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23/04/2018

Response to submissions – St Marys Resource Recovery Facility (SSD 8200)

Dear Mr McNicol

This letter responds to the items raised in the *Bingo Resource Recovery Facility (SSD 7462) Response to Submissions* request, issued on 23 October 2017, and further comments raised in an additional request on 9 February 2018.

In accordance with Section 85A of the *Environmental Planning and Assessment Regulation 2000*, Arcadis Australia (on behalf of the Applicant – Bingo Recycling Pty Ltd) have prepared a Response to Submissions (RtS) Report to address submissions made by Government agencies, organisations and members of the community. Additional information has also been provided to address the Department's comments which has been attached to this letter in Attachment A. Previous approvals, including a previous Statement of Environmental Effects and Development Application for the site, as requested by the Department, have been provided in Attachment B and Attachment F.

Consultation with relevant stakeholders would continue through detailed design and construction phases of the Proposal. Along with on-going communications with Government agencies, the Applicant will maintain the dedicated email address and information phone line for the Proposal, which were established during the preparation of the EIS.

I trust that this letter and its attachments provided the information required at this time. Please do not hesitate to contact myself or Lauren Clear (02 8907 2653) if you have any queries.

Yours sincerely



Bradley Searle
Business Leader
8907 9059

ATTACHMENT A

A submission comprising a letter (dated 23 October 2017) was received from the Department of Planning and Environment. Following an initial review of this letter, additional comments were received from the Department of Planning and Environment on 9 February 2018. Comments from October and February have been provided and responded to in Table 1.

Table 1 Response to Government Agency submission - DPE

Aspect	Issue	Response	Reference
General	Section 2.3 of the EIS provides details regarding the existing site operations at 25 Dunheved Circuit. Similar details should be provided for the 21 Dunheved Circuit site.	Section 2.3 of the EIS discusses the existing site operations at 21 Dunheved Circuit. In summary, a landscape supplies business currently operates from the site. 21 Dunheved Circuit is predominantly hardstand with a shed structure, and has two access driveways on Dunheved Circuit Loop on the eastern boundary of the site.	Section 2.3 of the EIS
	Please provide clear information regarding the area (in m ²) of the two existing sites, the combined site and the proposed processing building	21 Dunheved Circuit has a site area of 6,074m ² and 25 Dunheved Circuit has a site area of 6,140m ² resulting in a combined site area of 12,214m ² . As noted in Section 4.2.1 of the EIS, the existing RRF processing shed has a site floor space area of 3,455 m ² . Once constructed, the extended processing shed would cover a total floor area of 7,121 m ² .	Section 4.2.1 of the EIS
	Provide details of the existing approved waste processing limit (in tpa) for 25 Dunheved Circuit, including a copy of the development consent showing this waste limit.	The relevant development approval for the existing facility at 25 Dunheved Circuit does not contain a condition limiting processing capacity. A copy of this consent is behind Appendix E of the EIS. Condition L2.2 of EPL 20621 restricts the amount of waste permitted on the premises to 5,000 tonnes at any one time.	Appendix E of the EIS
	Provide a copy of the 2015 Development Application, including Statement of Environmental Effects and approved plans, for the construction of the existing shed and machinery at 25 Dunheved Circuit.	Appendix E of the EIS provides a copy of previous approvals. A copy of the SEE and approved plans for the construction of the existing shed and machinery at 25 Dunheved Circuit is provided in Attachment B of this letter.	Appendix E of the EIS Attachment B of this letter
	Provide the documents supporting the application DA01/1034 (that consents to the use of the site as a 'waste	Attachment F includes a copy of DA01/1034 including the conditions of consent. These conditions of the consent do not specify a throughput limit for waste. The Applicant is not aware of	Attachment F of this letter

Aspect	Issue	Response	Reference
	transfer station'). These documents would describe, discuss and assess the impacts of the quantity of waste anticipated to be received at that time and provide an implicit permitted waste limit. Please also provide a copy of the conditions of consent for DA01/1034.	any such limit being imposed by the DA01/1034 or any other development consent.	
	In order to ascertain the baseline for the site, please provide details of ongoing compliance with existing consents and Environmental Protection Licence no. 20621. Please provide a brief overview in table form showing the level and extent of the compliance of site operations with the development consent. Your attention is drawn in particular to condition 8, which requires operations to be carried out in accordance with DA01/1034.	No non-compliances were presented in any of the annual returns submitted to date for EPL 20621. In addition, a search of the NSW EPA's Protection of the Environment Operations Public Register undertaken on 14 November 2017 did not identify any notices associated with St Marys Recycling Pty Ltd. While the Applicant contends that the existing waste processing machinery has previously been identified on the Construction Certificate plans for the Proposal, the Applicant confirms that it is seeking approval for processing machinery as part of this SSD application. The <i>Environmental Planning and Assessment Act 1979</i> empowers the Department to grant such approvals. The Applicant notes, for the avoidance of doubt, that all aspects of the proposed redevelopment of the Proposal site, including processing machinery have been taken into account in the EIS and supporting specialist technical assessment studies. An updated CIV report is attached Attachment G of this letter. The Applicant is not aware of any non-compliances with the existing development consent.	Attachment G of this letter
	It is noted that the current development consent (DA15/1042) does not appear to approve the installation and construction of the existing waste processing machinery. Penrith City Council has confirmed that the processing machinery was not included (nor assessed) in the application and therefore it is the opinion of Council Officers that the machinery does not have development consent. As such, the Department wishes to clarify that you are requesting retrospective approval for the machinery in	The Applicant contends that the existing waste processing machinery has previously been identified on the Construction Certificate plans for the Proposal. Regardless, the Applicant confirms that it is seeking approval for processing machinery as part of this SSD application. Notwithstanding the above, the <i>Environmental Planning and Assessment Act 1979</i> empowers the Department to grant retrospective approval for the processing machinery. The Applicant notes, for the avoidance of doubt, that this processing machinery	Attachment G of this letter

Aspect	Issue	Response	Reference
	this SSD application. Should this be the case, the proposal description and CIV report for the development would need to be updated within the revised RTS to account for the machinery. Further, to aid the Department's assessment of the suitability of permitting a retrospective approval for the machinery, please provide a rationale based on a review of the pertinent legislation and case law.	has been taken into account in the EIS and the assessments supporting the SSD Application. An updated CIV report is attached as Attachment G of this letter.	
	As it appears that other elements of the existing site are not evident on the approved plans or SEE for DA15/1042, please provide an audit of the facility against the existing consent(s) to ensure all components as constructed have been done so only in accordance with a development consent.	The SSD application seeks approval for the operation of the Proposal in its entirety and would override previous development consents. The SSD application is seeking approval for any new construction elements, and for the processing machinery. It is therefore not considered relevant to provide an audit against the existing facility consent(s), as these will no longer be applicable.	N/A
	What is the number of employees at both the existing waste operations and landscaping business?	The existing waste operations employ approximately 15 people. The existing landscaping business does not currently employ any staff.	N/A
	Please confirm the surface area of the soft landscaping and planting proposed.	As presented in Appendix E of the EIS, the proposed total landscaping area is 168 m ² .	Appendix E of the EIS
	Please confirm if the existing RRF will be closed during construction.	The Applicant confirm the existing RRF will not be closed during construction. The construction works will not impede or interfere with the existing operations.	
Process	What is the timeframe for processing incoming waste? Would this occur, for example, within 12-24 hours of arrival?	Section 4.4.8 of the EIS outlines the proposed waste processing capacity and timing. As noted, the processing equipment would have a processing capacity of up to 100 t/hr. Waste would be continuously loaded into the processing plant during the hours of operation. The Applicant estimate that waste will remain in the receival area for approximately 24 to 48 hours.	Section 4.4.8 of the EIS
	Please advise the area of the existing waste tipping area	The existing waste tipping area is 659 m ² in area.	N/A
	Section 4.4 of the EIS details the recycling process, however no information is provided on the handling, storage, location and removal protocols for non-conforming waste items	Section 4.4 of the EIS describes the process for dealing with non-conforming waste arriving on-site. As discussed in that section, key procedures for managing non-conforming waste will be outlined in the RRF's Operational Environmental Management Plan (OEMP).	Section 4.4 of the EIS

Aspect	Issue	Response	Reference
	(including asbestos) that arrive undetected in incoming loads. It is understood that temporary storage is required for non-conforming (unpermitted) waste items awaiting removal. In line with the EPA's draft Standards for Managing Construction and Demolition Waste in NSW (October 2017) (the draft Standards), NCW should be removed from site every day. Please provide updated procedures (as appropriate) demonstrating the Applicant's commitment to adhere to the draft Standards.	From time to time it can be expected that non-conforming items such as asbestos, batteries, fire extinguishers, tyres and gas bottles may be encountered in incoming waste. Unexpected finds of non-conforming materials would be permitted for storage only for the purposes of facilitating safe and lawful handling, storage and transport to an appropriately licensed disposal facility. Non-conforming waste would be handled in accordance with Bingo's 'Systems and procedures for managing non-conforming waste' including: • SOP-YA018 Rejecting Loads of Non-Complying Waste/ Prohibited Materials • SOP-YA017 Visual Inspection of Inbound Waste • SOP-YA020 Unexpected Asbestos Finds • SOP-YA003 Asbestos at Recycling Centres • OPL-YA029 Storage of Hazardous Chemicals -Waste • OPL-YA030 Storage of Hazardous Chemicals -Special Waste The NSW Government proposes amendments to the Protection of the Environment Operations (POEO) Act and POEO (Waste) Regulation including adoption of minimum standards for managing construction and demolition waste in NSW. As at the date of this RTS these requirements have not been enacted. In the instance where the standards differ from the procedure, the standards shall apply. When the standards have been enacted these procedures will be reviewed and updated as required. Key procedures for managing NCW will be outlined in the RRF's Operational Environmental Management Plan (OEMP). Procedures would be developed in line with EPA's draft Standards for Managing Construction and Demolition Waste in NSW (October 2017) (the draft Standards). In summary, Non-conforming waste would be temporarily stored in cages and a bin on the southern external wall of the existing processing shed and would be removed to a waste	

Aspect	Issue	Response	Reference
		facility that can lawfully accept that waste in conformity with the enacted minimum standards.	
	It is noted that two material bins for incidental waste streams such as plasterboard have been placed in the tipping area. This location does not appear to be suitable due to the proximity to the grab machinery, the pile-up of incoming waste, distance from the picking station and removal difficulties. Also, it is a requirement of Standard 3 of the draft Standards that processed and unprocessed wastes be stored separately. Please indicate why this location is appropriate how these bins could be serviced at this location. Please also provide an updated flowchart showing the flow of waste to these bins.	An updated site plan has been prepared and provided in Appendix E of the RtS. The Applicant has amended the design of the Proposal such that bins for incidental waste streams are now identified adjacent to the existing waste processing shed. An updated flow chart detailing the flow of waste to these bins is also presented in Attachment E.	Appendix E of the RtS
	It is unclear if smaller, incidental waste streams (such as plasterboard or glass) would be recovered from the incoming waste stream. If so, please advise where this material would be stored and include it in the flowchart at Figure 4-4.	Material bins are located within the processing shed to store any incidental waste to be recovered, such as plasterboard. The architectural plans have been updated to reflect these bins, as shown in Appendix E of the RtS.	Appendix E of the RtS.
	Please advise of the proposed end destination of the estimated 35,000 tpa of residual waste from the facility.	Residual material comprises waste which is either unable to be separated/recovered on site or is not recyclable. This waste would be transported from the Proposal site to an appropriately licenced facility, such as a landfill.	N/A
Operational hours	It is proposed to operate the facility 24 hours per day six days per week, with up to 5 waste delivery trucks per hour scheduled to arrive during night-time hours (10pm-7am). Please provide information on the following: justification of need for operation of the facility at night, including an indication of where the waste would be coming from and justification that delivery must occur at night;	As described in Section 3.1 of the EIS, the rate of C&D waste generated in Sydney has grown substantially since 2002, and is anticipated to grow by an additional 1.25 million tpa in the near future. Waste drivers include record levels of housing construction as well as the construction of key infrastructure projects such as WestConnex, Sydney Metro and light rail lines, the package of works under the Western Sydney Infrastructure Plan and Badgerys Creek Airport. As some of these major projects are proposed to undergo construction 24 hours per day, facilities like the Proposal are needed to meet the demand for this waste 24 hours per day.	Section 3.1 of the EIS

Aspect	Issue	Response	Reference
		In addition, vehicle movements at night will further contribute to reducing vehicle movements during peak hours, reducing peak hour traffic.	
	activities to be undertaken at night-time; and	Full operations are proposed to be undertaken at night-time.	N/A
	details of the shift patterns for workers.	The Proposal would require around 30 full-time employees who would carry out work across two shifts, whereby 15 employees will be present during each shift. A 30 minute gap would be scheduled between shifts.	N/A
Need for proposed processing capacity	Section 3.1 provides details of the overall need and demand for C&D recycling in the future. Information should be provided regarding the role this proposal (and its 350,000 tpa capacity) will play in Bingo's overall operations, especially given the proposed expansion of a number of Bingo's other sites currently under consideration by the Department. Elements such as location and proximity to certain works could be discussed here.	The Proposal, while comprising a single RRF, is part of a network of resource recovery facilities operated by Bingo Industries and their subsidiaries. As described in Section 3.1 of the EIS, the rate of C&D waste generated in Sydney has grown substantially since 2002, and is anticipated to grow by an additional 1.25 million tpa in the near future. Waste drivers include record levels of housing construction as well as the construction of key infrastructure projects such as WestConnex, Sydney Metro and light rail lines, the package of works under the Western Sydney Infrastructure Plan and Badgerys Creek Airport. As a result, the Proposal will be required in addition to Bingo's network of resource recovery facilities to meet the demand for increased volumes of C&D waste in areas that are easily accessible to the Proposal site.	Section 3.1 of the EIS
Fire safety measures	Provide details of the water pressure and flow rate in the water main (from Sydney Water) to ensure sufficient water pressure is available for the required fire hydrants.	A Statement of Available Pressure and Flow is presented in Attachment C of this letter. In summary, there would be sufficient water pressure available for the required fire hydrants.	Attachment C of this letter
Traffic and parking	The Traffic Impact Assessment (TIA) focusses on traffic impacts on surrounding intersections during the peak commuter traffic hours of 7 .15am-8.15am and 4.15pm-5.15pm. Little consideration has been given to the operational traffic impacts on the surrounding industrial	Roads and Maritime are in the process of updating the Guide to Traffic Generating Developments (October 2002) with more recent studies. The recent Trip Generation Study for Business Parks and	Section 2.5 of Appendix L of the EIS

Aspect	Issue	Response	Reference
	estate road users and businesses during their hours of operation. Further assessment should be undertaken, focussing on the safety, amenity and parking impacts in the Dunheved Business Park.	Industrial Estates¹ provides peak hourly trip generation information for industrial areas. Two of the industrial areas surveyed as part of the Study include Erskine Park Industrial Estate, Erskine Park and Wonderland Business Park, Eastern Creek. Results of the daytime surveys (6:00am-7:00pm) indicate the weekday AM and PM peak periods of the adjacent road network to occur between 7:30am-9:00am and 3:30pm-5:15pm. The road network peak periods around the Dunheved Business Park, which have been assessed in Appendix L of the EIS, coincide with the peak periods identified in the Study by Roads and Maritime. On this basis, it is acceptable that the periods assessed in Appendix L of the EIS (7:15am-8:15am and 4:15pm-5:15pm) reflect the busiest periods on the adjacent road network, having consideration to traffic generated by the surrounding industrial estate. As discussed in Section 2.5 of Appendix L of the EIS, traffic tube counts were undertaken across 24-hours for seven days in June 2016. Results of the survey indicate that the daily average peak traffic flows on Dunheved Circuit occur between 12:00pm-1:00pm with 73 movements. Between 7:00am-8:00am, there are 58 movements and between 4:00pm-5:00pm, there are 50 movements. On Dunheved Circuit, the midday peak experiences the greatest flows having an additional 16 and 24 vehicle movements, respectively (73 – 58 and 73 – 50). The Applicant notes that whilst the peak hourly traffic volume in Dunheved Circuit occurs outside of the road network peak period, the increase in traffic volume is minimal compared with the higher traffic volumes in Forrester Road and Ropes Crossing Boulevard during the road network peak periods. Furthermore, when assessing intersection operation, Austroads' <i>Guide to Traffic Management Part 3 Traffic Studies and Analysis</i>	

¹ Prepared by Gennaoui Consulting Pty Ltd on behalf of Roads and Maritime, dated December 2012

