

Kane Winwood
 Team Leader Industry Assessments
 Department of Planning and Environment
 GPO Box 39
 SYDNEY NSW 2001

Re: Exhibition of Modification to State Significant Development Application for Warehouse and Distribution Centre, Prestons (SSD 7155 MOD 7)

I write in response to your request for comment in relation to the exhibition of the modification to State Significant Development Application for Warehouse and Distribution Centre, Prestons (SSD 7155 MOD 7). Please note that with respect to traffic impacts, Council provided comments on SSD 7155 mod 6 and mod 7 in its previous correspondence dated 12 November 2018.

Council officers have reviewed the application and plans by the following:

Company		Job No./Drawing No.	Title	Revision /Issue	Date
Costin Consulting	Roe	Co8753.21	Civil Engineering Report for SSD7155 Mod 7	C	13.09.18
Costin Consulting	Roe	CO8753.21-C10	DRAWING LIST & GENERAL NOTES	B	17.08.18
Costin Consulting	Roe	CO8753.21-C20	EROSION & SEDIMENT CONTROL PLAN	A	17.08.18
Costin Consulting	Roe	CO8753.21-C25	EROSION & SEDIMENT CONTROL DETAILS	A	17.08.18
Costin Consulting	Roe	CO8753.21-C30	BULK EARTHWORKS PLAN	A	17.08.18
Costin Consulting	Roe	CO8753.21-C35	BULK EARTHWORKS SECTIONS SHEET 1	A	17.08.18
Costin Consulting	Roe	CO8753.21-C36	BULK EARTHWORKS SECTIONS SHEET 2	A	17.08.18
Costin Consulting	Roe	CO8753.21-C40	STORMWATER DRAINAGE PLAN	B	17.08.18
Costin Consulting	Roe	CO8753.21-C42	STORMWATER CATCHMENT PLAN	A	17.08.18
Costin Consulting	Roe	CO8753.21-C45	STORMWATER DRAINAGE DETAILS	B	17.08.18
Costin Consulting	Roe	CO8753.21-C47	OSD PLAN & DETAILS	B	17.08.18
Costin Consulting	Roe	CO8753.21-C48	OSD PLAN & DETAILS – SHEET 2	A	17.08.18

Costin Consulting	Roe	CO8753.21-C50	FINISHED PLAN	LEVELS	B	17.08.18
Costin Consulting	Roe	CO8753.21-C65	RETAINING DETAILS	WALL	A	17.08.18
Axis Architectural		DA – A 101	SITE PLAN	OVERALL	P	04/10/18
Axis Architectural		DA – A 118	ESTATE PLAN			
			STREET ELEVATIONS & SECTIONS		F	31/08/18

Council officers have no objection to the proposed application. Please add the following conditions to the development consent subject to your assessment.

General

1. All roadworks, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council

Prior to the issue of a Construction Certificate

2. Prior to the issue of a Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:
 - Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
 - Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)
 - Road occupancy or road closures

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications.

Note: Approvals may also be required from the Roads and Maritime Service (RMS) for classified roads.

3. All retaining walls shall be of masonry construction and must be wholly within the property boundary, including footings and agricultural drainage lines. Construction of retaining walls or associated drainage works along common boundaries shall not compromise the structural integrity of any existing structures.

Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer and a construction certificate must be obtained prior to commencement of works on the retaining wall.

4. Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with Liverpool City Council (being the Roads Authority under the Roads Act), for provision of half road construction including associated drainage in Kookaburra Road North and Yarrunga Street and shall match into previous half road works fronting the development site on Yarrunga Street.

Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroad Guidelines and best engineering practice.

Note: Where Liverpool City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.

5. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Costin Roe Consulting, reference number C08753.21-C40, Revision B, Dated:17.08.18.
 - a) The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.
 - b) Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.
 - c) Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.
6. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that details of a stormwater pre-treatment system have been provided on the stormwater plans and that the design meets pollutant retention criteria in accordance Council's Development Control Plan.

The Construction Certificate must be supported by:

- Specification & installation details of the stormwater pre-treatment system
- The approval of an operation and maintenance manual/ schedule for the stormwater pre-treatment system

A copy of the approved operation and maintenance manual/ schedule shall be submitted to Liverpool City Council with notification of the Construction Certificate issue.

7. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.
8. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Yarrunga Street and Walbunga Street is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road

pavement, kerb and gutter, footpath, services and street trees and is to extend 50m either side of the development.

Prior to Commencement of Works

9. Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Landcom's publication "Managing Urban Stormwater – Soils and Construction (2004)" – also known as "The Blue Book".

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

10. Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.

Requirements during Construction

11. Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.
12. Prior to the connection of private drainage to Council's drainage system, an inspection is to be carried out by Liverpool City Council's Development Engineering Unit. A fee will be charged in accordance with Council's adopted Fees and Charges, and is to be paid prior to the inspection.
13. All earthworks shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

The level of testing shall be determined by the Geotechnical Testing Authority/ Superintendent in consultation with the Principal Certifying Authority.

Prior to the issue of an Occupation Certificate

14. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.
15. Prior to the issue of an Occupation Certificate, works-as-executed drawings and compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

An original set of works-as-executed drawings and electronic copies on a USB of compliance documentation shall also be submitted to Liverpool City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

16. Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the:

- a) On-site detention system/s
 - b) Stormwater pre-treatment system/s
- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to been undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.

17. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:

- a) On-site detention system/s
- b) Stormwater pre-treatment system/s

shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

18. Prior to the issue of an Occupation Certificate, any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Liverpool City Council.

Any rectification works within Yarrunga Street and Walbunga Street will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

19. A maintenance bond in the form of a bank Guarantee or cash bond (\$TBA), shall be lodged with Council prior to the issue of an Occupation Certificate. The bond shall cover maintenance and any damage to roads, drainage lines, public reserves or other council property or works required as a result of work not in accordance with Council's standards, and /or development consent conditions. The bond will be held by Council for a minimum period of 12 months from the date of Council acceptance of final works.

20. Prior to the issue of an Occupation Certificate (interim or final), all roadworks on Kookaburra Avenue North and Yarrunga Street including footpath works along Bernera and Kurrajong Roads shall be completed (as per previous engineering

conditions on Mod 6) to Council's satisfaction. Failure to comply with this conditions will result in the delay of the Occupation Certificate being issued.

21. All outstanding Section 7.11 (formerly Section 94) Contributions shall be paid (adjusted to the current CPI and Land Index) in full prior to the issue of an Occupation Certificate (interim or final).

Advisory

- a) Before any excavation work starts, contractors and others should phone "Dial Before You Dig" service to access plans/information for underground pipes and cables. www.1100.com.au
- b) The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- c) Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.

Should you require any further information on this matter, please contact Graham Matthews, Acting Executive Planner, on 8711 7786.

Yours sincerely

Graham Matthews
A/executive Planner

