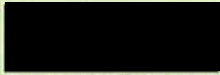


Civic Centre
62 Flushcombe Rd
BLACKTOWN

DX 8117
BLACKTOWN 2148

Telephone: (02) 9839-6000 Fax: (02) 9831-1961
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e-mail council@blacktown.nsw.gov.au

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION Environmental Planning and Assessment Act, 1979 (Section 4.18)


RICHMOND NSW 2753

Determination Number:
DA-18-01855

Property Description: Lot 14 DP 744 H/N 48 Edward Street RIVERSTONE

Development: Designated and Integrated Development for construction and operation of a concrete and sandstone crushing facility inside a new building

Determination: *Under Section 4.16 of the Act Council advises that the Development Application has been determined by:*

- Granting of consent subject to conditions attached on the following page(s)

BY SYDNEY CENTRAL CITY PLANNING PANEL

Right of Appeal
Section 8.7 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 8.7 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

Review of Determination
Section 8.3 of the Act provides that an applicant may request the Council to review the determination. Section 8.3 does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 8.2 of the act in respect of Crown applications.

Note: This Consent is generally valid for a period of 5 years effective from the date of this Notice, unless specified otherwise by Sections 4.20 and 4.53 of the Act, or by conditions of this Consent.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per 

Date 26 September 2019

1 ADVISORY NOTES

1.1 Terminology

1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 6.3, 6.4 or 6.16 of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.3 Other Approvals

1.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

- (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 metres from the building perimeter, and
- (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development, and
- (c) demolition of any existing buildings and associated structures in accordance with the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

1.3.3 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

1.3.4 If any aboriginal objects are found during construction, work is to cease immediately. The Office of Environment and Heritage (OEH) is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of OEH. No further works are to be undertaken on the site without the written consent of OEH.

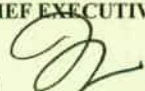
1.4 Services

1.4.1 The applicant is advised to consult with:

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per 
Blacktown City Council
26 September 2019

- (a) Sydney Water Corporation Limited
- (b) Energy provider
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to and stamped by a Sydney Water Corporation Limited Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

- 1.4.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.
- 1.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
- 1.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.
- 1.4.5 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

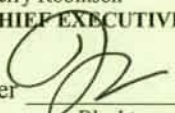
1.5 Engineering Notes

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

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1.5.1 Any Construction Certificate covering Engineering Works must include and address the following:

- Design of specified Engineering Works as required by this consent.
- Any ancillary works necessary to make the construction effective

If both Building and Engineering works are required, separate construction certificates can be issued for the following works:

- Construction Certificate for Building Works
- Construction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent)

Works which require approval under the *Roads Act 1993* or *Local Government Act 1993* CAN NOT be privately certified. Examples of these works are, but not limited to:

- Works in public areas (i.e. Road Reserve, Public Reserves)
- Inter-allotment drainage (i.e. drainage outside the boundary of the land being developed)

Engineering works (as nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent) can be included within a Construction Certificate for Building works, provided that:

- All Engineering Works are specifically mentioned on the Construction Certificate
- The Certifier holds relevant qualifications to issue a Construction Certificate for the Engineering works. Appropriate accreditation qualifications must be shown on Construction Certificate.

1.5.2 All works requiring approval under the *Roads Act 1993* or *Local Government Act 1993* must be approved PRIOR to the issue of any Construction Certificate.

1.6 Payment of Engineering Fees

1.6.1 If the applicant wishes for Council to issue the Construction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)') the applicant must:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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A quote will be provided verbally generally followed by confirmation in writing.

1.6.2 If the applicant wishes for Council to undertake Construction inspections and issue a Compliance Certificate for engineering works, the applicant must:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person
- If plans are privately certified, applicant must supply Construction Certificate covering the required works.

1.7 Endeavour Energy

1.7.1 There is no existing low voltage service conductor / customer connection point to the site.

1.7.2 Applicants should not automatically assume that the presence of existing low voltage service conductors or nearby similar development means that adequate supply is immediately available to facilitate their proposed development. Whilst there are a number of existing pole mounted substations in proximity of the site, they may not have sufficient spare capacity to supply the proposed development ie. an extension or augmentation of the existing local network may be required.

1.7.3 The applicant for the proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:
<http://www.endeavourenergy.com.au/>

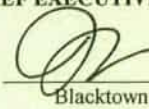
1.7.4 Advice on the electricity infrastructure required to facilitate the proposed development can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which is FPJ6007 and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load. Alternatively the applicant should engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation. The ASP scheme is administered by NSW Resources & Energy and details are available on their website via the following link or telephone 13 77 88:
<https://energysaver.nsw.gov.au/households/you-and-energy-providers/installing-or-altering-your-electricity-service>

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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- 1.7.5 The new low voltage service conductor / customer connection point for the warehouse must comply with the 'Service and Installation Rules of NSW' which can be accessed via the following link to the NSW Planning & Environment website:
<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/service-installation-rules>

1.8 Tree planting and service locations

- 1.8.1 Street tree planting must not impact on public utilities. The applicant should liaise with the relevant service authorities on the location and use of services within the public road reserve. These authorities may be able to lay their services on the opposite side of the road, thereby providing larger areas for tree planting.

Street tree planting must not interfere with street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting. This confirmation must be received before a Construction Certificate can be issued.

2 GENERAL

2.1 Scope of Consent

- 2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing Title.	Drawing No.	Revision	Dated	Encl. Reference
Site Plan And Ground Floor Plan	1722-1	H	26.10.2018	32B
Lower Level Plan And Sections	1722-2	F	26.10.2018	32C
Preliminary Details	1722-3	E	26.10.2018	32D
Landscaping Plan	1722-4	E	26.10.2018	32E
Erosion AND Sediment Control Plan	1722-5	E	26.08.2016	32F
Material Stockpile Details	1722-6	A	01.05.2019	32G
Stockpile Sections	1722-7	A	01.05.2019	32H

* All the plans are subject to relevant conditions of this consent

- 2.1.2 This consent authorises the use of the completed approved buildings, structures and associated services for a sandstone and concrete crushing facility, subject to full compliance with all other conditions of this consent.
- 2.1.3 Necessary plan changes - The roller doors are to be changed to fast closing and opening automated doors and shown on the Building Construction Certificate Plans.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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2.2 Services

- 2.2.1 Low voltage electricity and telecommunications services for the approved development shall be reticulated underground.

2.3 Suburb Name

- 2.3.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Riverstone

2.4 Requirement of NSW Environmental Protection Authority

2.4.1 Information supplied to the Environmental Protection Authority

Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- a. the development application DA18/01855 submitted by Blacktown City Council on 26 November 2018;
- b. initial supporting documentation supplied to the EPA in relation to the Proposal, including:
 - i. Air Quality Impact Assessment for Concrete Crusher, 48-52 Edward Street, Riverstone prepared by Northstar Air Quality Pty Ltd, dated 12 September 2018
 - ii. Site Plan and Ground Floor Plan, prepared by Abode Design, dated 26 August 2016
 - iii. Lower Level Plan and Sections, prepared by Adobe Designs, dated 26 August 2016
 - iv. Preliminary Details, prepared by Adobe Designs, dated 26 August 2016
 - v. Landscaping Plan, prepared by Adobe Designs, dated 26 August 2016
 - vi. Erosion and Sediment Control Plan, prepared by Adobe Designs, dated 26 August 2016
 - vii. Aboriginal Heritage due diligence and historical heritage advice for 48-52 Edward Street, Riverstone NSW, prepared by Biosis Pty Ltd, dated 22 December 2017
 - viii. Building Code of Australia Compliance Assessment Report, prepared by Greenfield Certifiers Pty Ltd, dated 20 April 2018
 - ix. Traffic Impact Assessment Report, prepared by EB Traffic Solutions Pty Ltd, dated 18 September 2018
 - x. Request for input: Material Crushing Plant (Resource Recovery Facility) 48-52 Edward Street, Riverstone, Blacktown LGA SEAR 1152, submitted by WaterNSW to NSW Planning and Environment, dated 23 February 2018