Aspect	Issue	Response	Reference
		specifies that modelling must be based on peak-period traffic volumes and turning movements. Thus, the method of intersection analysis in Appendix L of the EIS is in accordance with the requirements of Austroads guidelines.	
	No assessment of staff light vehicle movements has been included in the TIA. Further information has not been provided within an updated Traffic Impact Assessment regarding the actual impact of light vehicles from the proposal. The TIA should be revised to include these, and details of proposed actual shift times should be provided.	Light vehicles generated by the future proposal include those driven by employees at the facility. As per Section 3.1 of the TIA report, it is proposed to have 30 full-time staff and five staff under casual employment arrangements during the operation of the future facility. Full-time employees will be split into three shifts with casual staff covering for illness and leave of full-time staff. The indicative shift times are as follows (shift times are indicative only, and may be altered by the Applicant to maximise operational efficiency): • Morning– 6.00am-2.00pm (8 hours) • Afternoon– 2.30pm-10.30pm (8 hours) • Night– 11.00pm-5.30am (6.5 hours). There would be approximately 15 staff scheduled in any shift. A 30-minute gap would be provided between shifts. This would alleviate traffic congestion due to staff arrivals/departures at the start/end of every shift. Staff change-overs would occur between the indicative shift times, anticipated to be 2.00pm-2.30pm, 10.30pm-11.00pm and 5.30am-6.00am. Each of these periods falls outside of the road network peak and site operation peak periods. As per Section 2.4 of the TIA, traffic survey data indicates that the peak periods of the surrounding road network occur between 7.15am-8.15am and 4.15pm-5.15pm. In Section 6.2.1.1, the future site operation peak periods are reported as 11.00am-12.00pm and 1.00pm-2.00pm.	Section 3.1 of Appendix L of the EIS Section 2.4 of Appendix L of the EIS

Aspect	Issue	Response	Reference
		Overall, the traffic impact due to light vehicles generated by the Proposal site is negligible and would not affect the local road network and site operation.	
	It is proposed to provide 15 parking spaces for 15 staff per shift at the site. No provision appears to have been made for shift changeover times when there would be an overlap of arriving and departing staff. On this basis, parking provision should be reviewed, justified and updated as required.	A half hour gap between shifts would be provisioned to eradicate overlap so that the 15 parking spaces provided would be sufficient.	Section 4.4.7 of the EIS Section 7.3.2 of the EIS Section 7.4.2 of the EIS
	The Department notes that two output streams (soil and light waste) would be transferred to the stockpile areas via conveyor, however all other streams would be transferred by loaders, with loader trips taking place every 5 minutes. The loaders would be required to manoeuvre in the same area used by trucks loading separated waste on an ongoing basis. The EIS appears to have made no assessment of possible congestion in this area, particularly the area connecting the existing shed with the proposed extension to the processing shed. Please provide details of how conflicts between loaders and trucks in these areas can be avoided or managed. At the meeting held between the Applicant and the Department there was discussion regarding solutions proposed to avoid potential traffic conflicts within the processing shed between front end loaders and trucks. Please provide a detailed description of how vehicles transferring waste to storage bays and trucks picking up separated material would be managed.	As stated in the EIS, loaders would be used to transfer remaining processed outputs to the storage shed and would take on average five minutes to complete a round trip to the outputs storage area. Shared use of space on-site between heavy vehicles and the loader would be managed by signage and line marking on-site as well as site personnel. If needed, convex mirrors would be used to improve the safe path of all vehicles during operation. Additionally, movement undertaken by the loader between the existing shed and the proposed extended processing shed will be undertaken at appropriate times to limit interaction with other vehicles If required, an Operational Transport Management Plan would be prepared with mitigation measures to be implemented on-site to avoid conflict between heavy vehicles and loaders. Consequently, it is believed that there would be no conflict between loaders and trucks throughout the operation. There will be no movement of loaders between the existing shed and the proposed extended processing shed during the bulk peak site operation, which will occur between 11.00am-2.00pm, except in cases of necessity, during which time all movements will be supervised by the traffic controller.	N/A
	Please provide further breakdown of how the number of future vehicle movements has been calculated (table 6.3 of	The method for calculating the future vehicle movements generated by the Proposal site is made up of two parts; waste delivery	Table 4-9 of the EIS

Aspect	Issue	Response	Reference
	the TIA). Some information has been provided regarding this, however further clarity is required regarding the split of types of trucks and how many trucks both tip and pick up waste. Considering the average load per truck provided in Table 4-9 of the EIS, the number of trucks removing waste appears to be inconsistent. Also, please confirm if only Bingo-owned trucks would be tipping and collecting waste. If not, what proportion of trucks would be from other sources? Please provide relevant details.	activities and waste collection activities. Both parts of the calculation are explained herein. <u>Waste Delivery</u> The Proposal is seeking annual waste throughput to 350,000 tonnes. An approximate breakdown of the amount of waste to be delivered to the site categorised by the type of truck is estimated as follows: • 222,250 tonnes delivered by truck-and-dog (or equivalent) • 78,750 tonnes delivered per hook-lift truck • 49,000 tonnes delivered per marrell truck. • Total = 350,000 tonnes. The average tonnage per delivery truck is as follows: • 30 tonnes per truck-and-dog • 10 tonnes per hook-lift truck • 6 tonnes per marrell truck. It is noted that these values are slightly less than those provided in Table 4-9 of the EIS. Table 4-9 refers to examples of waste collection vehicles and the average load per vehicle. The load per vehicle differs based on the purpose of the vehicle trip; that is, delivery or collection. Since there is an outbound weighbridge at the Proposal site, the site operator can confidently load out trucks to their maximum capacity. This is not always achievable for delivery trucks as there may not be weighing facilities at the location where the waste has originated. To conform with road regulations and vehicle mass limits, delivery trucks typically arrive carrying a smaller load. With 312 operational days per year, the approximate number of trucks delivering waste to the site per day are as follows: • 24 truck-and-dogs (or equivalent)	Table 6.3 of Appendix L of the EIS

Aspect	Issue	Response	Reference
		• 26 hook-lift trucks • 27 marrell trucks. • Total = 77 trucks. In total, there will be approximately 77 trucks delivering waste to the site per day which equates to 154 two-way vehicle movements (as provided in Table 6.3 of Appendix L of the EIS). Under future operation, it is estimated that approximately 90% of the truck-and-dogs that deliver waste to the site would be used to remove waste off-site. This equates to approximately 21 trucks. <u>Waste Collection</u> A breakdown of the approximate amount of waste to be collected by the various types of trucks across the year is estimated as follows: • 70,000 tonnes by B-double • 256,095 tonnes by truck-and-dog • 6,563 tonnes by semi-trailer • 17,343 tonnes by hook truck. Total = 350,000 tonnes As per Table 4.9 in the EIS, the maximum tonnage per collection truck that has been adopted in the calculation is as follows: • 35 tonnes per B-double • 32 tonnes per truck-and-dog (or equivalent) • 19.5 tonnes per semi-trailer (average tonnage of semi-trailers which carry dense and less dense wastes. Maximum tonnage of each type of semi-trailer is 24 tonnes and 15 tonnes, respectively) • 10 tonnes per hook-lift truck.	

Aspect	Issue	Response	Reference
		Based on 312 operational days, the approximate number of collection trucks accessing the site per day would be as follows: • 4 B-doubles • 29 truck-and-dogs • 2 semi-trailers • 6 hook-lift trucks Total = 41 trucks The approximate total number of collection trucks accessing the site per day would be 41 trucks. Of these 41 collection trucks, 21 trucks would be made up of truck-and-dogs that would previously deliver waste to the site ($90\% \times 24$ inbound truck-and-dogs = 21). Thus, there would be in fact only approximately eight truck-and-dog collection trucks travelling to the site ($29 - 21 = 8$). Therefore, the total number of daily collection trucks would be 20 trucks ($41 - 21 = 20$). This equates to 40 two-way movements (as per Table 6.3). Overall, the site would generate approximately 77 delivery trucks and 20 collection trucks daily; that is a total of approximately 97 trucks (or 194 two-way movements). As a contingency, a lower waste recovery rate of 80% (20% residual waste) has also been assessed. This would be a worst-case scenario for waste recovery at the site. Based on an 80% waste recovery rate, the approximate number of collection trucks accessing the site per day would be as follows: • 7 B-doubles • 26 truck-and-dogs • 2 semi-trailers	

Aspect	Issue	Response	Reference
		• 5 hook-lift trucks • Total = 40 trucks. The approximate total number of collection trucks accessing the site per day would be 40 trucks which is on par with the traffic generated by the site under typical waste recovery conditions. Overall, the traffic generated under typical and worst-case waste recovery scenarios are consistent. Bingo-owned trucks comprise hook and marrel trucks. Based on the above approximated typical operation, the number of Bingo and non-Bingo trucks accessing the site is estimated as follows: • Bingo-owned: 26 + 27 delivery trucks, and 6 collection trucks; total of 59 trucks per day. • Non-Bingo: 24 delivery trucks, and 8 + 2 + 4 collection trucks; total of 38 trucks per day. Based on the above, approximately half of the vehicles accessing the site would be Bingo-owned trucks with the remaining being non-Bingo trucks.	

ATTACHMENT B

STATEMENT OF ENVIRONMENTAL EFFECTS AND APPROVED PLANS



APP Corporation



Statement of Environmental Effects

Alterations and Additions to an existing Waste Management and Recycling Facility

25 Dunheved Circuit, St Marys

Date: August 2015

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This report has been prepared and reviewed in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

This report has been prepared by:

Signature 

August 2015

This report has been reviewed by:

Signature 

August 2015

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Appendix D	Operations Environmental Management Plan prepared by St Mary's Recycling Pty Ltd
Appendix E	Architectural Drawing Set prepared by Insight Architecture
Appendix F	Stormwater Management Plan prepared by Barker Ryan Stewart
Appendix G	Waste Management Plan prepared by St Marys Recycling Pty Ltd

1 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council (the Council) in support of a Development Application (DA) for alterations and additions to an existing waste management and recycling facility at 25 Dunheved Circuit, St Marys (hereafter referred to as the site). The existing use was approved by the Council in 2001 under DA number 01/1034. The proposed works will improve the efficiency, safety and environmental impact of the existing facility. The proposed development will make no change to the type or quantity of material to be received and processed at the existing waste management and recycling facility. The approved hours of operation, from 6am to 6pm Monday to Saturday, will remain unchanged.

The SEE has been prepared by APP Corporation Pty Ltd (APP) on behalf of St Marys Recycling Pty Ltd and describes the site, its environs, the proposed development and provides an assessment of the proposal in terms of the relevant matters for consideration under section 79C(1) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). It is based on plans prepared by Insight Architecture and other supporting technical information appended to the report (refer to Table of Contents).

A new Operations Environment Management Plan (OEMP) has been developed for the existing waste management and recycling facility. This OEMP has been developed to reflect current site operations since St Marys Recycling Pty Ltd took over the site from Metro Skips in February 2015.

1.1 Consultation with Penrith City Council

On 25 June 2015, St Marys Recycling and APP met with Penrith City Council planning officers at a pre-lodgement meeting in relation to the development proposal. Table 1 in **Appendix A** identifies where each comment has been addressed in the DA and the accompanying technical reports. In summary, the proposed increased enclosure of the existing waste management and recycling facility was seen as a positive outcome in terms of potential noise, water and dust emissions.

1.2 Background

Approval for the existing waste management and recycling facility was granted in 2001 (Council ref. DA01/1034 (as amended)) under the now repealed provisions of the Penrith Local Environmental Plan 1996. Since the original development consent, Council has introduced Penrith Local Environmental Plan 2010 (Penrith LEP 2010). Penrith LEP 2010 does not specify “waste or resource recovery facilities” as permissible with consent on land zoned IN1 General Industrial. Notwithstanding, Division 23 of State Environmental Planning Policy (Infrastructure) 2007 permits the establishment and operation of a waste or resource management facility on all land zoned IN1 General Industrial, anywhere in New South Wales. Being a State Environmental Planning Policy, this prevails over the Penrith LEP 2010, and the use is permissible with consent on this land.

1.3 St Marys Recycling Pty Ltd and Bingo Industries

The existing waste management and recycling facility was previously operated by Metro Skips and was acquired in February 2015. St Marys Recycling Pty Ltd is an Australian owned company primarily operating within the Sydney region and is an entity within the group of companies known as Bingo Industries. Bingo Industries is the largest skip bin business in New South Wales with an extensive range of waste collection services including household

waste, building and construction waste and municipal, commercial and industrial waste. These services are supported by operations that include resource recovery centres.

Bingo Industries holds AS/NZ4801 accreditation for workplace health and safety (WHS) and has passed a stage 1 audit for accreditation to ISO14001 environmental (E) management standards. Implementation of WHSE certified management systems and certification of the recycling centres within Bingo Industries will be achieved in 2015. Bingo Industries intends to develop and implement a Quality Management System to ISO 9001 Standards in 2015 / 2016. Bingo Industries leadership in the recycling and waste management industry extends to a unique and exclusive partnership with Planet Ark and membership with the Green Building Council of Australia.

1.4 Structure of this report

This report is structured as follows:

- Section 1 Introduction to the proposal;
- Section 2 Detailed analysis of the site and context;
- Section 3: Statutory planning and regulatory context;
- Section 4: Detailed description of the proposed development;
- Section 5: Analysis of the key planning issues and environmental impacts; and
- Section 6: Conclusion.

2.1 Site Location and Context

The closest residential uses are located approximately 1.3km to the east and west of the site. These uses are physically separated by a large vegetated area surrounding Ropes Creek to the east of the site and a golf course bordering South Wianamatta Creek to the west of the site.

The site, generally known as 25 Dunheved Circuit, St Marys is legally described as Lot 143 in DP 1013185. The site is an irregular shaped battle-axe lot with an area of 6,140m². The site is owned by Dunheved Cct Pty Ltd and leased by St Marys Recycling Pty Ltd.

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2.3 Topography

The site is approximately 22 metres above the Australian Height Datum (AHD) and is generally flat, with a slight fall to a formed drainage pit located near the north-west corner of the site.

2.4 Stormwater and Services

Stormwater generated on the site is directed to drainage pits throughout the property, which connect to Council's stormwater system in the north western corner of the site. Council records show that the land is above the designated flood planning level and is not identified as Flood Planning land under Penrith LEP 2010 (Clause 7.2).

The site is fully serviced. Two easements are located within the site for electricity and water supply purposes. The easement for electricity purposes (7.62m wide) is located in the access handle to the east of the site. A Sydney Water easement for potable water supply (3.048m wide) located in the north-western corner of the site is disconnected. The status of this water easement was checked to address concerns about potential Council easements on the site, raised in the pre-lodgement meeting.

The title plans confirm that the easement at the rear of the property is for potable water supply purposes (Sydney Water) and this was further clarified through a Dial Before You Dig search conducted on 17/07/2015. This search also indicates the location of a Sydney Water 150mm vitrified clay pressured sewer main. Refer to Figure 2.

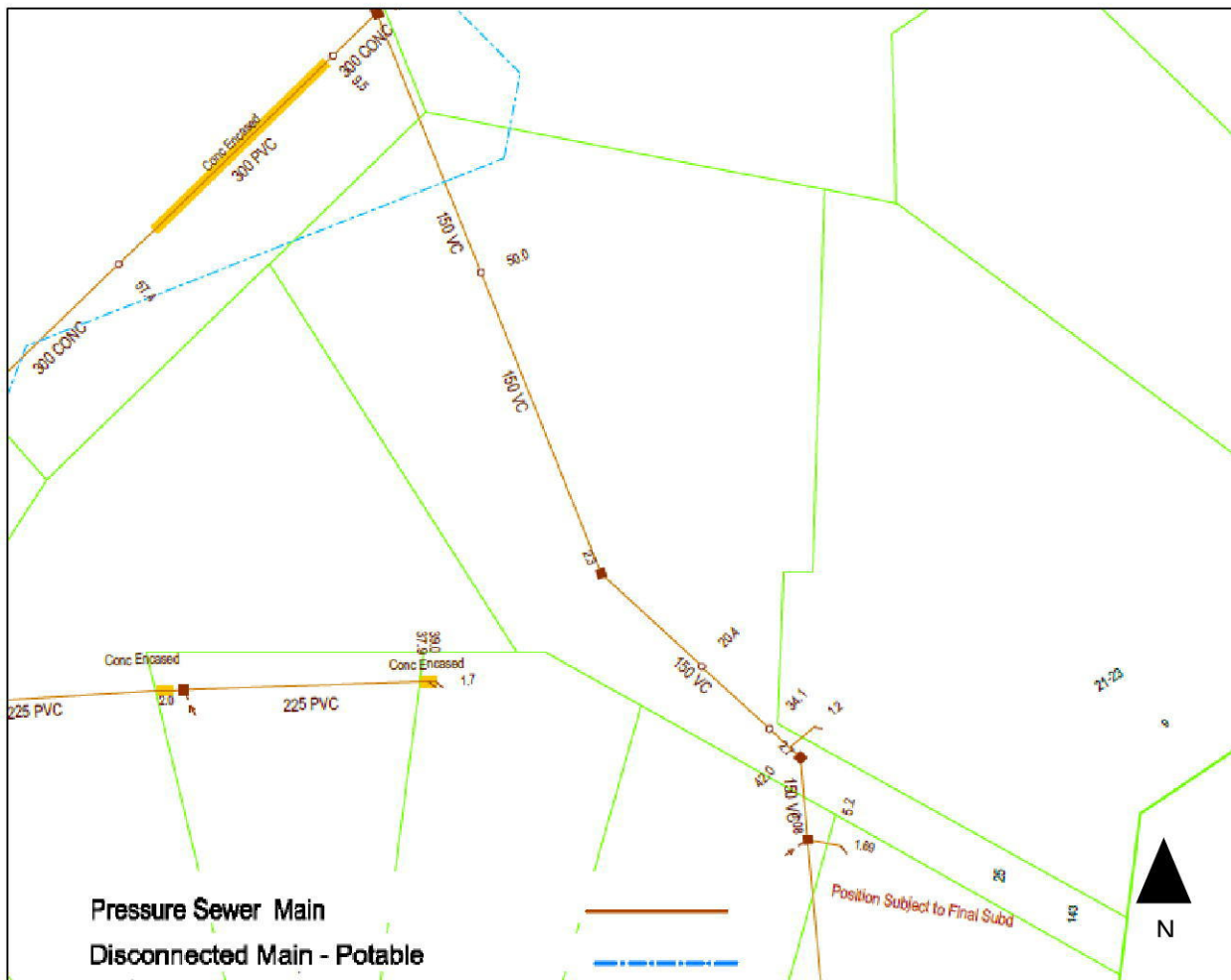


Figure 2 Dial Before You Dig Search Results (Sydney Water)

An Operations Environment Management Plan (OEMP) at **Appendix D** has been prepared for the existing waste management and recycling facility. This OEMP has been developed to reflect current site operations since St Marys Recycling Pty Ltd took over the site from Metro Skips in February 2015. The OEMP comprehensively specifies all operational arrangements regarding:

- Environmental policy;
- Legal and other regulatory requirements;
- Risk management;
- On-site operations;
- Roles and responsibilities;
- Training and induction;
- Records management;
- Environmental management;
- Pollution incident response and emergency management plan;
- Signage and access;
- Complaints, inquiries and notification; and
- WHSE management.

