

7 July 2006

ENQUIRIES: Miss Zena Ayache on 9725-0292

Building Products Supplies Pty Limited
750 Lorimer Street
PORT MELBOURNE VIC 3207

Dear Sir/Madam,

**NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION NO. 578/2006**
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject application has been **APPROVED** pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 and is subject to the following conditions.

Property Description:	Cnr Lot 603, DP 260618, No. 10 Davis Road, Wetherill Park MANUFACTURING
Description of Development:	Use of premises for storage and general warehousing of cement bags and related building products.
Date of Determination:	7 July 2006
Date of Operation of Consent:	8 July 2006
Date Consent Will Lapse:	8 July 2008

APPROVED PLANS

1. Compliance with Plans

The development shall take place in accordance with the approved development plans, Sheet No: 578/2006 - 1/2 and Sheet No: 578/206 - 2/2, except as modified in red by Council and/or any conditions of this consent.

2. Amendments

The driveway access located off Davis Road shall be widened to a minimum width of eight metres (8m), as amended in red on the approved plans, to facilitate b-double trucks to enter the site in a satisfactory manner.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a

construction certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

3. Vehicular Crossing Application

Prior to issue of a construction certificate a vehicular crossing application shall be submitted to and approved by Council. Access to the development shall be via a heavy duty crossing in accordance with Council's requirements. All vehicular crossings shall be located a minimum of one (1) metre from and utility pillar/pole.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

4. Sydney Water Consent

Prior to the commencement of any works on site, the approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre 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.

If the development complies with Sydney Water's requirements, the approved plans will be appropriately stamped and shall be submitted to the Certifying Authority prior to the commencement of any works on site.

For Quick Check agent details please refer to the website www.sydneywater.com.au <<http://www.sydneywater.com.au>>, see Building Developing and Plumbing then Quick Check or telephone: 13 20 92.

5. Kerb and Gutter Status Form

Prior to the commencement of any works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

6. Erosion and Sedimentation Control

Prior to the commencement of any works on site, controls in accordance with Council's Erosion and Sedimentation Control Policy shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

↳ as built.

7. Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

GENERAL

8. Carparking - General

The provision and maintenance of the following number of car parking spaces in accordance with Council's Development Control Plan No. 19/96:

- a. Thirty-one (31) off-street car parking spaces for staff and visitors; and
- b. One (1) off-street car parking space for disabled persons (minimum width 3.8m).

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

9. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. B-double trucks and twelve (12) tonne rigid semi trailers shall be used for the servicing or operations of this development.
- c. All vehicles awaiting loading or unloading shall be parked on site and not on adjacent or nearby public roads.
- d. All loading and unloading of goods shall take effect within the factory.

10. Hours of Operation

The approved hours of operation for the use of the premises are:

* Monday to Friday: 6.00am - 5.30pm

11. Advertising Signs

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

12. Use of the Premises

The use of the premises shall comply with the following requirements:

- a. No sales of manufactured or stored goods shall be made to the general public from the subject premises.
- b. The portion of the site not the subject of this approval shall be maintained in a clean and tidy state at all times.

13. Storage of Goods

All works and storage shall be contained wholly within the building.

14. Unreasonable Noise and Vibration

The use, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in

neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

15. Lighting

Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 1997 so as not to impact upon the amenity of the occupants of adjoining and nearby premises.

16. Public Address System

No public address system or sound amplifying equipment shall be installed so as to permit the emission of offensive noise, as defined by the Protection of the Environment Operations Act 1997, onto any public place.

17. Trafficable bund

A trafficable bund, capable of preventing the escape of any pollutant into Council's stormwater drainage system, shall be provided to all exits from the factory building.

18. Storage of Flammable and Combustible Liquids

Flammable and combustible liquids shall be stored in accordance with AS 1940-2004 - The Storage and Handling of Flammable and Combustible Liquids.

19. Waste Receipts

A permanent record of receipts for the removal of both liquid and solid waste from the site shall be kept and maintained up to date at all times. Such record is to be made available to Council's Officers, upon request.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with other relevant Council policy(s) and any other relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

- **Covenants which may Affect this Proposal**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

HOW LONG DOES THIS APPROVAL LAST?

Pursuant to Section 95 of the Environmental Planning and Assessment Act, 1979 physical commencement of construction works/use of the land, building or work is required within two (2) year period from the issue of the date of consent after which time the approval will lapse.

WHAT RIGHTS OF REVIEW EXIST?

Pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with the determination with respect to the matters relating to the EP & A Act, may within a twelve (12) month period from the date of determination, request Council, in writing, to review the determination.

WHAT APPEAL RIGHTS EXIST?

Pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant may seek a Right of Appeal to the Land and Environment Court within twelve (12) months from the date of consent if they are dissatisfied with the determination by the consent authority.

GEORGE VLAMIS
MANAGER, DEVELOPMENT PLANNING

In reply please quote: 371057/2019

Contact: Right to Information Officer on 9725 0222

16 May 2019

Halgan Pty Ltd
PO Box 255
COLLARROY NSW 2097

Dear Mr Onsley

**INFORMAL ACCESS UNDER THE GOVERNMENT INFORMATION (PUBLIC ACCESS)
ACT - 10 DAVIS ROAD WETHERILL PARK 2164.**

I refer to your application requesting consent for 10 Davis Road Wetherill Park under informal access of the Government Information (Public Access) Act 2009 (GIPA Act).

Please find attached requested information.

Should you require further information concerning this matter, please contact Council's Right to Information Officer on 9725 0716. Reference No. 371057/2019 should be quoted when contacting Council in regards to this matter.

Yours faithfully

RIGHT TO INFORMATION OFFICER

Encl.