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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- xi. Preliminary Site Investigation, prepared by Down to Earth Geotechnical and Environmental, dated October 2017
 - xii. Environmental Impact Statement Designated Development, prepared by City Plan Strategy and Development P/L, dated 3 October 2018
 - xiii. Acoustic/Vibration Assessment, prepared by Envirotech Pty Ltd, dated 9 August 2018
 - xiv. Waste Management Plan, prepared by Envirotech Pty Ltd, dated 8 February 2018
 - xv. Bulk Waste Management Plan, prepared by Envirotech Pty Ltd, dated 9 March 2018
 - xvi. Secretary's Environmental Assessment Requirements (SEARs), prepared by NSW Planning and Environment, dated 22 September 2017
 - xvii. MUSIC Link Report stormwater modelling data, prepared by Blacktown City Council and Music-link, dated 17 May 2018
 - xviii. Stormwater Management Plan Notes, prepared by Envirotech Pty Ltd, dated 17 May 2018
 - xix. Detail Survey over Lots 14-16 in Section 17 of DP 744 48-52 Edward Street Riverstone, prepared by Freeburn Surveying, dated 7 March 2017
- c. Additional documentation provided in relation to the Proposal upon request by the EPA:
- i. Soil and Water Assessment, prepared by Envirotech Pty Ltd, dated 22 March 2019
 - ii. Soil and Water Assessment, prepared by Envirotech Pty Ltd, dated 16 April 2019
 - iii. Stormwater Management Plan, prepared by Envirotech Pty Ltd, dated 16 April 2019
 - iv. Material Stockpile Details, prepared by Abode Design, dated 1 May 2019
 - v. Stockpile Sections, prepared by Abode Designs, dated 1 May 2019
 - vi. Environmental Impact Statement Revision 05, dated 27 June 2019
- d. Additional documentation concerning engineering plans in relation to the Proposal provided by Council on 18 July 2019:
- i. MUSIC Modelling information
 - ii. Stormwater Management Plan, prepared by Envirotech Pty Ltd, dated 15 July 2019

2.4.2 Fit and Proper Person

- 2.4.2.1 The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the *Protection of the Environment Operations Act 1997* ("POEO Act"), having regard to the matters in s.83 of that Act.

2.5 Engineering Matters

2.5.1 Design and Works Specification

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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2.5.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
- (d) Blacktown City Council Growth Centre Precincts Development Control Plan
- (e) Blacktown City Council Soil Erosion and Sediment Control Policy
- (f) Blacktown City Council On Site Detention General Guidelines and Checklist
- (g) Upper Parramatta River Catchment Trust On Site Detention Handbook.

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council with any application for Construction Certificate, Road Act 1993 or Local Government Act 1993 Approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documentations.

NOTE: Any variations from these design requirements must be separately approved by Council.

2.5.1.2 Prior to release of any bond securities held by Council for civil engineering works, the payment of a bond release inspection fee in accordance with Council's Goods and Services Pricing Schedule must be made.

2.5.1.3 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. Roads, drainage reserves, parks, etc)

A copy of this notice must be provided to Council's Co-ordinator of Engineering Approval.

2.5.2 Other Necessary Approvals

2.5.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

2.5.3 Subdivision

- 2.5.3.1 Principal Certifying Authority - Blacktown City Council shall be the Principal Certifying Authority for the proposed subdivision and shall issue the Subdivision Certificate upon compliance with all conditions of this consent.

2.6 Other Matters

- 2.6.1 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.
- 2.6.2 Any future substation, temporary drainage works or other utility installation required to service the approved development shall not be sited on future or existing Council land, including road reservations and/or public reserves.
- 2.6.3 Each year by the first business day on or before 1 September the registered proprietor/owners corporation is to provide to Council's Asset Design Services Section a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices and rainwater tank in accordance with the approved maintenance schedule and details of all non-potable water used. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer.
- 2.6.4 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Part J of DCP 2015 for the entire site in perpetuity:

Required percentage reductions in post development average annual load of pollutants

Pollutant	% post development pollutant reduction targets
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

2.7 Endeavour Energy Requirements

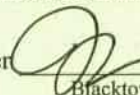
2.7.1 Separation of Driveways to Poles

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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- 2.7.1.1 Endeavour Energy's recommendation is that a minimum separation distance of driveways from power poles or streetlight poles is 1 metre. For lesser distances, appropriate protective devices may be required and 300 millimetres clearance to the skirting of the proposed driveway is regarded as the minimum that would be acceptable / safe for anyone properly using the driveway eg. the curving of the driveway away from the pole. Also the applicant should note that under the provision of the Electricity Supply Act 1995 (NSW), a driveway constructed too close to a power pole may under Section 49 'Obstruction of electricity works' be regarded as interfering with electricity works eg. in the event that the pole needs to be replaced and excavation of the surrounding ground is required part of the driveway would need to be removed.

2.7.2 Vegetation Management

- 2.7.2.1 The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered. Consideration also needs to be provided to the location and design of the new low voltage service conductor to the site.

3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

3.1 DA Plan Consistency

- 3.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

3.2 Traffic and Transport

- 3.2.1 Access driveway, ramps, circulation aisles, loading area and parking arrangements are to be designed in accordance with AS 2890.1-2004, AS 2890.2-2002 & AS 2890.6-2009.

3.3 Services/Utilities

- 3.3.1 The following documentary evidence shall accompany any Construction Certificate:

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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- (a) A "Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.
- (b) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

3.4 Endeavour Energy Requirements

- 3.4.1 In regards to the proposed relocation of the pole to the Brisbane Street road verge shown on the Main Floor Plan and Site Plan required to facilitate the proposed vehicular access to the site, the applicant will need to make application to Endeavour Energy by completing Form FPJ4015 'Application for the Relocation / Removal of Endeavour Energy's Electrical Network Assets'. The relocation of low voltage overhead power lines and associated poles is generally technically readily feasible but the commercial viability of such an asset relocation can only be determined by the applicant. Further enquiries can be made to Endeavour Energy's Customer Service Representatives on 133 718 on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or via the following link to Endeavour Energy's website under 'Home > Residential and business > Networkconnections> Full list of connection services': <http://www.endeavourenergy.com.au/>.

3.5 Relationship with other Approvals

- 3.5.1 Compliance with the requirements of the following nominated approvals:
- a) Development Consent No. 18-00396 issued by Blacktown City Council.

The conditions contained within the above approval must be fully complied with in order to obtain a Construction Certificate for the proposed development.

4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

4.1 Section 7.11 Contributions under Section 7.17 Directions

- 4.1.1 The following monetary contributions pursuant to *Section 7.11 of the Environmental Planning & Assessment Act 1979* must be paid. The amounts below are as at the date of this consent. They WILL BE INDEXED from the date of this consent to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) either by Council or any accredited certifier, whichever occurs first.

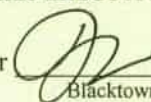
PLEASE NOTE: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. Payments of the full amount by credit

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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card or EFTPOS are accepted. However, payments by credit card or EFTPOS over \$10,000.00 are levied a 3% surcharge on the whole amount and cannot be split between different credit or EFTPOS cards.

Contribution Item	Base amount	Relevant C.P
Traffic Management	\$57,423.00	20
TOTAL CONTRIBUTIONS	\$57,423.00	

The contribution(s) will be indexed according to the Australian Bureau of Statistics' Consumer Price Index (Sydney Housing) or Consumer Price Index (All Groups Sydney).

Copies of the following relevant Contributions Plan(s) may be inspected/purchased from Council's Information Centre, or viewed/downloaded at www.blacktown.nsw.gov.au:

S.7.11 CP No. 20 Riverstone and Alex Avenue Precincts

The Section 7.11 contribution(s) have been based on the total developable area, the site's road frontage and the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Developable area: 0.2971 hectares

4.2 Special Infrastructure Contributions

- 4.2.1 A special infrastructure contribution 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 shall be submitted to Council prior to the issue of any subdivision certificate.

More information

Information about the special infrastructure contribution can be found on the Department of Planning's website:
<http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/tabid/75/guage/en-US/Default.aspx>

Please contact the Department of Planning regarding arrangements for the making of a payment.