The OEMP also, to some extent, covers proposed operations and management strategies on the site.

St Marys Recycling Pty Ltd has an Environmental Policy in place, which they periodically review and communicate to all workers, contractors and subcontractors. The Aims and Objectives of this policy are to:

- *Reduce waste and wastage through innovative work and recycling practices*
- *Actively promote resource recovery and recycling within Bingo and to our customers*
- *Minimise emissions from our fleet and operations and their potential impacts on the community*
- *Source environmentally acceptable material, equipment and technology where possible in place of those which may be harmful and encourage our suppliers to adopt environmental policies and systems*
- *Ensure that our suppliers maintain acceptable environmental policies and systems*
- *Actively promote environmental awareness among staff to enlist their support to improve company environmental performance*

It can be clarified that there will be no skip bin repair and maintenance on-site, as discussed at the pre lodgement meeting with the Council on 25 June 2015.

2.7 Incoming waste

Incoming material is received on site between 6:00am and 6:00pm. Trucks parked on site overnight that did not tip the previous day, store the covered bins on the truck overnight and commence tipping these loads at 6.00am.

Waste and materials enter the site via bulk (hook bin), skip bin and rigid bogie trucks. All incoming material is subject to an inspection process and any non-complying waste is treated in accordance with the relevant management plans and procedures for waste classification and acceptance, transport and disposal, non-complying waste (NCW) and unexpected finds that are referenced in supporting documents. Reject loads are managed in accordance with the NCW procedures (e.g. for example, Procedure for the Classification and Acceptance of Non Trackable Waste, Procedure for the Transport and Disposal of Non Trackable Waste).

The traffic controller manages loading and unloading of all vehicles. All outgoing waste transport is pre-scheduled where possible to ensure minimal impact to site operations.

2.8 Processing of materials

The on-site processing of materials is currently limited to a 'pre-sort' to separate recyclable materials from those that are not recyclable. These processes involve the use of heavy plant and equipment within the operational area of the site. The site currently maintains two (2) excavators. One excavator is used to sort tipped material and the other is used to load out unrecyclable materials, destined for landfill. Recyclable materials are loaded for transport and further processing at a recycling or processing facility. Manual and automated screening equipment is used to sort material that is less than 10mm from larger materials to separate recyclables from non-recyclables.

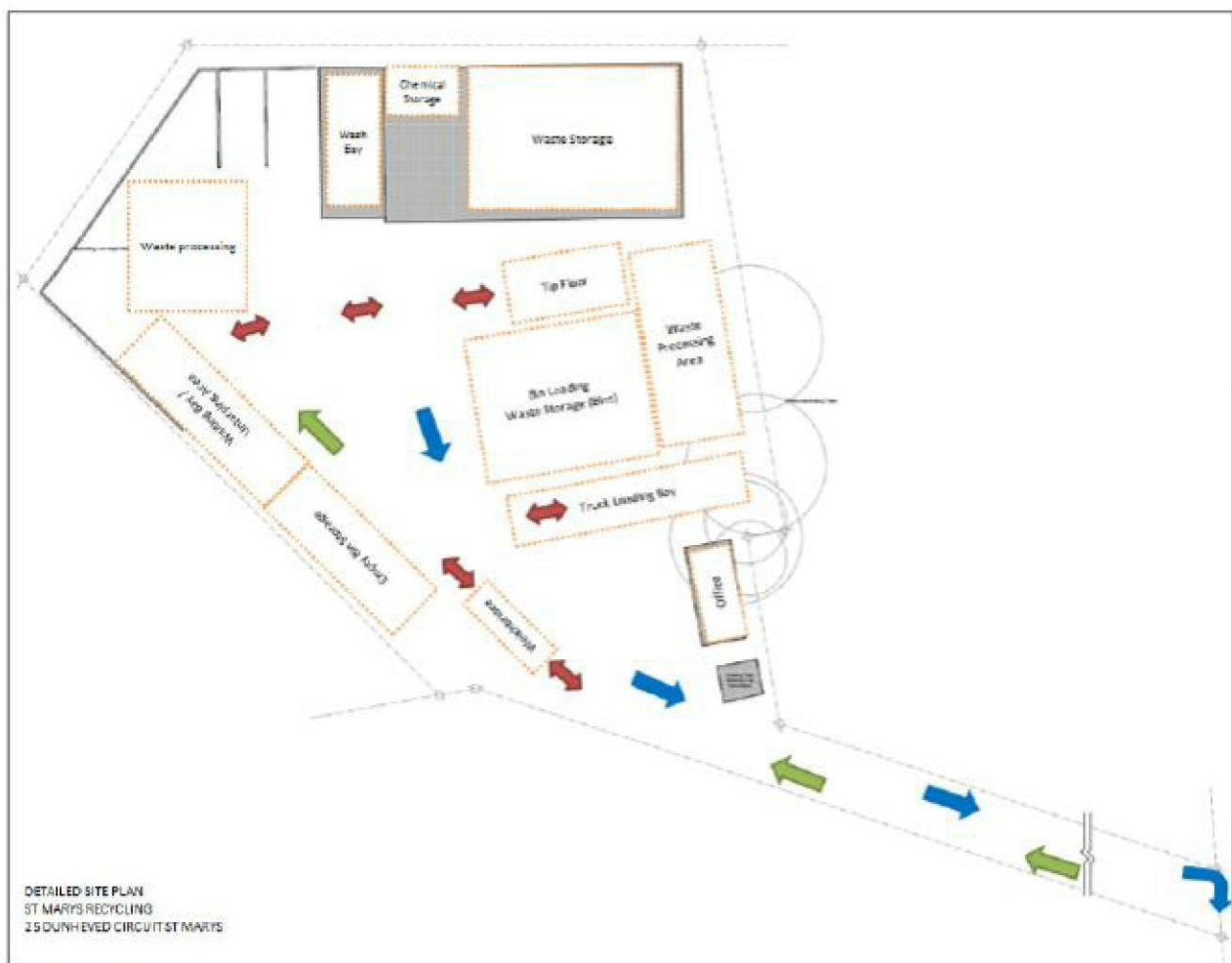


Figure 4 Operational Site Plan (St Marys Recycling Pty Ltd Operations Environment Management Plan)

2.9 Vehicular Access , Parking and Traffic Management

Vehicular access to the facility will remain as exists presently, that is, via a designated 8.3 m wide entrance from Dunheved Circuit. The maximum size of vehicle that will be using the waste facility has a gross mass of 59 tonne including bulk (hook bin), skip bin and rigid bogie trucks. The maximum length of articulated vehicles using the waste facility is 23 metres. A full range of vehicles size limits is outlined in section 8.4 of OEMP (see **Appendix D**).

Traffic is controlled both entering and leaving the site. St Marys Recycling Pty Ltd has placed restrictions on access to the site. All trucks entering the site must make a left hand turn into the driveway from Dunheved Circuit. All trucks leaving the site must turn right out of the driveway into Dunheved Circuit. This is to ensure minimal impact to the neighbouring property.

Following installation of the two (2) weighbridges to meet the requirements of the Protection of the Environment Operations (Waste) Regulation 2014, all vehicles will be required to enter and leave the site via a weighbridge.

The existing approved number of ten (10) off-street car parking spaces will remain unchanged.

2.10 Hours of Operation

All activities on site are restricted to the hours of 6am to 6pm Monday to Saturday as approved by DA 01/0134. Operations are not permitted on Sundays. St Marys Recycling Pty Ltd staff act as traffic controllers on site between 6am and 6pm. Their responsibilities in relation to traffic control is to ensure worker safety, efficient operations, transfer of waste and bins from vehicles and to ensure trucks can move onto and off site quickly and quietly.

2.11 Surrounding Development

To the north and west

Surrounding development to the north and west of the site includes industrial structures, bound by Links Road, which is bordered to the north–west by vacant lots, zoned as ‘Employment’, ‘Regional Park’ and ‘Regional Open Space’ under Sydney Regional Environmental Plan 30 – St Marys (SREP 30).



Figure 5 *Surrounding industrial developments on Dunheved Circuit (looking from the west to the site)*



Figure 6 *Surrounding industrial developments on Dunheved Circuit (looking north)*

To the south

Development to the south comprises various industrial operations, which are accessed via Kommer Place.



Figure 7 *Surrounding industrial developments on Dunheved Circuit (looking south)*

To the east

Immediately to the east of the site is Dunheved Circuit. A public park is located on the opposite side of the street. Further to the east is a large metal fabrication business and a vacant lot zoned IN1 General Industrial.



Figure 8 *Park opposite the site and surrounding industrial developments on Dunheved Circuit (looking east)*

In general, the site is surrounded by large scale industrial sheds. The proposal is entirely in keeping with the character of the surrounding area.

3 Proposed Development

Development consent is sought for alterations and additions to an existing waste management and recycling facility at St Mary, including:

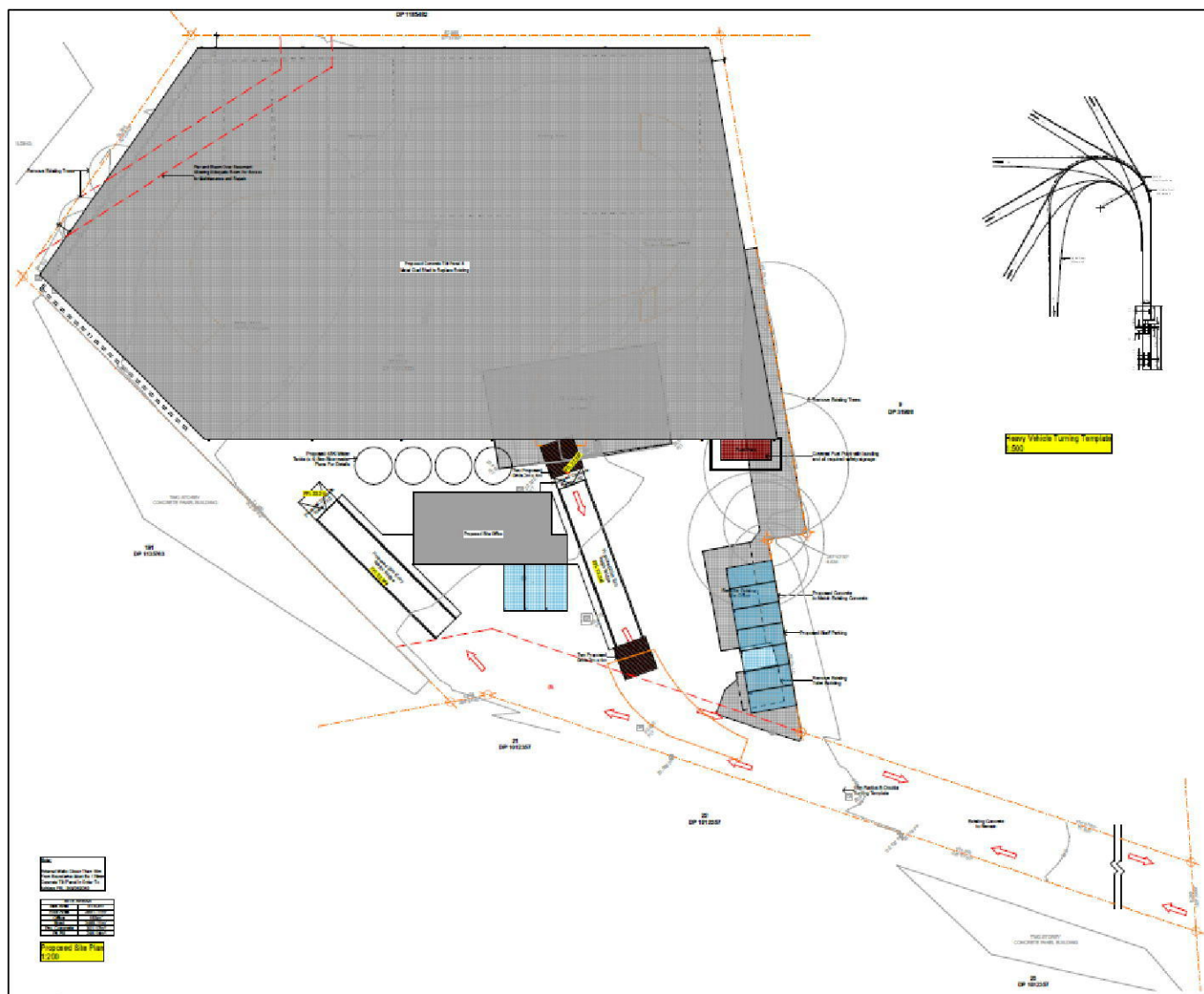
- Demolition of an existing shed and amenities / office building;
- Construction of a new concrete tilt panel and metal clad shed and a new amenities building;
- Installation of two (2) weighbridges at the entry / exit of the shed;
- Filling an existing pit within the central portion of the site (pit is approximately 248.14m² in area); and
- Removal of seven (7) trees.

The proposed works will improve the efficiency, safety and environmental impact of the existing facility. No change is proposed to the following aspects of the existing approved waste management and recycling facility operations:

- Types or quantity of material to be received and processed;
- Hours of operation;
- Number of staff;
- Access to and from the site; and
- Number of on-site car parking spaces.

The accompanying Architectural Drawings (refer to **Appendix E**) prepared by Insight Architecture detail the proposed alterations and additions:

- 151046- 02.1/16 (Rev C): Cover Sheet and Drawing List;
- 151046- 02.2/16 (Rev C): Demolition Plan;
- 151046- 02.3/16: (Rev C) Proposed Site Plan;
- 151046- 02.4/16 (Rev C): Proposed Floor Plan;
- 151046- 02.5/16 (Rev C): Proposed Office Floor Plan, Elevations and Section;
- 151046- 02.6/16: (Rev C) Proposed Shed Plan
- 151046- 02.7/16 (Rev C): Proposed Shed Elevations and Sections;
- 151046- 02.8/16 (Rev C): Landscape Plan;
- 151046- 02.9/16 (Rev C): Sediment Control Plans;
- 151046- 02.10/16 (Rev C): Stormwater Management Plan;
- 151046- 02.11/16 (Rev C): Shadow Diagrams;
- 151046- 02.12/16 (Rev C): Shadow Diagrams;
- 151046- 02.13/16 (Rev C): Perspective;
- 151046- 02.14/16 (Rev C): Perspective;
- 151046- 02.15/16 (Rev C): Perspective; and
- 151046- 02.16/16 (Rev C): Survey Plan.