4.3 Access/Parking

- 4.3.1 The internal driveway and parking areas are to be designed in accordance with AS 2890.1-2004.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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- 4.3.2 On-site visitor car parking spaces are to be designed having minimum internal clear dimensions in accordance with AS 2890.1-2004 as follows:

Uncovered Car Space: 2.5m x 5.4m
Disabled Car Space: 3.2m x 5.4m

- 4.3.3 All internal roads and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.
- 4.3.4 Access to and parking for persons with disabilities shall be designed in accordance with AS 2890.6-2009.

4.4 Street Tree Planting

- 4.4.1 The applicant must submit a Street Tree Plan detailing the proposed street tree planting and landscaping for the approved development. The Street Tree Plan is to reflect the species palette in our Street Tree Guidelines and must include:

- a) cross-sections showing dimensions of tree pits
- b) species
- c) details of root protection barriers
- d) soil specifications
- e) location of tree pits in relation to services, intersections and future driveways, light poles, stormwater pits sewerage infrastructure and utilities
- f) the planting detail should indicate some form of root control device. Council's preference is for root directors to be installed to manufactures specifications.

NOTE: Any tree planting to be undertaken as part of the approved development shall be available to Council for inclusion in future carbon sequestration programs.

- 4.4.2 The Street Tree Plan must illustrate street tree plantings at spacing's of approximately 8 metres.
- 4.4.3 Landscaping to lot boundaries is to be wholly located within private property and not encroach upon the road reserve.
- 4.4.4 Street tree planting must not interfere with the street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting.
- 4.4.5 This information must be received before a Construction Certificate can be issued.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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5 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

5.1 Building Code of Australia Compliance

5.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) Complying with the deemed to satisfy provisions, or
- (b) Formulating an alternative solution which :
 - (i) complies with the performance requirements, or
 - (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - (iii) A combination of (a) and (b).

5.2 Site Works and Drainage

5.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or filled ground (not being Exempt Development under the Blacktown Local Environmental Plan), together with any associated groundwater drainage system, shall be designed by an appropriately qualified person. Details of such site works shall accompany the Construction Certificate.

5.2.2 Stormwater drainage from the site shall be designed to satisfactorily drain rainfall intensities of 159mm per hour over an average recurrence interval of 20 years. The design shall:

- (a) be in accordance with Australian Standard 3500.3, and
- (b) provide for drainage discharge to an existing Council drainage system, and
- (c) ensure that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.

5.2.3 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.

5.2.4 Should any proposed excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), separate details prepared by a suitably qualified person shall be prepared indicating how that building or structure is to be:

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- (a) Preserved and protected from damage, and
- (b) Underpinned and supported.

Such details shall accompany the Construction Certificate.

5.3 Fire Services

- 5.3.1 Where any external on-site fire hydrant or hydrant booster assembly is to be located within any building setback from a boundary, the hydrant or booster assembly shall be located or protected in accordance with the requirements of AS 2419.1.
- 5.3.2 Where any external on-site water storage tank is required by AS 2118.1 or AS 2419.1, details of the location and type of any proposed tank are to be submitted to and approved by Council prior to the issue of the relevant Construction Certificate.

6 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

6.1 General

The following scope of works shall be included in the design documentation accompanying the Construction Certificate for engineering works:

- 6.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.
- 6.1.2 All fees for Construction, *Roads Act 1993* and *Local Government Act 1993* approvals must be paid to Council prior to the issue of any of the above certificates or approvals. All fees for Compliance Certificates must be paid to Council prior to any construction certificate works commencing.
- 6.1.3 Construction certificate plans shall be generally in accordance with the following drawings:

Prepared By	Drawing	Issue	Dated
Abode Design	1722-1 to 1722-5 inclusive	H	26/10/2018
Envirotech Consulting Group	Project 17-5687 sheets 1 to 8		

The following items are required to be addressed on the Construction Certificate plans:

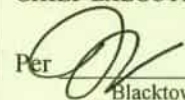
- i. Driveways configuration shall be in accordance with AS 2890.2;
- ii. Entry /exist points to be sign posted and "oneway" identified;
- iii. Crossing Construction shall be to Council's Specifications.

a) Dwg. 2/8(E):

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- i. Provide a minimum 300mm cover over the drainage line from pit P1/2 to P1/5 and pit P4/1 to P1/5.
 - ii. Remove the drop through OceanGuard (Enviropod) within Pit P2/2 and P5/1 due to insufficient cover. Provide a standard Type 1 OceanGuard in pits P2/2 and P5/1.
 - iii. Provide a North indicator.
 - iv. Provide a kerb or raised planter bed along the north-west and south-west boundaries of the hatched area to direct flows to pit P1/6.
 - v. Relocate pit P1/8 to be immediately adjacent to the column with downpipe to overcome the lack of cover over the inlet pipe.
 - vi. Add a note to the pipe from pit P2/8 to the rainwater tank to be 300mm dia. or 2 x 225mm dia.
 - vii. Set pit P2/8 to be 1200x1200.
 - viii. Increase the pipe size from pit P5/1 to P1/5 to a 225mm dia.
- b) Dwg. 3/8(E):
- i. Lower the pipes upstream of pit P3/1 to enable a minimum 0.3m cover over. i.e. upstream invert of P3/1 is 0.45m below grate.
 - ii. Lower the invert of the outlet pipe from P3/1 to be a minimum of 0.65m below upstream pipe invert.
 - iii. Lower pipes upstream of pit P4/1 to P1/1 to enable a minimum 0.3m cover over.
 - iv. Provide a drop through OceanGuard (Type 2) in pit P4/1. Set the invert of the 225 outlet pipe as 0.725m below the inlet pipe invert from pit P2/1.
 - v. Direct the pipe flows from P3/1 under the OceanGuard at P4/1.
 - vi. Remove the OceanGuard within Pit P1/7, P2/1 and P1/1 as it is treated downstream by pits P3/1 and P4/1.
 - vii. Provide a pit at the intersection of pipes from P2/1 and TG3
- c) Dwg. 5/8(E):
- i. As there is now a 1.5 year orifice, reconfigure the OSD storage base to grade to the 1.5 year orifice and not to the Stormfilter chamber.
 - ii. Delete the flap valve between the detention storage and the filter storage as a 1.5 year orifice has been included in the latest spreadsheet. Also delete all the flap valve detailed drawings between

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the filter storage and detention storage. This includes amending and deleting the flap valve in Section B as well.

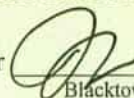
- iii. Amend pit P2/8 underground first flush device by providing a 500mm silt trap below the outlet pipe invert set to 900 x 1200 with no seepage holes.
 - iv. 6 x stormfilter 690mm cartridges are required rather than 5 as proposed. Amend the plans to reflect this change and note the size on the drawings.
 - v. Provide a minimum 900x900mm grate over the 25mm 1.5 year orifice. Amend drawings to show this including orifice details.
 - vi. Amend the OSD levels in the spreadsheet to reflect the additional stormfilter cartridge as follows: The RL of Bottom of OSD storage Area is to be 31.30, the Design Filter Cartridges is to be 9.60L/s, The 1.5 Year ARI orifice centreline is to be 31.12 and the 100 Year ARI orifice centreline is to be 31.10 with filter flows of 14.14 l/s. Reflect these changes on all the affected plans.
 - vii. Based on the revised OSD centreline levels, the OSD plan area is to be increased to suit the volumes. It is recommended that the OSD area is to extend in the areas between the columns.
 - viii. Lower the base of the RWT to 30.59 and overflow level to 32.19.
- d) Dwg. 6/8(E):
- i. All the specified northern downpipes and gutters are to be designed for the 100 year ARI storm.
- e) Dwg. 7/8(E):
- i. For the pit detail (type 1) note for pits P1/2, P2/2 and P5/1.
 - ii. For OceanGuard pit type 2 note for P3/1 and P4/1. Include an inlet pipe below the OceanGuard for pit P4/1.
 - iii. For all OceanGuards details, dimension from the invert of the high inlet pipe to the obvert of the outlet pipe as "500".
- f) Dwg. 8/8(E):
- i. Revise the number of OceanGuards and stormfilters as per the above notes.
- g) Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the rainwater tanks and detention tank in accordance with Council's Engineering Guide for Development 2005.