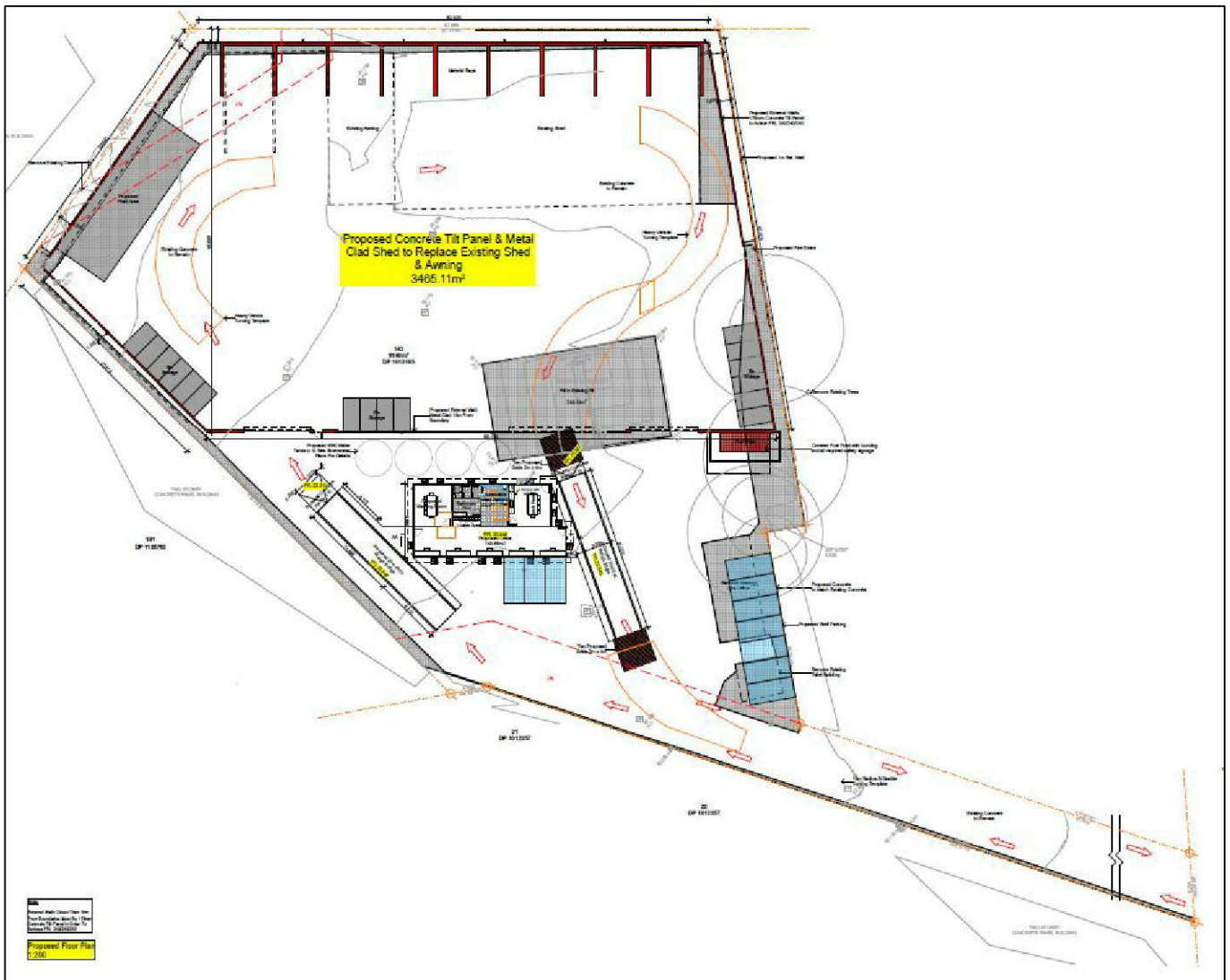


Figure 10 Proposed Floor Plan of Shed and Vehicle Movements. Drawing: 151046- 02.4/16 (Rev C) (Insight Architecture)

3.1 Development Statistics

Table 1 provides a summary of the key development statistics that are applicable to the proposed development.

Table 1 Development Statistics

Element	Existing	Proposed
Site Area	6,140 m ²	no change
Gross Floor Area (GFA)	850 m ² (approximately)	3,618 m ²
Building Height (maximum)	7.5 m	11.879 m (measured to the top of shed) 4.07 m (ancillary office)
Front Setback (minimum)	N/A (battle axe lot)	N/A (battle axe lot)
Side Setback (minimum)	1.5 m	1.5 m (no change)

Rear Setback(minimum)	1.5m	1.5m (no change)
Roof Area	890 m ² (approximately)	3,651 m ²
Car Parking Spaces	10 spaces	10 spaces (no changes)

3.2 Equitable Access

The entrance to the office, lunch room and amenities within the proposed office building will be accessible from ground level (i.e. no ramps are required). Refer to drawing 151046-02.5/16 (Rev C) and Floor Plan at Figure 11.

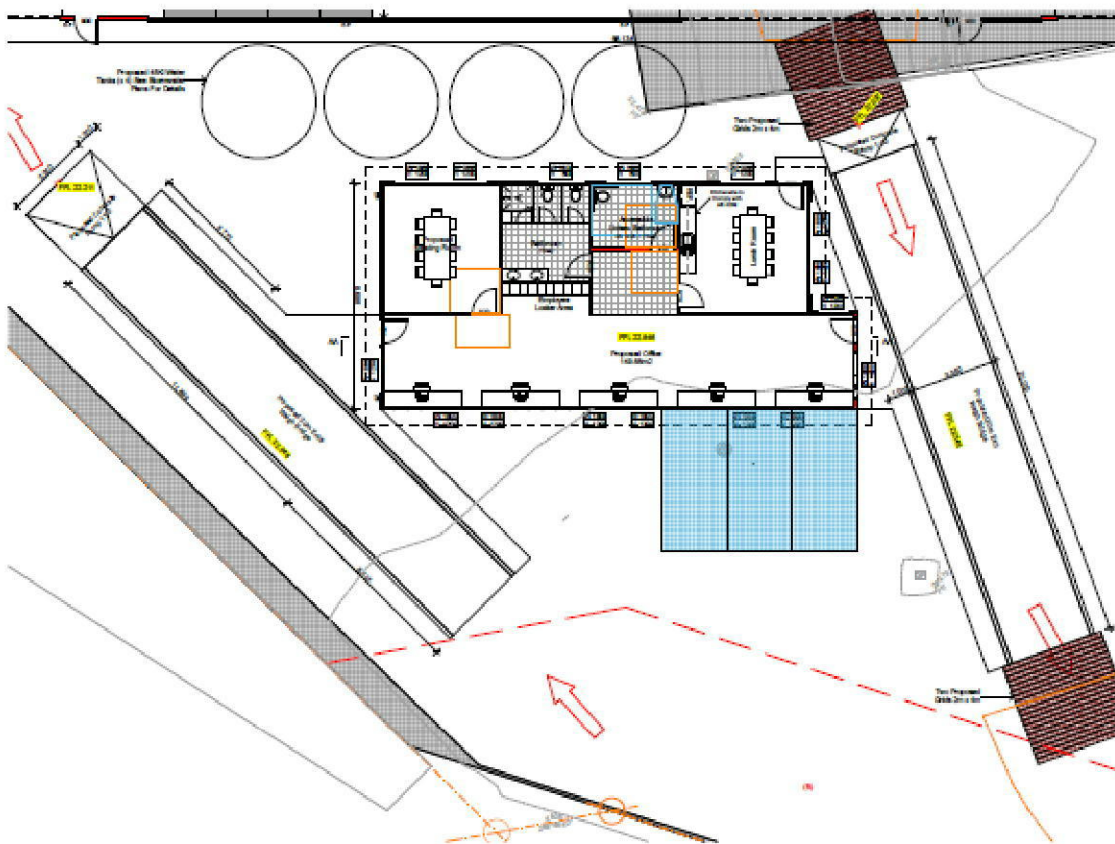


Figure 11 Extract of Proposed Office Floor Plan. Drawing 151046-02.5/16 (Rev C) (Insight Architecture)

3.3 Lighting and Signage

No additional exterior lighting is likely to be required as a result of the proposed alterations and additions. The OEMP prepared by St Marys Recycling Pty Ltd describes signage procedures to effectively communicate with the public, customers and visitors to the site, including restricted access arrangements. This ensures strict compliance with requirements for site induction, visitor registration and personal protective equipment (PPE) is clearly sign posted. The site will be required to place signage to comply with Environmental Protection License (EPL) requirements and internal lighting will be included in the shed to comply with Work, Health and Safety (WHS) requirements.

3.4 Tree Removal

Development consent is sought for the removal of seven (7) existing trees on the site (refer to Figure 12). The site is mostly cleared and comprises predominantly hardstand areas. There are seven (7) mature trees on site including six (6) Forest Red Gum (*Eucalyptus tereticornis*) and one (1) Grey Box (*Eucalyptus moluccana*), of which five (5) are located at the site's south-eastern boundary and the remaining two (2) are located in the site's north-western corner. An Arboricultural Assessment has been prepared by NSW Tree Services P / L and is included at **Appendix C**. The assessment recommends the removal of these seven (7) trees as necessary because site operations and constraints mean the trees viability could not be maintained successfully. Four (4) of the seven (7) trees assessed are considered to be in a poor condition or unsustainable and should be removed regardless of the proposal.

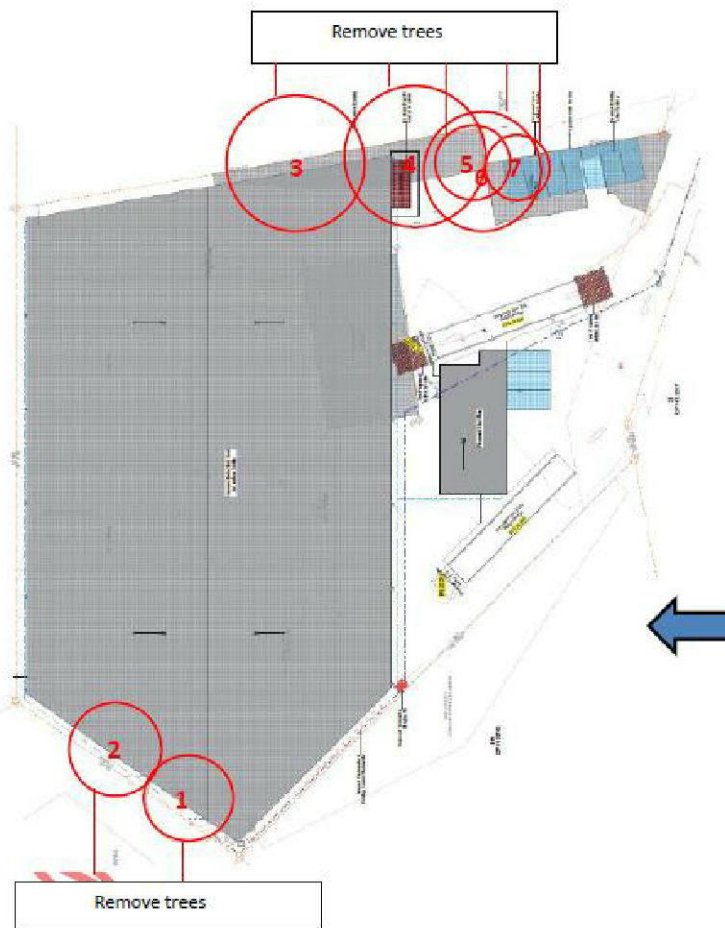


Figure 12 Tree Removal Plan (NSW Tree Services P / L)

3.5 Stormwater Management and Erosion / Sediment Control

On-site detention (OSD) systems are designed to limit the flow from the site to 106.4 litres per second. Four water tanks are proposed on the southern edge of the shed each with a capacity of 45KL. A Stormwater Management Plan prepared by Barker Ryan Stewart identifies the location and provision of all drainage pits, down pipe connection paths and water tanks. Refer to **Appendix F**. The Stormwater Management Plan provides detailed

plans, sections and engineering specifications for gutters, trash screens, orifice plates and OSD tanks. there are no activities proposed on site requiring a wash bay and therefore no wash bay is proposed on the site. Erosion and sediment controls are specified for the purposes of construction management.

3.6 Operations Environment Management Plan

A new Operations Environment Management Plan (OEMP) has been developed to reflect current site operations since St Marys Recycling Pty Ltd took over the site from Metro Skips in February 2015. The key features of the OEMP are as follows:

- Sets out the WHSE Management System requirements to AS / NZ 4801 and ISO 14001 standards.
- Establishes risk management procedures and controls
- Outlines controls for air, noise, water and waste
- Outlines the waste types commonly found in incoming materials

Section 8.13 of the OEMP addresses the proposed operational arrangements to some extent and will be updated accordingly upon approval of the development. It is acknowledged that the proposed development will improve environmental controls and is expected to contribute in the longer term to improved resource recovery standards. Refer to **Appendix D**.

3.7 Waste Management

The type and estimated quantity of material to be removed from the site is to be set out in the Waste Management Plan and the method of waste disposal and recycling is set out in the OEMP. Refer to **Appendix G**.

4 Planning Framework

4.1 Relevant Legislation, Plans and Policies

In accordance with s.79C(1)(a) of the EP&A Act, the relevant strategies, policies, planning instruments and development controls applying to the proposed development are:

- Environmental Planning and Assessment Regulation 2000 (EP&A Regulation);
- Protection of the Environment Operations Act 1997 (POEO Act);
- State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure);
- State Environmental Planning Policy No. 55 (SEPP 55) – Remediation of Land;
- Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (SREP 20);
- Penrith Local Environmental Plan 2010 (Penrith LEP 2010); and
- Penrith Development Control Plan 2014 (Penrith DCP 2014).

4.2 Zoning and Objectives

The site is zoned IN1 General Industrial under Penrith LEP 2010. The objectives of the IN1 General Industrial zone are to:

- Provide a wide range of industrial and warehouse land uses;
- Encourage employment opportunities;
- Minimise any adverse effect of industry on other land uses;
- Support and protect industrial land for industrial uses;
- Promote development that makes efficient use of industrial land; and
- Permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.

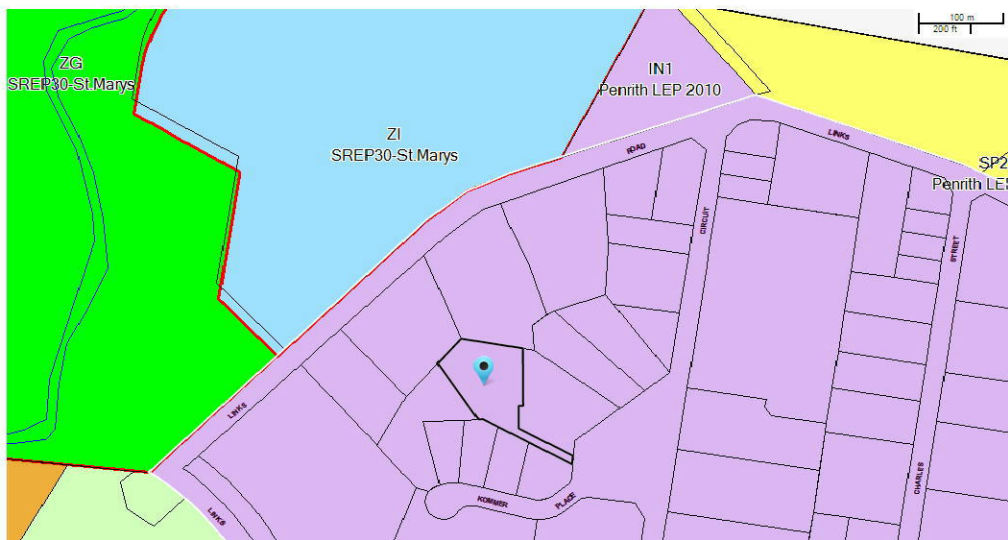


Figure 13 Extract of zoning plan (Penrith LEP 2010)

Within the IN1 General Industrial zone, waste management and recycling facilities are not specified as a permissible use. Irrespective, Division 23 of State Environmental Planning Policy (Infrastructure) 2007 permits the establishment and operation of a waste or resource management facility on land zone IN1 General Industrial with development consent. The provisions of SEPP Infrastructure prevail over Penrith LEP 2010 in this regard.

4.3 Development Control Plan

Penrith DCP 2014 contains general controls across Penrith Local Government Area (LGA) and specific controls in relation to all industrial land under Section D4 Industrial Development. The general objectives for industrial development are as follows:

- To promote industrial development which can operate in a functional, safe and environmentally friendly manner;
- To minimise conflict between industrial land uses and adjacent sensitive land uses;
- To ensure that development of land to which this section applies will not significantly affect the function, efficiency and safety of all classified roads and other major roads;
- To promote development of a visually attractive form, design and scale, where urban elements, streetscape and built forms are integrated with the existing environment;
- To retain existing vegetation and promote the integration of significant landscaped areas into the site design to minimise the impacts of built form and hardstand areas;
- To manage traffic impacts and access issues for larger vehicles and loading facilities;
- To address visual impacts and safety requirements of large external storage areas; and
- To promote employment generation that has considered access to public transport and supporting services for improved amenity.

4.4 Key Planning Controls

The key planning controls relevant to the proposed development are set out in Table 2.

Table 2 Key Planning Controls

Legislation, Plan, Policy	Key Development Standard / Control
EP&A Regulation • Schedule 3, Part 2 - Are alterations or additions designated development?	Development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development. The use is not being intensified and there will be no increase in waste volumes or staff numbers.
POEO Act	The occupier has applied for an EPL. The proposal is a scheduled activity under the POEO Act. Effective since November 2014, thresholds for waste processing, waste storage and resource recovery were lowered in the POEO Act. New thresholds are 6,000 tonnes annually or 1,000 tonnes at any one time. Previously the thresholds for all three scheduled activities were 30,000 tonnes annually. Scheduled activities, which have been applied for separately in the EPL are Waste Processing (Non thermal treatment), Waste Storage, and Resource Recovery.
SEPP Infrastructure • Division 23	Consideration is to be given to Division 23 – Waste or Resource Management Facilities. The use is permitted with consent under Regulation 121.
SEPP 55	SEPP 55 requires Penrith City Council to consider the likelihood of contamination on the site together with the need

Legislation, Plan, Policy	Key Development Standard / Control
	for remediation if being developed for a more sensitive use. The use is not changing.
SREP 20	The proposal is for alterations and additions to an existing recycling facility. The use will remain the same and will not result in any adverse environmental impacts. There is no wash bay proposed on the site. The Operational Environmental Management Plan (OEMP) ensures that the land use is considered in a regional context to minimise environmental impact and prevent pollution. This plan is reviewed annually. The OEMP may also be amended following incidents, changes to aspects and impacts, changes to policies and procedures and subsequent to the findings of an audit. See Appendix D
Penrith LEP 2010	
Maximum Building Height (Clause 4.3)	12 metres.
Minimum Lot Size (Clause 4.1)	New lots must be no less than 1000 m ² . Note. Subdivision is not proposed.
Preservation of Trees and Vegetation (Clause 5.9 (3) and 5.9 (5))	Development consent is required to remove a tree unless council is satisfied it is dying or dead and is not required as the habitat of native fauna.
Penrith DCP 2014	
Setbacks (Section D4 Industrial Development)	Minimum Building Setback is 9m for primary street frontage or 5m for secondary street frontage – variations to the required setbacks will be considered on merit, taking account of site areas and street frontage widths, access to the site, availability of on-site parking and access areas, landscaping provision and the setbacks of adjoining [buildings].
Vegetation Management (C2)	Trees that are dying or dead can be removed without development consent subject to consultation with Council.
Water Management (C3)	All roof and surface water that is not recycled for use on the site must be discharged into Council's stormwater drainage system. On-site stormwater detention systems must release water after any rainfall event to maximise future capacity.
Car parking (Section C10 Table C10.2: Car Parking Rates – Freight Transport Facilities)	1 car space per transport vehicle present at peak vehicle accumulation plus 1 per 2 employees

5 Environmental and Planning Assessment

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment includes only those matters under section 79C (1) of the EP&A Act that are relevant to the proposal. The key planning considerations associated with the proposed development are:

- Compliance with the planning framework;
- Access, traffic and parking;
- Tree removal;
- Noise;
- Air quality;
- Stormwater management; and
- Building Code of Australia (BCA).

5.1 Compliance with Planning Framework

In summary, the proposed development complies with the majority of the relevant planning controls outlined in Section 4 of this report in that it:

- Is permissible with consent under SEPP Infrastructure;
- Complies with the maximum height development standards;
- Does not cause any material environmental impacts to adjoining properties or the public domain;
- Does not result in any unacceptable visual impact;
- Achieves appropriate massing and spaces between buildings; and
- Is consistent with the industrial character of the area.

5.2 Access, Traffic and Parking

No change to the quantity of material to be received and processed at the existing waste management and recycling facility or approved hours of operation is proposed. The existing approved number of ten (10) off-street car parking spaces will remain unchanged. The proposed development will not increase the traffic generated from the site and as such it is considered that there are no additional traffic impacts created by the proposed alterations and additions.

The current traffic management arrangements on the site will remain unchanged. St Marys Recycling already controls all traffic entering and exiting the site between 6am and 6pm to ensure streamlined operations and to minimise traffic impact and congestion in the surrounding neighbourhood. Their responsibilities in relation to traffic control is to ensure worker safety, efficient operations, transfer of waste and bins from vehicles and to ensure trucks can move onto and off site quickly and quietly. Dedicated areas on site have been set aside for queuing, un-tarping and tipping. Larger vehicles radio the site ahead of arrival to request site entry times and await further instructions from the site supervisor. All trucks entering the site must make a left hand turn into the driveway from Dunheved Circuit and must turn right out of the driveway into Dunheved circuit to ensure no parking or queuing occurs on the street.

5.3 Tree Removal

Development consent is sought for the removal of seven (7) existing trees on the site including six (6) Forest Red Gum (*Eucalyptus tereticornis*) and one (1) Grey Box (*Eucalyptus moluccana*), of which five (5) are located at the site's south-eastern boundary and the remaining two (2) are located in the site's north-western corner. An Arboricultural Assessment has been prepared by NSW Tree Services P / L and is included at **Appendix C**. The assessment recommends the removal of these seven (7) trees as necessary because site operations and constraints mean the trees viability could not be maintained successfully. Four (4) of the seven (7) trees assessed are considered to be in a poor condition or unsustainable and should be removed regardless of the proposal.

5.4 Noise

The site is located within an industrial zone and the surrounding land use is industrial. It is noted that the closest residential properties are more than 1.3 km to the east and west of the site. The proposed development, in particular, the new shed, will assist in reducing noise and vibration emissions and minimise potential impacts on surrounding uses. Section 12.5 of St Marys Recycling Pty Ltd OEPM (refer to **Appendix D**) specifies the following acoustic amenity protection measures:

- Site speed limit of 5 km/hour;
- Site hours of operation are outlined in the table below;
- All on-site, fixed and mobile diesel powered plant, excluding road vehicles are to be correctly fitted and maintained with the manufacturers' standards or the minimum standards or specifications with respect to engine exhaust or muffler;
- Where plant has been, or is proposed to be modified, the modifications are to conform to the manufacturers' standards or specifications; and
- Site activities not to occur adjacent to site boundaries where possible

Day	Truck movements	Processing
Mondays to Fridays	0600-1800	0600-1800
Saturdays	0600-1800	0600-1800
Sundays	No operations	No operations
Public holidays	Not restricted by DA See day of week	Not restricted by DA See day of week

These arrangements will continue and approval of the proposed development will not alter hours of operation.

5.5 Air Quality

All unloading, sorting and re-loading of waste materials will take place wholly within the proposed shed. A Dust Management Plan (DMP) has been prepared and implemented for the site. The site supervisor ensures that suitable controls are in place daily. The DMP was developed in May 2015 and will be reviewed and amended as required where new risks are identified, incidents have occurred, if the site is developed or operations are changed or upgraded requiring further controls and worker training.

An operator activated sprinkler system and street sweepers are currently used as the primary dust control measures across the site. Hand held hoses are used in areas not controlled by the sprinkler system and where additional control measures are required. The site supervisor has the authority to cease operations if weather conditions have a major negative impact on the operation.

Air quality protection measures on the site are as follows:

- A general speed limit on the site of 5 km/hour is imposed and monitored daily to ensure the DMP is effective for the site;
- Paved roadways and hard stand areas to be kept clean with use of the onsite sweeper and kept damp with the hoses to ensure Air Quality is maintained and to prevent plumes of dust from the paved surface;
- All vehicles are checked for mud and soil on tyres prior to leaving site. Where mud or soil is detected on the entrance road, staff are deployed to sweep the road;
- All on-site, fixed and mobile diesel powered plant (excluding road vehicles) to be correctly fitted and maintained with the manufacturers' specifications or standards being the minimum specifications or standards with respect to exhaust emission control;
- Water sprays to dampen material as it is moved around the site by the machines and into bins and if on site also stockpiles;
- Water sprays to dampen stockpiles supported by the use of the hand held hoses; and
- Driveways to be swept and dampened by hand held hoses as required ensuring any residue is removed consistently.

5.6 Stormwater Management

The Stormwater Management Plan prepared by Barker Ryan Stewart (refer to **Appendix F**) identifies the location and provision of all drainage pits, down pipe connection paths and water tanks. Four water tanks are proposed on the southern edge of the shed each with a capacity of 45KL. The Stormwater Plan provides detailed plans, sections and details including engineering specifications for gutters, trash screens, orifice plates and OSD tanks. On site detention systems are designed to limit the flow from the site to 106.4 litres per second.

To avoid any potential environmental impacts arising from run-off pollution, the following measures will be undertaken:

- There are no activities proposed on site requiring a wash bay and therefore no wash bay is proposed on the site;
- Existing drainage pits within the confines of the shed will be sealed with trafficable lids;
- New drains will be installed at the vehicles entry and exit points to the shed and a pre-treatment system is to be installed on site to treat stormwater runoff and any runoff which may occur from inside the shed, prior to discharge to stormwater;
- On-site detention requirements will be met with the use of above ground water tanks as outlined above;
- Gross pollutant screens have been incorporated into the existing drainage pits; and
- Erosion and sediment controls are specified for the purposes of construction management.

5.7 Building Code of Australia

In accordance with the existing development approval (DA 01/1034), the building design and layout of all structures will be compliant with applicable performance requirements of the Building Code of Australia (BCA), in relation to:

- Fire hose reels;
- Egress;
- Portable fire extinguishers;
- Emergency light and exit signs;
- Disabled access; and
- Sanitary facilities.

6 Conclusion

The proposed alterations and additions to an existing waste transfer facility at 25 Dunheved Circuit, St Marys is permissible with development consent under SEPP Infrastructure 2007.

Development consent is sought for alterations and additions to an existing waste management and recycling facility at St Mary, including:

- Demolition of an existing shed and amenities / office building;
- Construction of a new concrete tilt panel and metal clad shed and a new amenities building;
- Installation of two (2) weighbridges at the entry / exit of the shed;
- Filling an existing pit within the central portion of the site (pit is approximately 248.14m² in area); and
- Removal of seven (7) trees.

The proposal is consistent with the Penrith LEP 2010 IN1 General Industrial zone objectives in that it provides industrial land uses and employment; minimises any adverse effect of industry on other land uses; and makes efficient use of industrial land.

The proposed development is compliant and consistent with all key development standards contained in the Penrith LEP 2010 and relevant development controls in Penrith DCP 2014 including height of building, setbacks, vegetation management, stormwater management, and car parking.

The key benefits of the proposed development are as follows:

- Contains existing operations within a new shed and improves operational noise and dust impacts;
- Contributes to and supports the continued use of industrial land within the Dunheved Precinct;
- Maintains employment numbers; and
- Improves waste operations, particularly efficiency in processing and sorting waste.

In terms of environmental management procedures, the OEPM provides a clear framework to ensure the ongoing operation by St Marys Recycling Pty Ltd is effectively managed in all aspects of risk assessment, on-site operations, pollution control and safety.

In light of the merits of the proposal and in the absence of any significant adverse environmental effects, the DA is considered worthy of Council's support. We therefore have no hesitation in recommending that the application be approved subject to Council's standard conditions of consent.

PENRITH CITY COUNCIL

NOTICE OF DETERMINATION

DESCRIPTION OF DEVELOPMENT

Application number:	DA15/1042
Description of development:	Alterations and Additions to an Existing Waste Management and Recycling Facility Including Demolition Works, Construction of New Buildings, Weighbridges and Vegetation Removal
Classification of development:	Class 8 , Class 5

DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 143 DP 1013185
Property address:	25 Dunheved Circuit, ST MARYS NSW 2760

DETAILS OF THE APPLICANT

Name & Address:	S Singh C/- Skylife Properties Pty Ltd PO Box 114 ENFIELD NSW 2136
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DECISION OF CONSENT AUTHORITY

In accordance with Section 81(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in attachment 1.

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

Date from which consent operates	20 June 2016
Date the consent expires	20 June 2018
Date of this decision	21 October 2016

POINT OF CONTACT

If you have any questions regarding this determination you should contact:

Assessing Officer:	Donna Clarke
Contact telephone number:	(02) 4732 7991

NOTES

Reasons

The conditions in the attached schedule have been imposed in accordance with Section 80A of the Environmental Planning and Assessment Act 1979 as amended.

Conditions

Your attention is drawn to the attached conditions of consent in attachment 1.

Certification and advisory notes

You should also check if this type of development requires a construction certificate in addition to this development consent

It is recommended that you read any Advisory Note enclosed with this notice of determination.

Review of determination

The applicant may request Council to review its determination pursuant to Section 82A of the Environmental Planning and Assessment Act 1979 within 6 months of receiving this Notice of Determination.

You cannot make this request if the development is Designated Development, Integrated Development or State Significant development or if the application was decided by a Joint Regional Planning Panel.

Appeals in the Land and Environment Court

The applicant can appeal against this decision in the Land and Environment Court within six (6) months of receiving this Notice of Determination.

You cannot appeal if a Commission of Inquiry was held for the subject development application, or if the development is a State Significant Development.

An appeal to the Land and Environment Court is made by lodging an application to the Court in accordance with the Rules of the Court.

Designated development

If the application was for designated development and a written objection was made in respect to the application, the objector can appeal against this decision to the Land and Environment Court within 28 days after the date of this notice. The objector cannot appeal if a Commission of Inquiry was held.

If the applicant appeals against this decision, objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 28 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

Joint Regional Planning Panels

If the application was decided by a Joint Regional Planning Panel, please refer to Section 23H of the Environmental Planning and Assessment Act, 1979 (as amended) for any further regulations.

ATTACHMENT 1: CONDITIONS OF CONSENT

General

- 1 The development must be implemented substantially in accordance with the following plans and documentation stamped approved by Council, except as may be amended in red on the attached plans and by the following conditions.

Plans	Prepared By	Dated
DA-02.1 Cover Sheet Rev C	Insight Architecture	5/8/15
DA-02.2 Demolition Plan Rev C	Insight Architecture	5/8/15
DA-02.3 Proposed Site Plan Rev C	Insight Architecture	5/8/15
DA-02.4 Proposed Floor Plan Rev C	Insight Architecture	5/8/15
DA-02.5 Proposed Office Plan / Elevations / Sections Rev C	Insight Architecture	5/8/15
DA-02.6 Proposed Shed Plan Rev C	Insight Architecture	5/8/15
DA-02.7 Proposed Shed Elevations / Sections Rev C	Insight Architecture	5/8/15
DA-02.8 Landscape Plan Rev C	Insight Architecture	5/8/15
DA-02.9 Sediment Control Plan Rev C	Insight Architecture	5/8/15
DA-02.10 Stormwater Management Plan Rev C	Insight Architecture	5/8/15
DA-02.11 Shadow Diagrams Rev C	Insight Architecture	5/8/15
DA-02.12 Shadow Diagrams Rev C	Insight Architecture	5/8/15
DA-02.13 Perspective Rev C	Insight Architecture	5/8/15
DA-02.14 Perspective Rev C	Insight Architecture	5/8/15
DA-02.15 Perspective Rev C	Insight Architecture	5/8/15
Engineering Plan, Roof Plan and Details, Sections and Details, and Erosion and Sediment Control SY15113C101 - SY15113C105 Rev C	Barker Ryan Stewart	16/12/15

- 2 **The development shall not be used or occupied until an Occupation Certificate has been issued.**
- 3 The operating hours are from 6.00am to 6.00pm Mondays to Saturdays. No operations are permitted on Sundays and public holidays.
- 4 All unloading, loading, waste processing and waste storage, must be undertaken inside the building.
- 5 **Prior to the issue of an Occupation Certificate**, a lighting system shall be installed for the development to provide uniform lighting across common areas and driveway. Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding landuses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).
- 6 The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.
- 7 A **Construction Certificate** shall be obtained prior to commencement of any building works.

- 8 The operations on the site are to be carried out in accordance with DA01/1034. Any changes to hours of operation, employee numbers or amount of waste per annum from approved will require separate approval from Penrith City Council.
- 9 The existing waste management facility is not to accept any substances classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste.
- 10 Activities on the premises must be carried out in accordance with Environment Protection Licence No. 20621, issued by the Environment Protection Authority. Should this licence be revoked, suspended or surrendered, an application is to be submitted to Council for consideration of matters contained in the licence.

Demolition

- 11 All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures". **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of demolition**.

- 12 You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on the site**.

Prior to commencement of demolition works on site, a portaloo with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environmental Protection Authority to receive asbestos wastes.

- 13 Dust suppression techniques are to be employed during demolition to reduce any potential nuisances to surrounding properties.
- 14 Mud and soil from vehicular movements to and from the site must not be deposited on the road.
- 15 Demolition works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:
 - Mondays to Fridays, 7am to 6pm
 - Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
 - No demolition work is permitted on Sundays and Public Holidays.In the event that the demolition relates to works inside the building and do not involve external walls or the

roof, and do not involve the use of equipment that emits noise then the demolition works are not restricted to the hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Environmental Matters

- 16 Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

- 17 No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No.20 (Hawkesbury- Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.

- 18 All waste materials stored on-site are to be contained within the building to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties.

- 19 All excavated material and other wastes generated as a result of the construction of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

- 20 The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.
- 21 All works and storage areas where spillages are likely to occur shall be bunded. The size of the area to be bunded shall be calculated as being equal to 10% of the total volume of containers stored, or 110% of the largest container stored, whichever is the greater. All bunded areas shall be graded to a blind sump so as to facilitate emptying and cleaning. Details are to accompany the application for a Construction Certificate.
- 22 Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.

If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.

The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment

Protection Authority.

23 No fill material shall be imported to the site until such time as a Validation Certificate(with a copy of any report forming the basis for the validation) for the fill material has been submitted to Council. The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Contaminated Land Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

An appropriately qualified person/s (as defined in the Penrith City Council Contaminated Land Development Control Plan) shall:

- Supervise the filling works,
- (On completion of filling works) carry out an independent review of all documentation relating to the filling of the site, and shall submit a review findings report to Council and any Principal Certifying Authority,
- Certify by way of a Compliance Certificate or other written documentation that fill materials have been placed on the site in accordance with all conditions of this consent and that the site will not pose an unacceptable risk to human health or the environment. A copy of the Compliance Certificate or other documentation shall be submitted to Council and any Principal Certifying Authority.

The contact details of any appropriately qualified person/s engaged for the works shall be provided with the Notice of Commencement.

If the Principal Certifying Authority or Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soils science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."}

24 An updated Dust Management Plan for the Premises must be provided to Penrith City Council and the Environment Protection Authority for approval prior to the commencement of operations. The Dust Management Plan must reflect proposed operations and include:

- an assessment of the impact of dust from the Premises; and
- proposed mitigation measures and a timetable for their implementation, including but not limited to the use of any dust suppression systems including their location and extent.

Once approved, this Plan is to be implemented and adhered to.