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6.2 Construction Certificate Requirements

6.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate for engineering work is required. These works include following:

- Road and drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)
- Path Paving

6.3 Local Government Act Requirements

6.3.1 Under *Section 68 of the Local Government Act 1993* an approval for engineering work is required. These works include the following:

- Any works within a Council Reserve
- Any works on adjoining land (outside the subject site boundaries)
- Inter-allotment drainage on adjoining land

6.4 Roads Act Requirements

6.4.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include the following:

- Any works within Council's road reserve
- Half width road construction
- Kerb inlet pit connections or construction
- Vehicular crossings
- Path Paving

6.5 Other Engineering Requirements

6.5.1 Submit a detailed estimate of costs for the engineering works. If this detailed estimate is \$25,000 or greater then a long service levy payment is required. Provide proof of this payment to Council.

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- 6.5.2 Any ancillary works undertaken shall be at no cost to Council.
- 6.5.3 Submit written permission from the affected property owner for any earthworks, road works proposed or drainage discharges on adjoining land.
- 6.5.4 Submit written evidence from Sydney Water indicating compliance with all necessary requirements.
- 6.5.5 All street name poles, light poles and bus shelters shall be black powder coated in accordance with Blacktown City Council's Engineering Guide for Development. Ensure this is noted on the construction plans.
- 6.5.6 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.
- 6.5.7 Submit a traffic management plan (TMP) including but not limited to a Traffic Control Plan (TCP) and Pedestrian Management Plan, for any works within public road reserves. The TCP shall be approved, signed and dated by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer.
- 6.5.8 Any approved design drawings must show an 8 m x 8 m splay for industrial allotments at each street intersection.
- 6.5.9 Replace any redundant layback and footway crossing with Council's standard kerb and gutter. The footway area shall be restored with turf in accordance with Council's specifications.
- 6.6 **Drainage**
- 6.6.1 Drainage from the site must be connected into existing drainage system. In this regard, any drainage from the site located on adjoining property, must be covered by an "easement for drainage".
- 6.6.2 Drainage from the site shall be connected into Council's existing drainage system. In this regard the following is required:
- a) An experienced Drainage Engineer registered with NER is to certify that the internal drainage system is capable of carrying the 100 year ARI flows from the development site to the detention basin through either piped or surface flows (excluding the nominated bypass areas).
 - b) A Chartered Structural Engineer, registered with NER, must certify the structural design for pier footings adjacent to the detention and Stormfilter tanks to be founded a minimum of 300mm below the underside of the tanks. The depth of piers away from the tanks will be subject to the zone of influence.

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- c) Provide details for permanent coloured interpretive signage minimum A1 size to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail is to be approved by Council.
- d) Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:
 - i. 4 star dual-flush toilets;
 - ii. 3 star showerheads;
 - iii. 5 star taps (for all taps other than bath outlets and garden taps);
 - iv. 3 star urinals; and
 - v. Water efficient washing machines and dishwashers are to be specified.
- e) An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses on the site including all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:
 - i) a first flush or pre-treatment system (typically 0.2 litres / m² of roof area going to the tank),
 - ii) a pump with isolation valves, control panel and a warning light to indicate pump failure;
 - iii) a solenoid controlled mains water bypass;
 - iv) flow meters on the solenoid controlled mains water bypass line and the pump outflow line, to determine actual non-potable usage;
 - v) a timer and control box for landscape watering, allowing for seasonal variations;
 - vi) ensuring all the rainwater reuse pipes are coloured purple;
 - vii) an inline filter and preferably an automatic backwash inline filter.
 - viii) fitting rainwater warning signs to all external taps using rainwater.
- f) The Landscape Irrigation system is designed to automatically achieve an average minimum usage rate of 171.2 kL/year, excluding turf areas, as nominated in MUSIC allowing for seasonal variations.

6.6.3 Foundations adjacent to easements shall not place a loading on the pipe within the easement. Foundations shall be located at:

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- (a) the depth of the invert of the existing pipeline, and/or
- (b) the depth of the invert of the proposed pipeline.

All developments shall be kept clear of drainage easements. The surface levels within the easement are not to be changed.

- 6.6.4 Pier and beam style construction shall be used adjacent to easements to the depth of the invert of the proposed or existing pipeline. A Registered Engineer (NER) shall certify that this condition has been satisfied.
- 6.6.5 The existing depression/watercourse through the site must be piped and/or channelled to contain stormwater discharges up to the 1% A.E.P. (100 year Average Recurrence Interval) event.
- 6.6.6 Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged in a satisfactory manner.
- 6.6.7 Provide an open style fence wherever it crosses the overland flow path. This is to ensure flows are not restricted. The underside of the fence shall have a minimum clear opening of 50 millimetres.
- 6.6.8 Where the internal driveway cannot be drained to an internal pit a grated trench drain shall be provided at the property boundary.

6.7 Erosion and Sediment Control

- 6.7.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.
- 6.7.2 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.
- 6.7.3 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.
- 6.7.4 Retaining walls shall be a maximum single height of 1.2m (600mm cut + 600mm fill). Where a retaining wall is proposed that is more than 1.2m in height, a terraced solution shall be provided. Terraces should not exceed 900mm in height (each). Note that the lower terrace is to be inside the lower lot, and the upper terrace on the boundary. Terraces should have a minimum separation distance equal to the height of the terrace. Retaining walls shall be of masonry construction.

6.8 On-Site Detention

- 6.8.1 Provide an on-site detention system in accordance with Council's Engineering Guide for Development.

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- 6.8.2 The engineering drawings approved under this consent are not to be used for construction. The Construction Certificate drawings shall be generally in accordance with the approved drawings however any significant variation to the on-site detention design shall require a section 96 application.
- 6.8.3 Submit the following certificates which are to be prepared by a registered engineer (NER):
- Certification that the structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
 - Certification that the on-site stormwater detention system will perform to meet the on-site stormwater detention requirements.
- 6.8.4 The following documents shall be submitted to accompany the on-site detention design in accordance with the design and construction specification:
- Comprehensive drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes, catchment plan, etc.
 - OSD detailed design submission and calculation summary sheet
 - A maintenance schedule that is signed and dated by the designer
- 6.9 **Stormwater Quality Control**
- 6.9.1 Provide a stormwater quality treatment system in accordance with Council's Engineering Guide for Development and Development Control Plan Part J – Water Sensitive Urban Design and Integrated Water Cycle Management. Details and calculations must be provided for both, the initial stage and final stage of construction when the building is completed.
- 6.9.2 The engineering drawings approved under this consent are not to be used for construction. The Construction Certificate shall be generally in accordance with the approved DA plans however any significant variation to the water quality treatment design shall require a Section 4.55 application.
- 6.9.3 Provide a maintenance schedule for the stormwater quality device that is signed and dated by the designer.
- 6.10 **Vehicular Crossings**
- 6.10.1 Construct a commercial and industrial vehicular crossings to Council's standard A(BS)103S. In this regard, driveways off Brisbane Street shall be 9 m wide each at

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the boundary. Combined crossing off Edward Street shall be 6 m wide at the property boundary. Splays may be adjusted to comply with AS 2890.2.

6.11 Footpaths

- 6.11.1 Construct path paving 1.5 m wide (900 from the boundary) for the full frontage of the development in both streets. The construction of path paving is to be provided generally in accordance with Council's Path Paving Policy, Blacktown City Council Engineering Guide for Development and Blacktown City Council Growth Centre Precincts Development Control Plan 2018.

7 PRIOR TO DEVELOPMENT WORKS

7.1 Safety/Health/Amenity

- 7.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

- 7.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the 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.

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

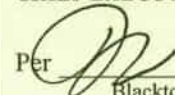
- 7.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

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(b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

7.1.4 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.

7.1.5 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

7.1.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

7.1.7 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

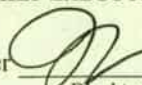
7.2 Notification to Council

7.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

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7.3 Sydney Water Authorisation

- 7.3.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

7.4 Home Building Act

- 7.4.1 The construction of *residential building work* within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the NSW Home Building Compensation Fund "Statement of Cover" under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under Part 3 of the Act, the number of the owner-builder permit.

7.5 Endeavour Energy Requirements

7.5.1 Dial Before You Dig

- 7.5.1.1 Before commencing any underground activity the applicant is required to obtain advice from the *Dial Before You Dig* 1100 service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

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8 DURING CONSTRUCTION (PLANNING)

8.1 Endeavour Energy Requirements

8.1.1 Public Safety

8.1.1.1 Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:
<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/community/nav/safety/safety+brochures>.

8.1.1.2 If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of multiple stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is Construction.Works@endeavourenergy.com.au

8.1.2 Emergency Contact

8.1.2.1 In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

8.1.3 Aboriginal Heritage

8.1.3.1 The recommendations contained in *Aboriginal heritage due diligence and historical heritage advice for 48-52 Edward Street, Riverstone NSW* dated 22 December 2017 must be adhered to.

9 DURING CONSTRUCTION (BUILDING)

9.1 Safety/Health/Amenity

9.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

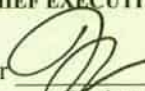
9.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

(a) the name, address and telephone number of the principal certifying authority

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for the work, and

- (b) the name of the principal contractor (if any) for the 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.

9.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

9.1.4 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

9.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

9.1.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

9.1.7 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.

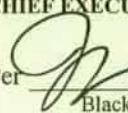
9.1.8 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

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9.2 Building Code of Australia Compliance

- 9.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

9.3 Surveys

- 9.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.
- 9.3.2 A registered surveyor's report confirming the approved design ground and/or floor levels, shall be lodged with the Principal Certifying Authority prior to work proceeding above floor level.

9.4 Nuisance Control

- 9.4.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 9.4.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

9.5 Waste Control

- 9.5.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

9.6 Construction Inspections

- 9.6.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):
- (a) After excavation for, and prior to placement of, any footings; and
 - (b) Prior to pouring any in-situ reinforced concrete building element; and
 - (c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
 - (d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and
 - (e) Prior to covering any stormwater drainage connections; and

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(f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The critical stage inspection "(f)" must be carried out by the Principal Certifying Authority.

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

Note: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

10 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

10.1 Environmental Management

10.1.1 The recommendations provided in the *Acoustic/ Vibration Assessment*, prepared by *Envirotech Pty Ltd*, report no. REP-17 5689-A2, dated 15 June 2018 are to be implemented.

10.1.2 The recommendations provided in *Air Quality Impact Assessment*, prepared by *Northstar Air Quality Pty Ltd*, report no. 18.1031.FR1V1, dated 12 September 2018 are to be carried out.

10.1.3 The recommendations provided in *Stage 2 - Detailed Site Investigation*, prepared by *CSTS Environmental Pty Ltd*, document ref. 825-E1339-AA, dated August 2019 are to be carried out.

10.1.4 Bunding is to be designed and installed in accordance with:

- Department of Environment and Conservation Guidelines - *Technical BU Bunding and Spill Management*;
- Department of Environment and Conservation Guidelines "*Surface water management on the covered forecourt areas of service stations*";
- *Australian Standard 1940-1993: The storage and handling of flammable and combustible liquids*; and
- *Australian Standard/New Zealand Standard 4681:2000: The storage and handling of Class 9 (miscellaneous) dangerous goods and articles*.

10.1.5 Any asbestos material is to be handled and treated in accordance with the WorkCover document "*Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos*" dated March 2008.

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10.1.6 All areas that are suspected to be contaminated must be remediated. Upon completion of remediation an appropriately qualified environmental consultant must prepare a validation report in accordance with;

- NSW Environment Protection Authority's *"Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites"* (2011)
- NSW Environment Protection Authority's *Contaminated Sites Sampling Design Guidelines* (1995)
- NSW Environment Protection Authority's *"Contaminated Sites: Guidelines for NSW Site Auditor Scheme"* (2006)
- National Environment Protection Council *"National Environment Protection (Assessment of Site Contamination) Measure"* (2011).

10.2 NSW Environmental Protection Authority Requirements

10.2.1 Stormwater/sediment control

10.2.1.1 An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities.

10.2.2 Hours of operation

10.2.2.1 All construction work at the premises must only be conducted between 07:00 and 18:00 Monday to Friday, and 08:00 to 14:00 Saturdays. No construction work is permitted at the premises on Sunday or Public Holidays.

11 DURING CONSTRUCTION (ENGINEERING)

11.1 Notification of Works

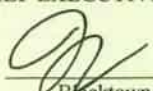
11.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum five (5) business days prior to commencement of engineering works.

11.1.2 A notification of works flyer (letter drop) is to be provided to all neighbouring businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

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11.2 Insurances

- 11.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000.00 Indemnity and Workers Compensation.

11.3 Service Authority Approvals

- 11.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

11.4 Soil Erosion and Sediment Control Measures

- 11.4.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.
- 11.4.2 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

11.5 Filling of Land and Compaction Requirements

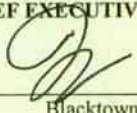
- 11.5.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.
- 11.5.2 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.
- 11.5.3 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited

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on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.

- 11.5.4 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind blown dust.
- 11.5.5 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.
- 11.5.6 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.
- 11.5.7 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.
- 11.6 **Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.**
- 11.6.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifying Authority for the development, only compliance certificates issued by accredited certifiers will be accepted. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

11.7 **Inspection of Engineering Works - Roads Act 1993**

- 11.7.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum twenty-four (24) hours notice. Council's Development Overseers may be contacted on 02 9839 6586 between 7am - 8am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

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11.8 Public Safety

- 11.8.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

11.9 Site Security

- 11.9.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

11.10 Traffic Control

- 11.10.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2002.

- 11.10.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc) must be setup, installed, monitored and maintained in accordance with the certified Traffic Control Plan and by suitably qualified RMS accredited work site traffic controllers.

- 11.10.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold with them their RMS Traffic controllers accreditation.

11.11 Other Matters

- 11.11.1 The 7 x 200 micron OceanGuards (Enviropods) and 6 x 690 mm high Stormfilter cartridges supplied by Ocean Protect (Stormwater 360) are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.

12 PRIOR TO OCCUPATION CERTIFICATE

12.1 Consolidation of Lots

- 12.1.1 The 3 existing lots shall be consolidated into one title which shall be registered with the NSW Government - Land Registry Services.

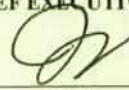
12.2 Service Authorities

- 12.2.1 The applicant shall obtain a Trade Waste Approval from the Sydney Water Corporation Limited in relation to any discharges to the Corporation's sewerage system.

- 12.2.2 A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the

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website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the occupation of the development.

12.3 Road Damage

- 12.3.1 The cost of repairing any damage caused to Council's assets in the vicinity as a result of this development works shall be met in full by the applicant/developer.

12.4 Compliance with Conditions

- 12.4.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.
- 12.4.2 Prior to occupation/use of a new building, it is necessary to obtain an Occupation Certificate from the Principal Certifying Authority in accordance with the provisions of Section 6.9 and 6.10 of the Environmental Planning & Assessment Act 1979.
- 12.4.3 A Subdivision Certificate shall not be issued until all conditions of this consent, other than "operational" conditions, have been satisfied.

12.5 Temporary Facilities Removal

- 12.5.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 12.5.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 12.5.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 12.5.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 12.5.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new

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vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

12.6 Fire Safety Certificate

- 12.6.1 An interim or final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

12.7 Landscaping/Car Parking

- 12.7.1 All landscaping shall be completed in accordance with the approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.
- 12.7.2 No storage activities shall be located within the landscaped setback areas.
- 12.7.3 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.
- 12.7.4 27 car parking spaces are to be provided for staff and visitors. 16 parking spaces are to be provided in the undercroft parking area adjacent to Edward Street and 11 spaces are to be provided adjacent to the Brisbane Road frontage.
- 12.7.5 All staff common open space areas and internal driveways shall be appropriately illuminated by the use of bollard lighting or the like to provide for the safety and convenience of staff.
- 12.7.6 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.
- 12.7.7 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.1.-2004.
- 12.7.8 All required internal roads and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.
- 12.7.9 A 2.1m high decorative chain wire mesh or similar fence in either bottle green or black shall be provided along the boundaries of the development.