25 A Stormwater Management Plan must be prepared for the Premises and must be provided to Penrith City Council and the Environmental Protection Authority for approval prior to the commencement of operations. The Stormwater Management Plan must reflect proposed operations and include:

- an assessment of the impacts from stormwater discharges at the Premises; and
- proposed mitigation measures to manage stormwater impacts.

Once approved, this plan is to be implemented and adhered to.

- 26 .An updated Operational Environment Management Plan reflecting proposed operations must be provided to Penrith City Council and the Environment Protection Authority for approval prior to the commencement of operations. The plan is to include details of an automated process to provide a mechanised spray wash off the bottom of the trucks / vehicles upon exit of the site.

This approved Plan is to be implemented and adhered to.

BCA Issues

- 27 The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

(a) deal with each essential fire safety measure in the building premises, and

(b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.
-

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

- 28 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 on-going 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:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

Construction

- 29 Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

30 Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

31 Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Engineering

- 32 All roadwork, stormwater, associated civil works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

- 33 An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to the issue of any Construction Certificate. The bond and applicable fees are in accordance with Councils adopted fees and charges.

An application form together with an information sheet and conditions are available on Councils website.

Contact Penrith City Council's City Works Department on 4732 7777 or visit Penrith City Councils website for more information.

- 34 The stormwater management system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Barker Ryan Stewart, reference number SY15113C101 - SY15113C105, revision C, dated 16/12/2015.

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design (WSUD) Policy.

- 35 Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that the foundations of proposed structures adjoining the drainage and/ or services easement have been designed clear of the zone of influence.

- 36 Prior to the issue of any 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 Penrith City Council's Development Control Plan.

- 37 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.

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

- 38 Prior to the issue of a Occupation Certificate, works-as-executed drawings, final operation and maintenance management plans and any other compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Penrith City Council's Engineering Construction Specification for Civil Works,

WSUD Technical Guidelines and Stormwater Drainage for Building Developments.

An original set of Works-As-Executed drawings and copies of the final operation and maintenance management plans and compliance documentation shall also be submitted to Penrith City Council with notification of the issue of the Occupation Certificate where Penrith City Council is not the Principal Certifying Authority.

39 Prior to the issue of any Occupation Certificate the Principal Certifying Authority shall ensure that the:

- a) Stormwater management systems (including on-site detention and water sensitive urban design)

Details of the approved and constructed system/s shall be provided as part of the works-as-executed drawings.

40 Prior to the issue of any Occupation Certificate a restriction as to user and positive covenant relating to the:

- a) Stormwater management systems (including on-site detention and water sensitive urban design)

Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Stormwater Drainage for Building Development.

41 The stormwater management systems shall continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan.

Regular inspection records are required to be maintained and made available to Penrith City Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

42 All car spaces are to be sealed/line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc

43 Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure that the provision to drain stormwater from the internal floor area from the proposed shed have been addressed.

44 Prior to the issue of a Construction Certificate, a Traffic Management Plan/Strategy shall be submitted and approved by the Certifying Authority to ensure that a strategy is implemented to address the issue of the proposed maximum sized vehicles not being able to make an adequate turning movement when exiting the site from the weighbridge without obstructing on-coming traffic entering the site. The Traffic Management Plan/Strategy shall address but not limited to the operation of the site, techniques to alleviate the issue and clearly demonstrate how vehicles exiting the site will not obstruct another vehicle entering the site.

Certification

- 45 Prior to the commencement of any earthworks or construction works on site, the proponent is to:
- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
 - (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

SIGNATURE

Name: Gavin Cherry
Principal Planner

Signature:

For the Development Services Manager

1	03.08.16	ISSUED FOR INFORMATION
2	09.08.16	ISSUED FOR INFORMATION
3	24.08.16	ISSUED FOR INFORMATION
4	24.08.16	EGRESS DOOR ADDED TO NORTHERN WALL
5	31.08.16	EGRESS DOOR LOCATION REVISED
6	15.09.16	OSD & SPRINKLER TANKS & PUMP RM SHOWN
7	21.09.16	WEIGHBRIDGE & WHEELWASH REMOVED, GRID COLUMN LOCATION REVISED, FUEL TANK REMOVED
8	26.09.16	ISSUED FOR CC
9	29.09.16	FIRE SPRINKLER PUMP ROOM REVISED
10	20.10.16	ISSUED FOR SERVICES CO-ORDINATION
11	28.10.16	ISSUED FOR CONSTRUCTION

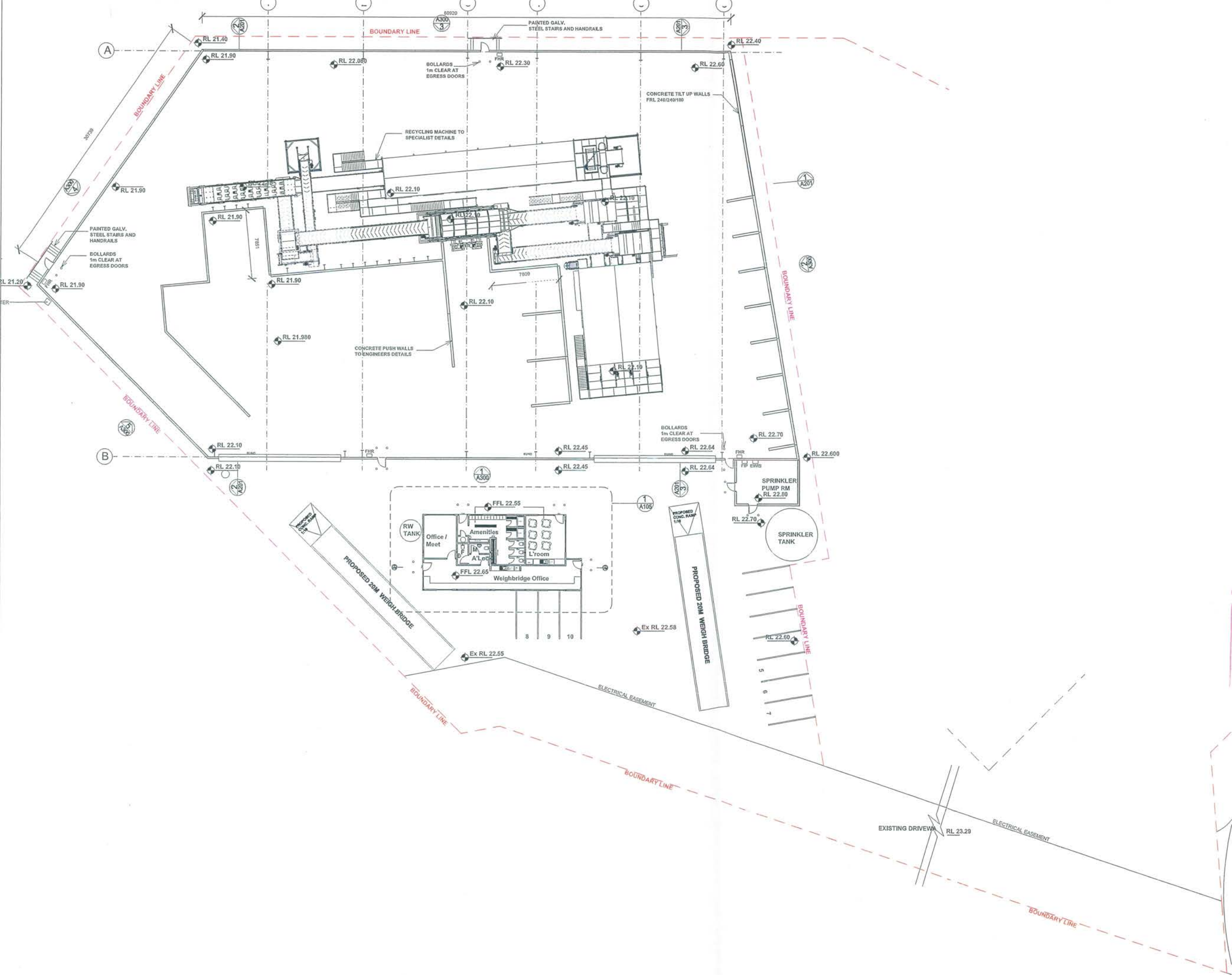


16/1698/01
Construction Certificate
Approved for construction by the Council

Do not scale from drawings. Use figured dimensions only. Verify all dimensions on site prior to commencement of any work. Any discrepancies shall be immediately referred to Dewcape for clarification. Copyright remains the property of Dewcape Pty Ltd.



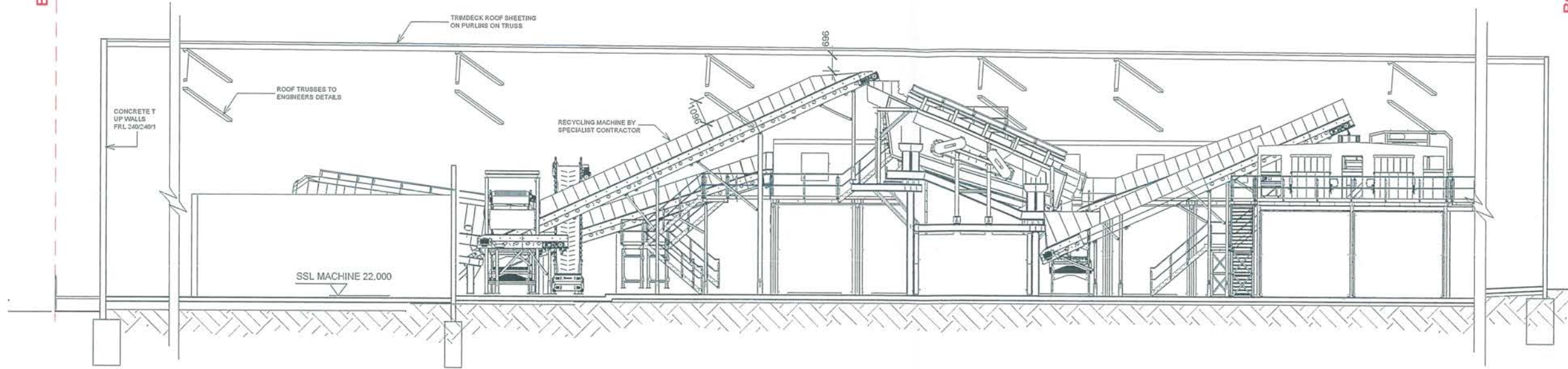
DRAWING: SITEPLAN / GROUND FLOOR PLAN
SITE: ST MARYS
SCALE: 1:200 @ A1 DWG NO: A001 REV 11



BOUNDARY LINE

BOUNDARY LINE

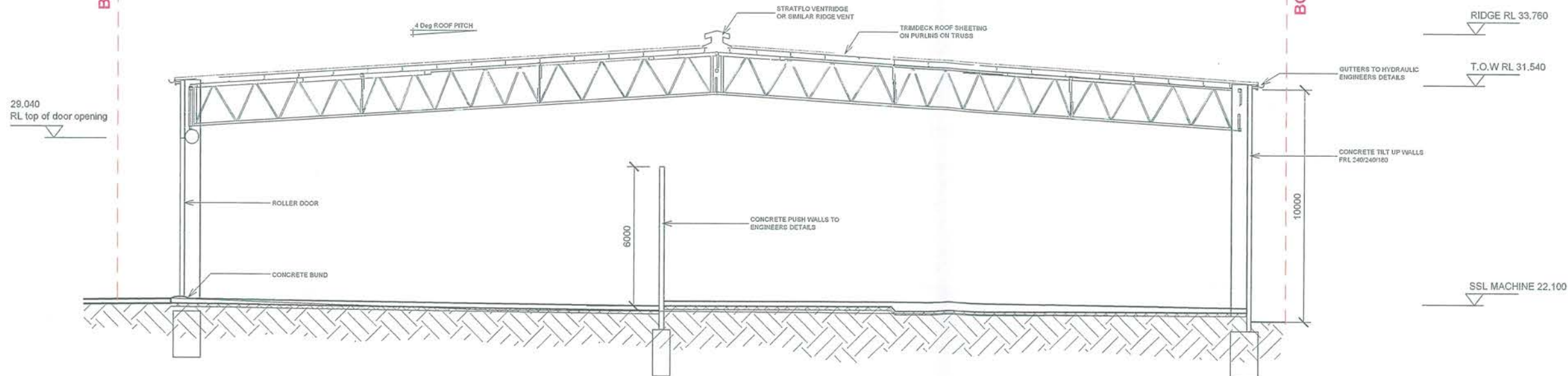
REV.	DATE	NOTE
1	02.06.16	ISSUED FOR INFORMATION
2	09.06.16	ISSUED FOR INFORMATION
3	24.06.16	ISSUED FOR INFORMATION
4	27.06.16	ISSUED FOR CC
5	20.10.16	ISSUED FOR CC



1 SECTION 1

BOUNDARY LINE

BOUNDARY LINE



2 SECTION 2

16/1698/01
Construction Certificate
Accredited Body - Project #2 B

Do not scale from drawings. Use figured dimensions only. Verify all dimensions on site prior to commencement of any work. Any discrepancies shall be immediately referred to Dewcape for clarification. Copyright remains the property of Dewcape Pty Ltd.

CLIENT

BINGO
INDUSTRIES
CLEANING UP

DRAWING SECTIONS

SITE ST MARYS

SCALE 1:100 @ A1

DWG NO A200

REV 05

DEWCAPE
DISTINCTION IN BUILDING



General Notes

These drawings are not to be scaled

The builder must confirm all dimensions, levels and setbacks on site prior to the commencement of any building work

These drawings are to be read in conjunction with specification consultant information and any other relevant documentation

All consultant drawings are to be provided to architect for cross checking of documents

All council approval issue documents are not issued for construction

These drawings are subject to copyright laws and are protected by the Copyright Act 1968. No part of these drawings may be reproduced by electronic, mechanical, photocopying, recording or otherwise without written permission

Copyright Insight Architecture



Proposed Waste Management Facility

25 Dunbrevin Circle,
St. Marys, NSW 2760

Development Application Architectural Drawing List

Drawing No.	Drawing Title	Scale
DA - 02.1	Cover Page / Drawing List	NTS
DA - 02.2	Demolition Plan	1:200
DA - 02.3	Proposed Site Plan	1:200
DA - 02.4	Proposed Floor Plan	1:200
DA - 02.5	Proposed Office Plan / Elevations / Section	1:200
DA - 02.6	Proposed Shed Plan	1:200
DA - 02.7	Proposed Shed Elevations/Sections	1:100
DA - 02.8	Landscape Plan	1:100
DA - 02.9	Sediment Control Plan	1:100
DA - 02.10	Stormwater Management Plan	1:100
DA - 02.11	Shadow Diagram	NTS
DA - 02.12	Shadow Diagram	NTS
DA - 02.13	Perspective	NTS
DA - 02.14	Perspective	NTS
DA - 02.15	Perspective	NTS
DA - 02.16	Survey	NTS

Site Statistics

Lot Number:	143
DP Number:	1013185
Zoning:	General Industrial
Site Area:	6140m ²
Max. Building Height:	12m
Required:	4.087m (Office Height)
Provided:	11.854m (Shed Height)
Car Parking:	10
Construction Type:	Type B (Type C Compliant)
Calculated Areas & Setbacks	
Front Setback:	80.345mm
Side Setbacks:	1,500mm
Rear Setback:	1,500mm
Proposed Office:	153m ²
Proposed Shed:	3465.11m ²
Total Roof Area (Proposed):	3651.11m ²
Total Building Area (Proposed & Existing):	3618.11m ²
Existing Total GFA:	773.03m ² (Approx)
Existing Total Roof:	960.36m ² (Approx)
Existing Max Building Height:	10m (Approx)



C

05-08-15

DA Amendment Issue

B

17-08-15

DA Issue

A

02-05-15

Concept Issue

Issue

Date

Proposed Development

At: 25 Dunbrevin Circle St Marys

For: Binga Group

Amendment Number: 10, August 2015

Development Application

Issue

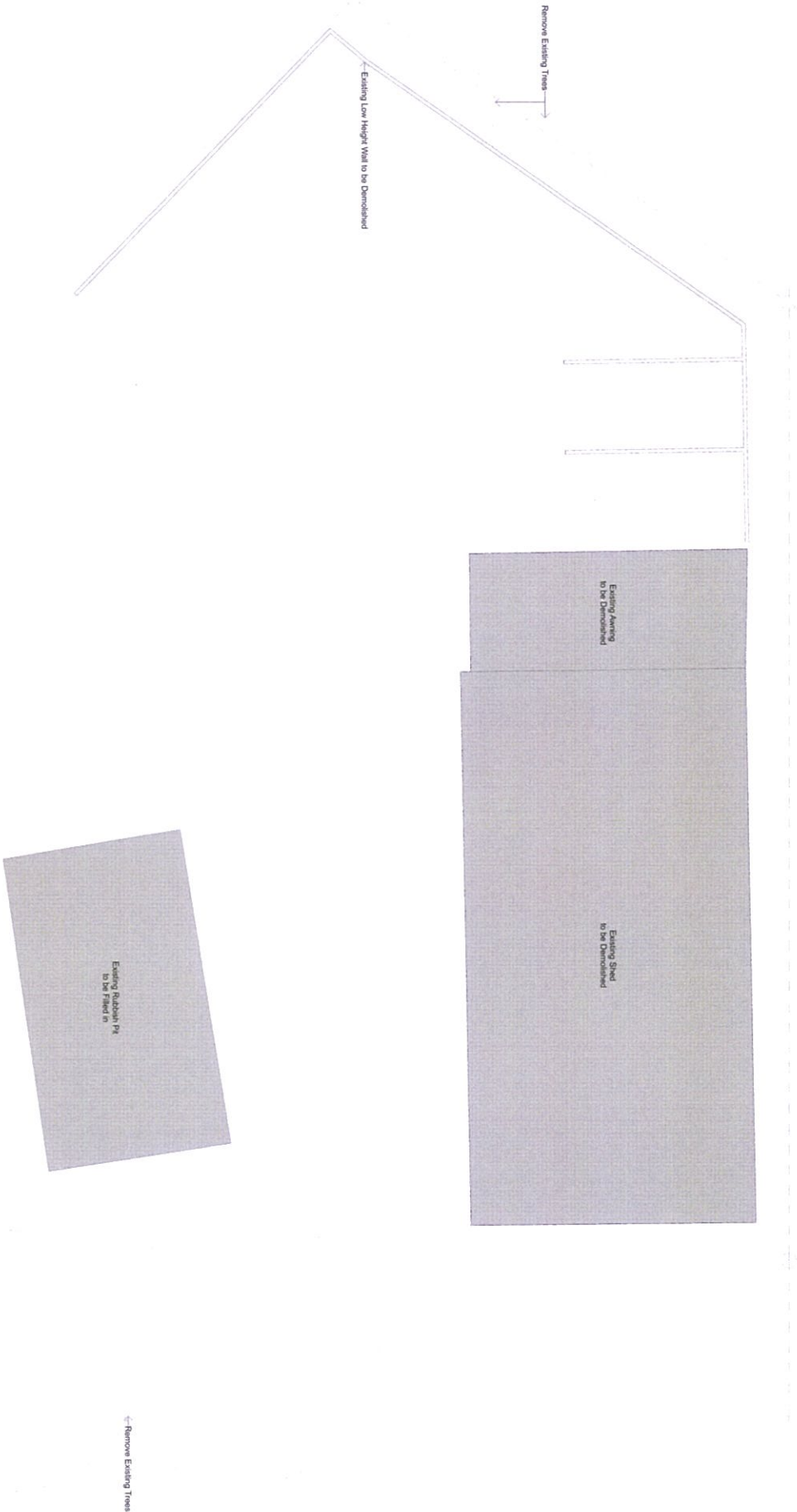
151048 - 02.1 / 18

DA C

insight ARCHITECTURE

insight ARCHITECTURE

SITE AREAS			
Site Area	6.10m ²		
Existing Area	2.44m ²		
Ex. Total	22.43m ²		
Ex. Pk	248.14m ²		
Ex. Pk	2.44m ²		
Ex. Area	142.50m ²		



Calculated Areas & Setbacks	
Front Setback:	80.945mm
Side Setbacks:	1,500mm
Rear Setback:	1,500mm
Proposed Office:	153m ²
Proposed Shed:	3465.11m ²
Total Roof Area (Proposed):	3651.11m ²
Total Building Area (Proposed & Existing):	3618.11m ²
Existing Total GFA:	773.03m ² (Approx)
Existing Total Roof:	960.36m ² (Approx)
Existing Max Building Height:	10m (Approx)

General Notes

These drawings are not to be scaled

The builder must confirm all dimensions, levels and setbacks on site prior to commencement of any building works

These drawings are to be read in conjunction with specification consistent with the relevant Australian Standards and relevant codes of practice

All structural drawings are to be provided to Architects

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Issue	Date	Description
C	05-06-15	DA Amendment Issue
B	17-06-15	DA Issue
A	02-06-15	Concept Issue

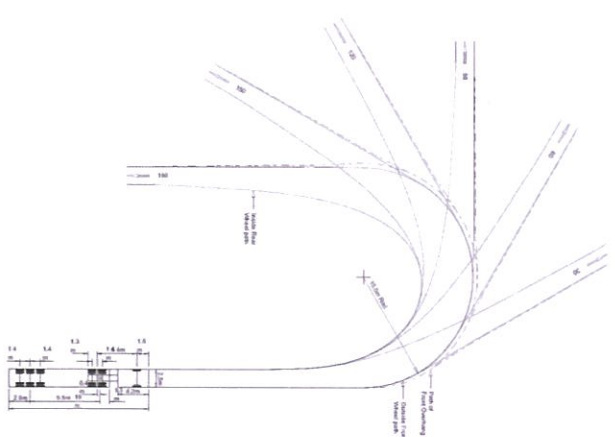
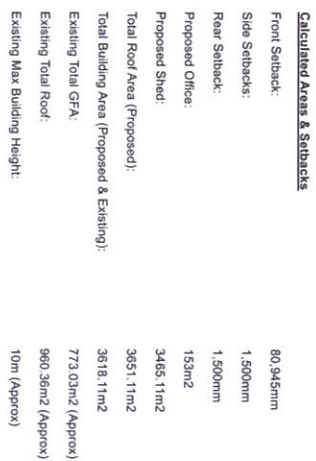
Proposed Development

At: 25 Dunleved Circuit St Marys

For: Blingo Group

Project Name	151046 - 02.2.16	DA C
Project Number	151046 - 02.2.16	DA C
Project Status	151046 - 02.2.16	DA C
Project Date	151046 - 02.2.16	DA C
Project Location	151046 - 02.2.16	DA C
Project Contact	151046 - 02.2.16	DA C
Project Email	151046 - 02.2.16	DA C
Project Phone	151046 - 02.2.16	DA C
Project Fax	151046 - 02.2.16	DA C
Project Website	151046 - 02.2.16	DA C
Project Address	151046 - 02.2.16	DA C
Project Postcode	151046 - 02.2.16	DA C
Project State	151046 - 02.2.16	DA C
Project Country	151046 - 02.2.16	DA C





Proposed Development	At	25 Dunbarrow Circuit St Marys
	For:	Bingo Group
Print Date: Tuesday 16 August 2015 Printed By: <u> </u> Development Application Application No: <u>15/004 - 02.2 / 15</u> Site: <u> </u> 1:100 @ A1, 1:200 @ A3 Scale: <u> </u> Drawn By: <u> </u> Check: <u> </u> Issue: <u> </u>		
Project Name	Project Reference	Project Description
15/004 - 02.2 / 15	DA C	Bingo
Site: <u> </u> 1:100 @ A1, 1:200 @ A3 Scale: <u> </u> Drawn By: <u> </u> Check: <u> </u> Issue: <u> </u>		



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Issue	Date	DA Amendment Issue
C	05-08-15	DA Amendment Issue
B	17-06-15	DA Issue
A	02-05-15	Concept Issue

Proposed Development
At: 25 Dunheved Circuit St Marys
For: Bligo Group

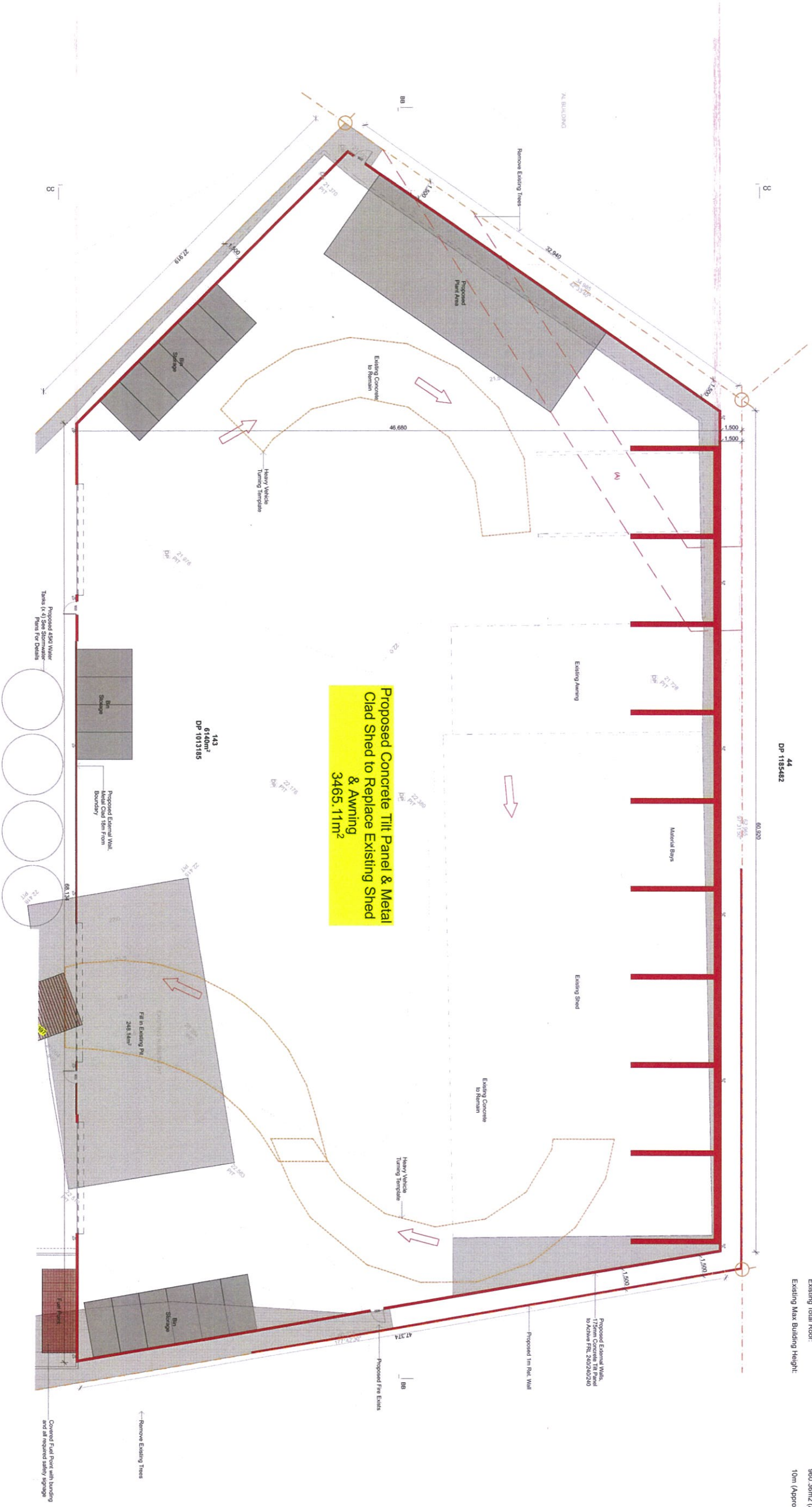
Project Date: Tuesday, 10 August 2015

Development Application: 151042

151042 - 02.5.15 DA C



Calculated Areas & Setbacks	
Front Setback:	80.945mm
Side Setbacks:	1,500mm
Rear Setback:	1,500mm
Proposed Office:	153m2
Proposed Shed:	3465.11m2
Total Roof Area (Proposed):	3651.11m2
Total Building Area (Proposed & Existing):	3618.11m2
Existing Total GFA:	773.03m2 (Approx)
Existing Total Roof:	860.36m2 (Approx)
Existing Max Building Height:	10m (Approx)



Note:
General Note: Check that 15m
From Boundary Wall is 175mm
Concrete Tilt Panel in Order To
Achieve FRL 240/240/240

Proposed Shed Floor Plan
1:150

These drawings are not to be scaled

The builder must confirm all dimensions, levels and setbacks on site prior to the commencement of any building works.

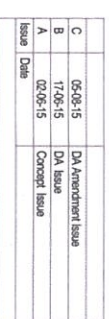
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All consultant drawings are to be provided to Architect for cross checking of documents

Our customers' drawings are to be provided to us correct for cross checking of documents

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ARCHITECTURE



PENRITH CITY COUNCIL

1000 McDONNELL ST
MILLERS POINT NSW 1585
Tel: 02 9674 1418
Fax: 02 9674 1400
www.pcouncil.nsw.gov.au

This plan / document relates
to Development Consent: **DAT51042**

Subject the conditions outlined in this consent

Sediment Control Plan
1:200

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PENRITH
CITY COUNCIL

This plan / document relates
to Development Consent: **DA15/1042**

Subject to the conditions outlined in this consent

DO NOT
REMOVE
OR DESTROY
THIS DOCUMENT

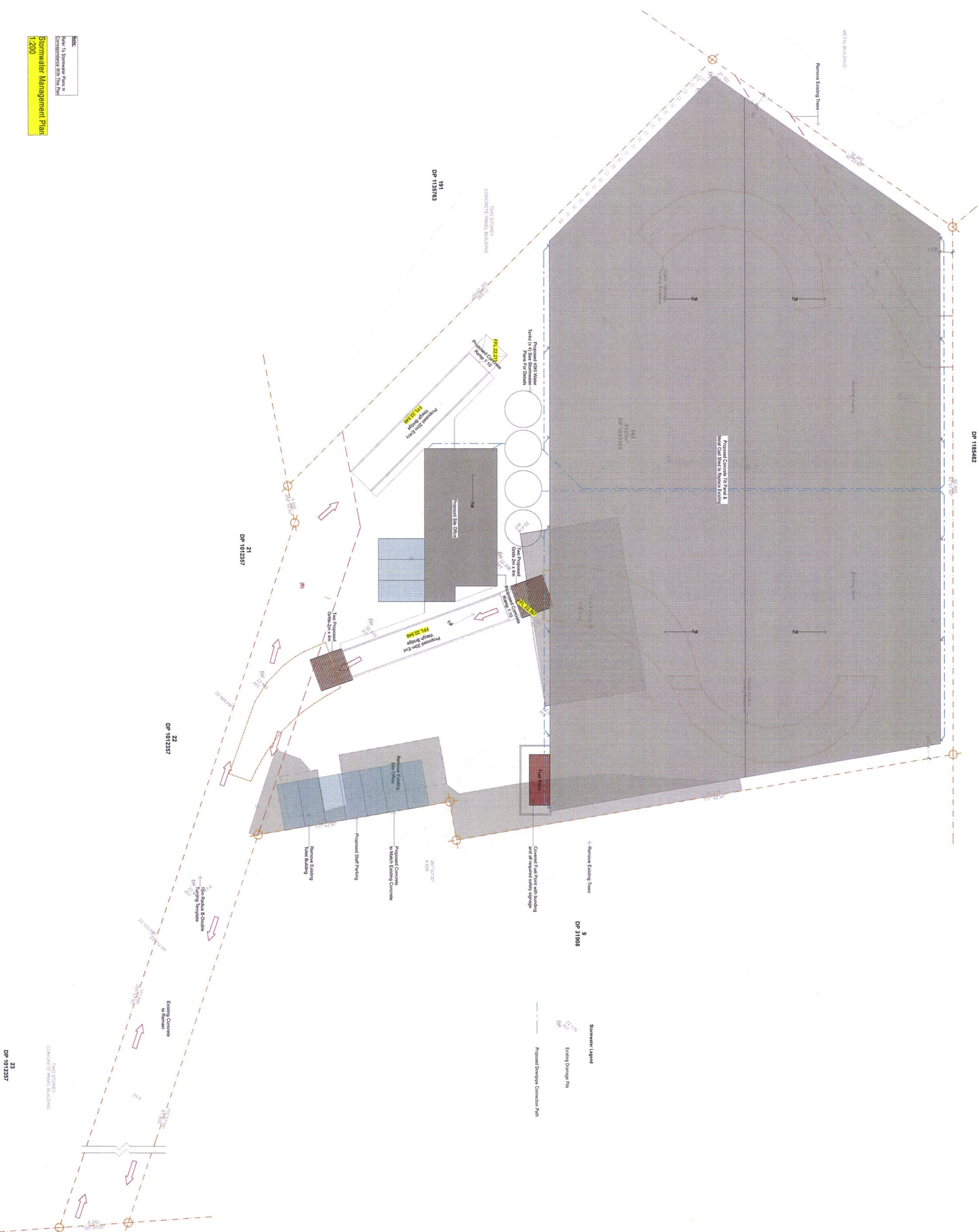
C	05-08-15	DA Amendment Issue
B	17-06-15	DA Issue
A	02-05-15	Concept Issue
Issue	Date	

Proposed Development

At: **25 Dunheved Circuit St Marys**

For: **Bingo Gro**

Print Date: Tuesday, 18 August 2015	
Printed Name: _____	
Development Application	
Project No:	Submitted By:
67-147-222-16-18-2014	CC
Date:	1:00 @ A1, 1:30 @ A3
http://www.cityofcalgary.ca/development/development-application Meeting City: _____	
Planning Committee:	Project: 40100000
151046 - 02.18 / 16	DA C