12.8 Fee Payment

- 12.8.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

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12.9 Engineering Matters

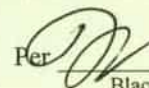
12.9.1 Surveys/Certificates/Works As Executed plans

- 12.9.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A hardcopy (A1 size) and softcopy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.
- 12.9.1.2 The Work-as-Executed (WAE) plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Council.
- 12.9.1.3 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.
- 12.9.1.4 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.
- 12.9.1.5 A Certificate from a Registered Engineer (NER) must be lodged with Council verifying that pier and beam style construction was used adjacent to the easement to the depth of the invert of the pipeline.
- 12.9.1.6 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 12.9.1.7 An experienced irrigation specialist is to certify that all the requirements of the detailed Landscape Watering Plan have been installed as per the approved plan and are working correctly. Provide a signed, works-as-executed Landscape Watering Plan to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au
- 12.9.1.8 A Chartered Civil Engineer registered with NER, is to certify that:
- all the requirements of the approved drainage plan have been undertaken;
 - the minimum detention storage of 89.20 m³ has been provided below the 1.5 year ARI weir and a total of 135.30 m³ has been provided below the 100 year ARI emergency overflow weir;

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- iii. the orifice size matches the approved construction certificate plans;
- iv. For the detention basin the 1.5 year ARI orifice discharge does not exceed 10.79 l/s at the 1.5 year weir level and the 100 year ARI orifice discharge does not exceed 35.35 l/s at the emergency overflow weir level.
- v. the rainwater tanks have been provided as per the approved construction certificate plans;
- vi. a minimum 50 m³ rainwater tank below the overflow has been provided collecting roof water from a minimum 1000 m² of roof area.
- vii. all the signage and warning notices have been installed;
- viii. the interpretative water quality sign has been correctly installed
- ix. any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.
- x. a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

12.9.1.9 Ocean Protect (Stormwater 360) is to certify for the installation of the 200 micron OceanGuards (Enviropods) and Stormfilters that:

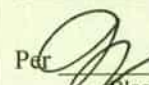
- i. They are installed in accordance with the Ocean Protect standard operational guidelines and production drawings;
- ii. A minimum of 7 x 200 micron OceanGuards (Enviropods) and 6 x 690 mm high Stormfilter cartridges supplied by Ocean Protect have been installed;
- iii. The Stormfilter tank includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables including oils for the 690 mm cartridges;
- iv. The Stormfilter weir length is a minimum of 1.53m;
- v. The Stormfilters have a minimum flow rate of 9.6 l/s at standard weir height;
- vi. Mosquito proof screens have been provided under all grated accesses into the Stormfilter tank; and
- vii. Energy dissipaters have been provided on all the inlets to the Stormfilter chamber.
- viii. A maintenance contract has been signed for the maintenance of the stormfilters.

12.9.2 Easements/Restrictions/Positive Covenants

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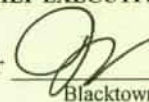
- 12.9.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:
- (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
 - (b) The standard format for easements and restrictions as accepted by the NSW Government - Land Registry Services.
- 12.9.2.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Government - Land Registry Services over the on-site detention storage areas and outlet works.
- 12.9.2.3 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Government - Land Registry Services over the Stormwater Quality Control devices/system and Rainwater Tanks in accordance with the requirements of Council's Engineering Guide for Development 2005. The covenant requirements are to include the submission of an annual report on water treatment and non-potable water usage before 1 September each year.
- 12.9.2.4 Restrictions and/ or positive covenant must be endorsed by Council and lodged with NSW Government - Land Registry Services over any overland flow-path.
- 12.9.2.5 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.
- 12.9.3 Concrete path paving must not be placed until building construction have been completed or until approved in writing by Council. The applicant has the option of lodging a security deposit for the works, or paying a monetary payment in lieu of works based upon Council's Goods and Pricing Schedule. The security will be released upon satisfactory completion of the works.
- 12.9.4 Where Council's has granted approval of providing security in lieu of outstanding works. A security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request.
- 12.9.5 **Inspections**
- 12.9.5.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.
- 12.9.6 A plumber, licensed with NSW Fair Trading, or experienced hydraulic engineer registered with NER, is to certify that all the non-potable water uses are being

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supplied by rainwater and that all the requirements of the detailed Non-Potable Water Supply and Irrigation Plan have been installed and are working correctly. Provide a copy of the certification and a signed, works-as-executed Non-Potable Water Supply and Irrigation Plan to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au.

- 12.9.7 A plumber licensed with NSW Fair Trading, or experienced hydraulic engineer, is to certify that:
- i. all the non-potable water uses are being supplied by rainwater;
 - ii. all the requirements of the detailed Non-Potable Water Supply & Irrigation Plan have been installed to the required locations.
 - iii. the pumps, alarms and all other systems are working correctly; and
 - iv. The water from at least one wash down tap and one toilet from each unit have been tested to show no chlorine residual.
- A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer.'
- 12.9.8 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:
- i. 4 star dual-flush toilets;
 - ii. 3 star showerheads;
 - iii. 5 star taps (for all taps other than bath outlets and garden taps);
 - iv. 3 star urinals; and
 - v. 3 star Water efficient washing machines and dishwashers have been used.
- 12.9.9 Provide written evidence that the registered owner/lessee has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the stormwater quality improvement devices. Forward a copy of the signed and endorsed contract(s) and maintenance contractor(s) details to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au. This maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard. The maintenance contract is to contain a requirement that firstly all maintenance on the filter cartridges is undertaken by Ocean Protect (Stormwater 360) and either the filter cartridges are to be replaced no later than two years after the date of installation, or a flow test is to be undertaken on the filter chamber in accordance with Council's WSUD Handbook. The flow test is to be repeated and passed each and every year after that for the filters to be retained, but the filters must be replaced after a maximum of 5 years.

12.10 Asset Management

- 12.10.1 An amount of \$915.00 per light pole is to be paid to Council for the ongoing maintenance of each black powder coated light pole to be installed in this subdivision and is to be paid prior to the release of the Occupation Certificate. This rate is adjusted annually and the actual amount charged will be in accordance with

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Council's adopted fees and charges at the time of payment.

The number of light poles within the subdivision is to be included with the Subdivision Certificate application (prior to Occupation Certificate) for amalgamation together with a copy of the approved street lighting plan. Any enquiries regarding this fee are to be directed to the Civil Maintenance Section of the City Assets Directorate.

The manufacturer of the light poles/street name poles/bus shelters is to provide written certification that all structures have been black powder coated to the satisfaction of Council's Development Services Engineers prior to installation.

12.11 Dedications

- 12.11.1 Dedication at no cost to Council of 8m x 8m splay corner at the intersection of Edward and Brisbane Streets.

12.12 Street tree planting

- 12.12.1 Any tree planting (and maintenance) along the frontage of the development site to improve the amenity of the streetscape must be approved before an Occupation Certificate is issued.

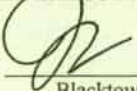
- (a) Trees will be planted at a minimum spacing of 8 metres.
- (b) Trees must be of a minimum container size of 45 litres with root barriers.
- (c) The applicant must obtain clearances from relevant service authorities.
- (d) The applicant will be required to pay a bond of \$335 per tree to ensure the health and vigour of the tree(s). The bond will be returned 12 months after the completion of the development (i.e. on issue of final occupation certificate), to council if the trees are maturing satisfactorily. The applicant is responsible for notifying Council when the works are completed to request a practical completion inspection and end of street tree bond maintenance inspection.
- (e) The applicant will also be required to pay a \$280.00 inspection fee and a \$492.00 landscaping assessment fee. A Blacktown City representative will inspect all street tree and public landscaping during the establishment period (i.e. between the practical date of completion and formal handover). Elements deemed to be not adequately performing are to be removed, substituted or repaired by the developer within 60 days of written notification.

12.13 Roller doors

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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12.13.1 The fast closing and opening automated doors are to be installed

12.14 Complaints Signage

12.14.1 A sign is to be installed at both frontages of the site providing details of the contact name and phone numbers including mobile numbers of the operator to enable the public to report any complaints

12.15 Plan of Management

12.15.1 A Plan of Management is to be provided to Council for approval that includes:

- a pre-booking system for trucks wanting to deliver material to the premises to ensure these deliveries are managed on a daily basis and to prevent any trucks queuing on the street.
- Only 1 truck and dog or 2 rigid trucks are allowed on site at any time
- A pre-booking requirement for client delivery trucks from demolition projects
- Trucks planning to collect processed materials or deliver concrete for crushing from project sites are to call/radio ahead to check availability of this facility to receive them.
- All client trucks must be informed by the business operator that they attend the site that they must approach and enter the site via the Brisbane Street frontage only.
- A maximum of 25 truck movements to the site (being 25 ingress and 25 egress movements) are permitted per day.
- The use and operation of the fast closing and opening automated doors for trucks entering and leaving the site and the cessation operation of the crushing machine when the doors are open.

13 OPERATIONAL (PLANNING)

13.1 Access/Parking

13.1.1 All required off-street car parking spaces and internal roads shall be maintained to a standard suitable for the intended purpose.

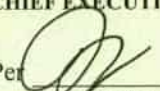
13.1.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.

13.1.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.6-2009.

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13.2 General

- 13.2.1 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 13.2.2 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 13.2.3 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 13.2.4 The storage and handling of liquids and dangerous goods associated with activities on the premises is to be carried out in accordance with the requirements of;
- NSW Workcover
 - Environment Protection Authority Guidelines - *Technical BU Bunding and Spill Management*.
- 13.2.5 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 13.2.6 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.
- 13.2.7 No goods, materials or trade wastes are to be stored at any time outside the buildings on the internal vehicular driveways, car parking areas, landscaping areas or footpaths, other than in approved garbage receptacles.
- 13.2.8 The Bulk Waste Management Plan prepared by Envirotech Pty Ltd, report no. REP-5690-A, dated 9 March 2018 and Waste Management Plan prepared by Envirotech Pty Ltd, report no. 18-5688-A-1, dated 8 February 2018 shall be implemented and appropriately managed at all times.

13.3 Landscaping

- 13.3.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

13.4 Use of Premises

- 13.4.1 The use of the approved development shall, at all times, be conducted in a manner

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consistent with the terms and conditions of this consent.

- 13.4.2 The development shall not be used or converted for use for any purpose other than that:

- (a) Granted consent by Council's Notice of Determination, or
- (b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

13.5 Emergency Procedures

- 13.5.1 Instructions concerning procedures to be adopted in the event of an emergency shall be clearly displayed on the premises for both public and staff information at all times to the satisfaction of Council.

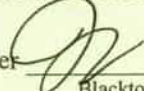
13.6 Plan of Management

- 13.6.1 A Plan of Management is to be prepared to ensure the effective ongoing management of the site and will include the items raised on page 74 of the Environmental Impact Statement Revision 05, dated 27 June 2019
- 13.6.2 The Plan of Management is to include a requirement that a qualified hygienist is to supply a certificate/report to confirm that no asbestos or other contaminants are present in the concrete brought to the facility for processing from a construction site. This certificate/report is to be brought with the driver of the truck delivering the materials from the construction site and is to be given to the operator of the facility upon arrival before the truck can enter the building.
- 13.6.3 A daily log book is to be kept at the premises. This log book is to be made available for Council inspection at any time on request and must record:
- The date and time of delivery
 - the registration number of every delivery truck,
 - tonnage of materials being delivered,
 - qualified hygienist certificate/report number
 - location and source of material being delivered
- 13.6.4 A maximum of 1 truck and dog or 2 rigid trucks are permitted on the site at any one time. Deliveries to the facility shall be staggered to ensure that no more than 1 truck and dogs and 2 rigid trucks attend the site at any one time to ensure that truck and dogs or 2 rigid trucks do not park or queue in the street or on the driveway of the site.
- 13.6.5 The applicant must always comply with the approved Plan of Management for the

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operation of this business.

13.7 Trucks to be used

- 13.7.1 Only truck and dogs or rigid vehicles are to be used to service the facility for the purpose of delivering processed/unprocessed materials to and from the subject site.

13.8 Processing Work

- 13.8.1 A maximum of 90,000 tonnes of material is permitted to be processed at the facility annually with a maximum of 250 tonnes per day.
- 13.8.2 The crushing facility has to stop processing/crushing when a truck enters or leaves the premises
- 13.8.3 The crushing facility is only allowed to operate when the doors are closed.

13.9 Fast Closing Doors

- 13.9.1 The facility's fast closing and opening automated roller doors are to only open to allow for the entry or exit of a delivery vehicle. The fast closing and opening automated roller doors must otherwise be closed at all times.
- 13.9.2 The fast closing doors are to be closed before any loading or unloading of a truck occurs.

13.10 Crushing machine

- 13.10.1 The crushing facility is to be in "sleep mode" or idle when the truck enters or leaves the facility.

14 OPERATIONAL (ENVIRONMENTAL HEALTH)

14.1 Environmental Management

- 14.1.1 The recommendations provided in *Acoustic/ Vibration Assessment, prepared by Envirotech Pty Ltd, report no. REP-17 5689-A2, dated 15 June 2018* are to be implemented.
- 14.1.2 The recommendations provided in *Air Quality Impact Assessment, prepared by Northstar Air Quality Pty Ltd, report no. 18.1031.FR1V1, dated 12 September 2018* are to be implemented.
- 14.1.3 The recommendations provided in *Stage 2 - Detailed Site Investigation, prepared by CSTS Environmental Pty Ltd, document ref. 825-E1339-AA, dated August 2019* are to be carried out.

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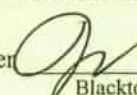
- 14.1.4 No contaminated waste water or liquid waste shall be discharged into Council's stormwater system.
- 14.1.5 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.
- 14.1.6 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 14.1.7 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 14.1.8 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 14.1.9 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the *Protection of the Environment Operations Act 1997*.
- 14.1.10 All waste generated on the site during the construction must be classified in accordance with the NSW EPA's *Environmental Guidelines: Assessment, Classification and management of Liquid and Non-Liquid Waste* and disposed of at a facility that may lawfully accept the waste.
- 14.1.11 In accordance with Part 5.7 *Protection of the Environment Operations Act 1997*, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 14.1.12 Sufficient supplies of appropriate absorbent materials and/or other appropriate spill cleanup equipment shall be kept on site to recover any liquid spillage. Liquid spills must be cleaned up using dry methods only and shall not give rise to an offence under the Protection of the Environment Operations Act 1997.

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14.1.13 The storage and handling of liquids associated with activities on the premises is to be carried out in accordance with the requirements of;

- NSW Workcover;
- *Australian Standard 1940:2004 The Storage and Handling of Flammable and Combustible Liquids*; and
- Environment Protection Authority Guidelines - *Technical BU Bunding and Spill Management*.

14.1.14 A verification report is to be submitted within 3 months of operation prepared by an independent and suitably qualified environmental consultant to verify that the findings in *Air Quality Impact Assessment, prepared by Northstar Air Quality Pty Ltd, report no. 18.1031.FR1V1, dated 12 September 2018* have been satisfied. The consultant is to be agreed to by Council. In the event that the recommended air quality requirements are not being met and extra measures are required, these are to be implemented to ensure that the development operates in accordance with the requirements of the EPA.

14.1.15 A verification report is to be undertaken within 3 months of operation prepared by an independent and suitably qualified acoustic engineer to verify that the findings in *Acoustic/ Vibration Assessment, prepared by Envirotech Pty Ltd, report no. REP-17 5689-A2, dated 15 June 2018* have been satisfied. The consultant is to be agreed to by Council. In the event that the recommended acoustic requirements are not being met and extra measures are required, these are to be implemented to ensure that the development operates in accordance with the requirements of the EPA.

14.2 NSW Environmental Protection Authority Requirements

14.2.1 Noise limits

14.2.1.1 The operation of all plant and equipment shall not give rise to an equivalent continuous (LAeq) sound pressure level within 30 metres of a dwelling façade, but not closer than 3 metres, on any residential property greater than 5dB(A) above the existing background LA90 level, measured over 15 minutes.

14.2.1.2 The noise emission limits identified in 15.2.1.1 apply for prevailing meteorological conditions (winds up to 3m/s), except under conditions of temperature inversions. Noise impacts that may be enhanced by temperature inversions must be addressed by:

- Documenting noise complaints received to identify any higher level of impacts or patterns of temperature inversions;
- Where levels of noise complaints indicate a higher level of impact then actions to quantify and ameliorate any enhanced impacts under temperature inversions conditions should be developed and implemented.

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14.2.2 Waste

14.2.2.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the POEO Act.

14.2.2.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the POEO Act.

14.2.2.3 All processing and storage activities are only to take place within the proposed enclosed building located on the Premises as per the Material Stockpile map (ref. 1722-6) prepared by Abode Design and provided as supporting documentation to the proposal. No waste materials, including finished products, may be stored or processed outside.

14.2.2.4 The waste types permitted to be received at the Premises are:

- Virgin Excavated Natural Material (VENM)
- Excavated Natural Material (ENM)
- Building and Demolition Waste

14.2.2.5 No more than 90,000 tonnes of waste per annum can be received at the Premises.

14.2.2.6 No more than 6,720 tonnes of waste can be stored at the Premises at any one time.

14.2.2.7 No asbestos is permitted to be received or stored under any circumstances at the Premises.

14.2.3 Copy of licence kept at the premises or on the vehicle or mobile plant

A copy of the EPA licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

The licence must be produced to any authorised officer of the EPA who asks to see it.

The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.

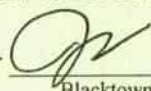
14.2.4 Reporting Conditions

14.2.4.1 Annual Return Documents

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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14.2.4.1.1 What documents must an Annual Return contain?

The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

- a) Statement of Compliance; and
- b) Monitoring and Complaints Summary.

A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

14.2.4.1.2 Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, except as provided below:

Where this licence is transferred from the licensee to a new licensee,

- a) the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- b) the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on:

- a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
- b) in relation to the revocation of the licence — the date from which notice revoking the licence operates.

14.2.4.1.3 Deadline for Annual Return

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

14.2.4.1.4 Licensee must retain copy of Annual Return

The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

14.2.4.1.5 Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary

Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

- a) the licence holder; or
- b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

A person who has been given written approval to certify a Statement of Compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review this licence.

14.2.4.1.6 Notification of environmental harm

Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

Notifications must be made by telephoning the EPA's Environment Line service on 131 555.

The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

14.2.4.1.7 Written report

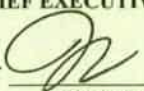
Where an authorised officer of the EPA suspects on reasonable grounds that:

- a) where this licence applies to premises, an event has occurred at the premises; or

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- b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,

and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

The request may require a report which includes any or all of the following information:

- a) the cause, time and duration of the event;
- b) the type, volume and concentration of every pollutant discharged as a result of the event;
- c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and
- d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
- e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
- f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;
- g) any other relevant matters.

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

14.2.5 Operating Conditions

14.2.5.1 Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner.

This includes:

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- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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- a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
- b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

14.2.5.2 Maintenance of Plant and Equipment

14.2.5.2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:

- a) must be maintained in a proper and efficient condition; and
- b) must be operated in a proper and efficient manner.

14.2.5.3 Dust

14.2.5.3.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust.

14.2.5.3.2 The premises must be maintained in a condition which prevents the emission of dust from the premises.

14.2.5.3.3 No material, including sediment or oil, is to be tracked from the premises.

14.2.5.3.4 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

14.2.5.4 Emergency Response

14.2.5.4.1 As part of the licence application requirements, the Applicant must prepare, maintain and implement as necessary, a current Pollution Incident Response Management Plan ("PIRMP") for the premises.

Note: The Applicant must develop the PIRMP in accordance with the requirements in Part 5.7A of the POEO Act and associated regulations.

14.2.5.5 Processes and management

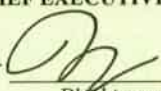
14.2.5.5.1 Any waste for processing, storage or resource recovery at the premises must be assessed and classified in accordance with the *EPA Waste Classification Guidelines* as in force from time to time.

14.2.5.5.2 Each type of waste stored onsite for recovery/recycling must be stockpiled separately.

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14.2.5.5.3 All waste processing and storage must be undertaken inside the building.

14.2.5.5.4 All waste material stored onsite is to be contained within a designated area such as a waste bin or bay.

14.2.5.6 Stormwater/sediment control

14.2.5.6.1 A Stormwater Management Scheme must be prepared for the development and must be implemented. Implementation of the Scheme must mitigate the impacts of stormwater run-off from and within the premises following the completion of construction activities. The Scheme should be consistent with the Stormwater Management Plan for the catchment.

14.2.6 Monitoring and Recording Conditions

14.2.6.1 Monitoring records

14.2.6.1.1 The results of any monitoring required to be conducted by the EPA's general terms of approval, or a licence under the POEO Act, in relation to the development or in order to comply with the load calculation protocol must be recorded and retained as set out in conditions 15.2.7.1.2 and 15.2.7.1.3.

14.2.6.1.2 All records required to be kept by the licence must be:

- in a legible form, or in a form that can readily be reduced to a legible form;
- kept for at least 4 years after the monitoring or event to which they relate took place; and
- produced in a legible form to any authorised officer of the EPA who asks to see them.

14.2.6.1.3 The following records must be kept in respect of any samples required to be collected:

- the date(s) on which the sample was taken;
- the time(s) at which the sample was collected;
- the point at which the sample was taken; and
- the name of the person who collected the sample.

14.2.6.2 Reporting conditions

14.2.6.2.1 The applicant must provide an annual return to the EPA in relation to the development as required by any licence under the POEO Act in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a

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summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable. If load based fees apply to the activity the applicant will be required to submit load-based fee calculation worksheets with the return.

14.2.6.3 Recording of Pollution Complaints

- 14.2.6.3.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

The record must include details of the following:

- the date and time of the complaint;
- the method by which the complaint was made;
- any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
- the nature of the complaint;
- the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
- if no action was taken by the licensee, the reasons why no action was taken.

The record of a complaint must be kept for at least 4 years after the complaint was made.

The record must be produced to any authorised officer of the EPA who asks to see them.

14.2.6.4 Telephone Complaints Line

- 14.2.6.4.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

This condition does not apply until 3 months after this condition takes effect.

14.2.7 Special conditions

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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- 14.2.7.1 A financial assurance in the form of an unconditional and irrevocable and on demand guarantee from a bank, building society or credit union operating in Australia as an "authorised deposit taking institution" under the Banking Act 1959 of the Commonwealth of Australia and supervised by the Australia Prudential Regulatory Authority (APRA) must be provided to the EPA prior to the issuing of the Environment Protection Licence (amount to be negotiated with the EPA as part of the licence application process).

14.2.8 Hours of operation

- 14.2.8.1 Activities at the premises, other than construction work, may only be carried out between 07:00 and 18:00 Monday to Friday, and 08:00 to 14:00 Saturdays. No activities are permitted at the premises on Sunday or Public Holidays.

- 14.2.8.2 This condition does not apply to the delivery of materials outside the hours of operation permitted by condition 15.2.8.1 if that delivery is required by police or other authorities for safety reasons; and/or the operation or personnel or equipment are endangered. In such circumstances, prior notification is provided to the EPA and affected residents as soon as possible, or within a reasonable period in the case of an emergency.

14.2.9 Pollution of waters

- 14.2.9.1 Except as may be expressly provided by a licence under the POEO Act in relation of the development, section 120 of the POEO Act must be complied with in and in connection with the carrying out of the development.

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