PENRITH
CITY COUNCIL



Proposed Development	At: 25 Dunthweid Circuit St Marys
	For: Bingo Group

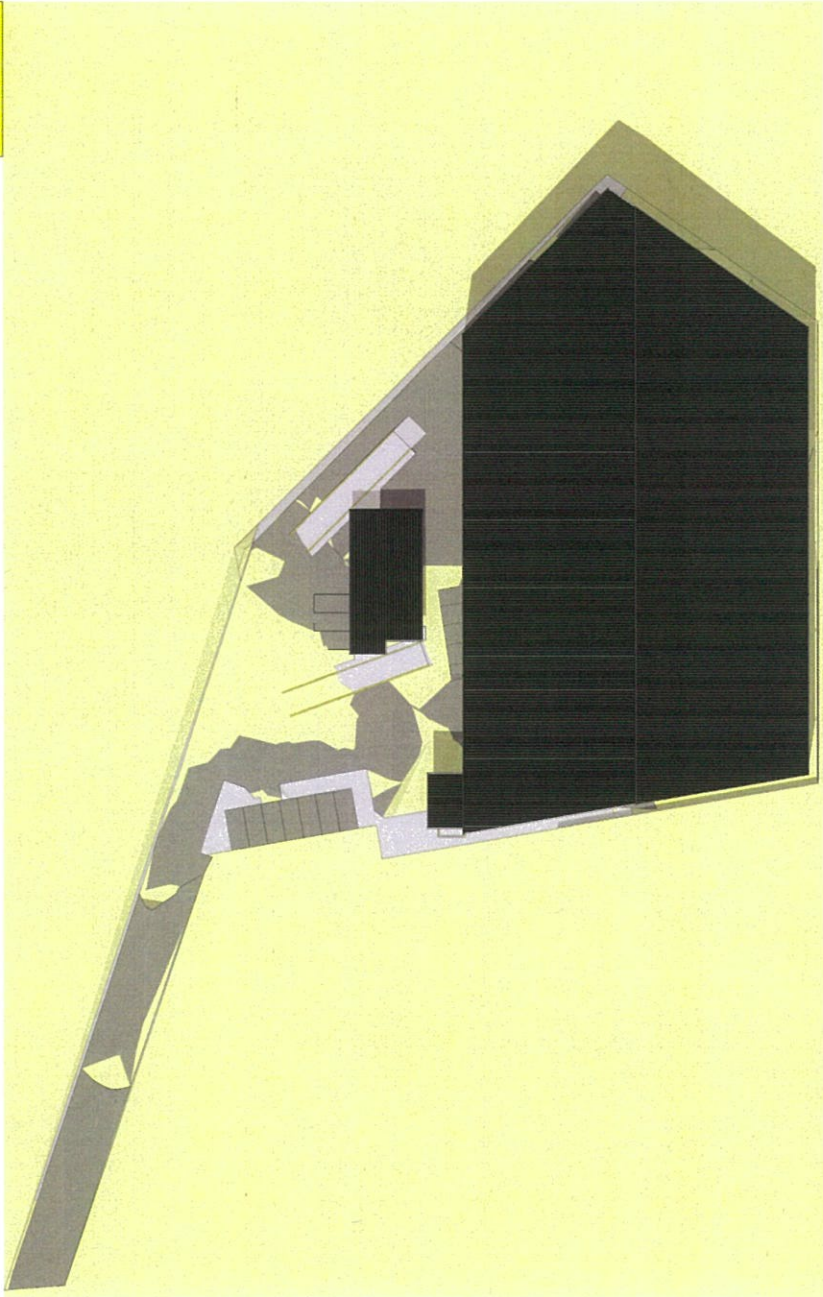
151046 - 02.11.16
 DA C

 MEMBER
 151046 - 02.11.16

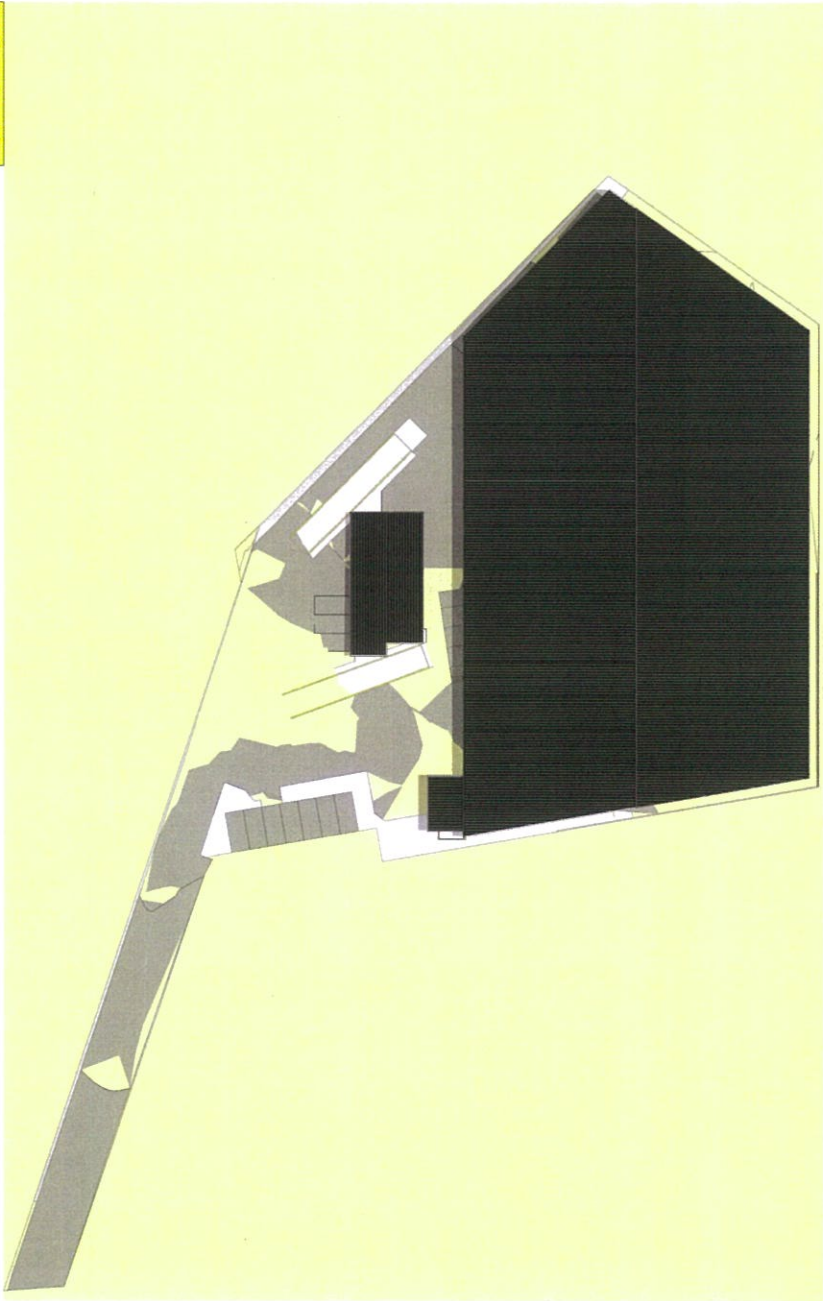


General Notes

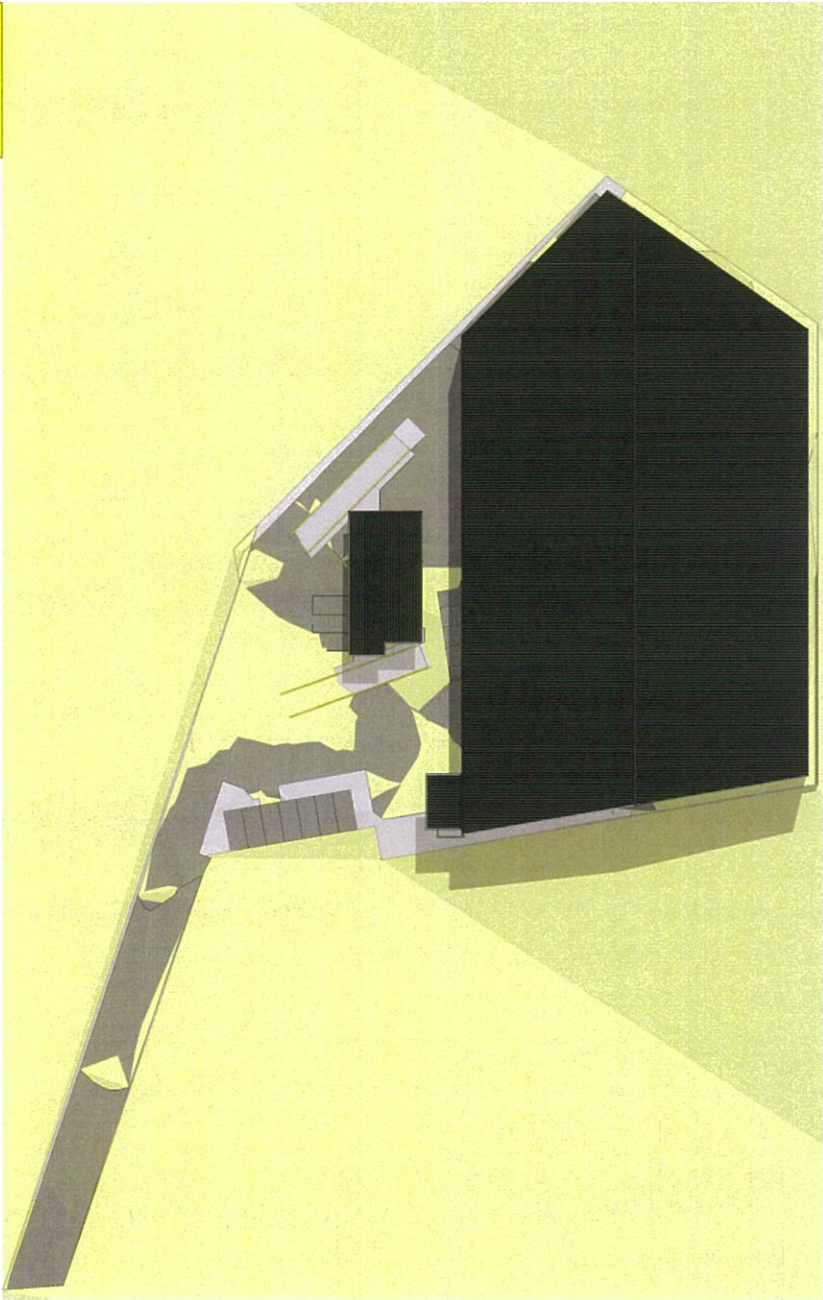
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21st December - 9am



21st December - 12pm



21st December - 3pm

PENRITH
CITY COUNCIL

Penrith City Council
100 Victoria Road
Penrith NSW 2150
Phone: 02 9390 7000
Fax: 02 9390 7001
Email: info@penrith.nsw.gov.au

This plan / document relates to Development Consent: **DA15/1042**

Subject to the conditions outlined in the consent

C	05-08-15	DA Amendment Issues
B	17-08-15	DA Issues
A	02-05-15	Concept Issues
Issue	Date	

Proposed Development

At: **25 Dunheved Circuit St Marys**

For: **Bingo Group**

Prepared: **Penrith**

Drawn: **Penrith**

Checked: **Penrith**

Approved: **Penrith**

Development Application

DA: **151042 - 02/12/15**

DA: **151042 - 02/12/15**

DA: **151042 - 02/12/15**

151042 - 02/12/15

DA C





General Note

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and prior to the commencement of any ongoing works

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FOR CROSS CHECKING ON DOCUMENTS

As council approval issues uncertainties are not issued for consideration

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C	05-06-15	DA Amendment Issues
B	17-06-15	DA Issues
A	02-06-15	Concept Issues
Issue	Date	

Proposed Development

At: 25 Dunbeard Circuit St Marne

For: **Bingo Group**

Print Date: Tuesday, 10 August 2010

Development Application

Printed by: 06-08-2014

1:100 @ A1, 1:200

Source: *U.S. Census Bureau*

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09/09/00

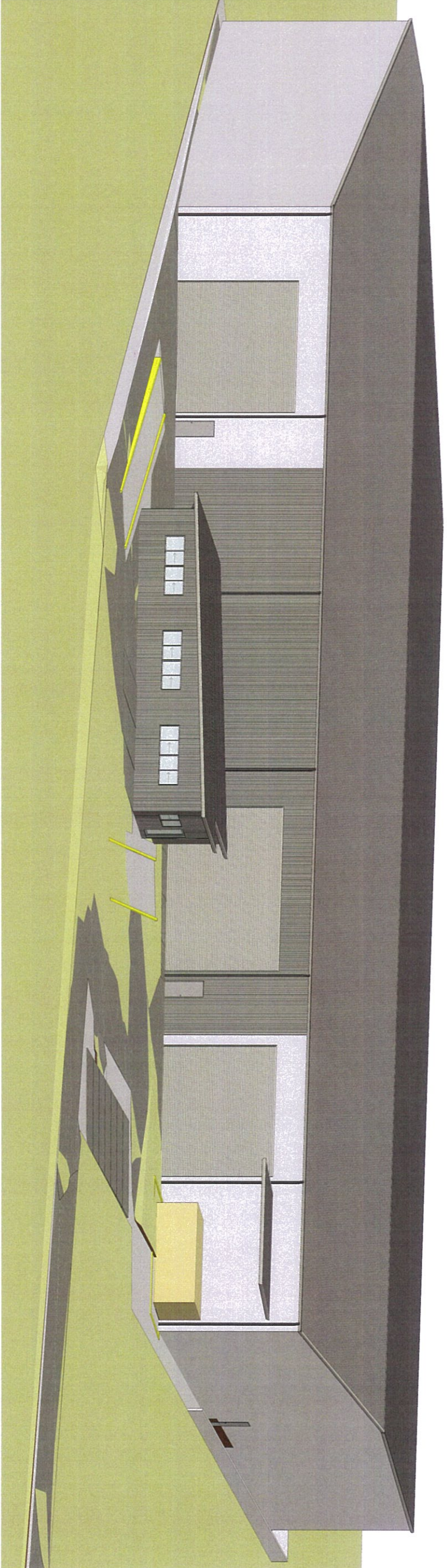
01 (01-20-00) 10

1

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General Notes
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C	05-05-15	DA Approval Issue
B	17-05-15	DA Issue
A	02-05-15	Concept Issue
Issue	Date	

Proposed Development
At: 25 Dunneved Circuit St Marys
For: Binga Group

Prepared By: [Name]	Drawn By: [Name]
Checked By: [Name]	Reviewed By: [Name]
Development Application	DA16/1042
Project No: [Number]	Site No: [Number]
Scale: 1:100 @ A1, 1:200 @ A3	
Project Name: [Name]	Project Address: [Address]
Project Number: [Number]	Project Date: [Date]
Project Name: [Name]	Project Address: [Address]
Project Number: [Number]	Project Date: [Date]





General Notes

These drawings are not to be scaled

The builder must confirm all dimensions site prior to the commencement of work.

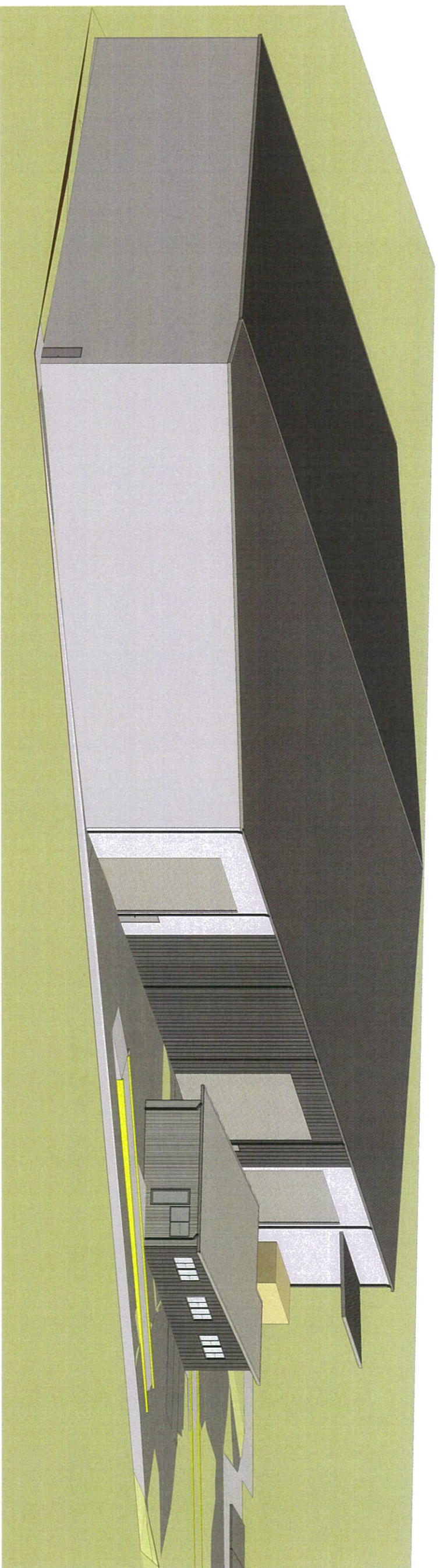
These drawings are to be read in conjunction with the consultant information and any other

All consultant drawings are to be pro-
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All council approval issue documents

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C	05-09-15	DA Amendment Issue
B	17-05-15	DA Issue
A	02-05-15	Concept Issue
Issue	Date	

Proposed Development

At: **25 Dunheved Circuit St Marys**

For: **Bingo Group**

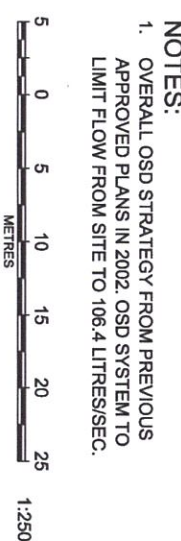
Print Date: Tuesday, 18 August 2015

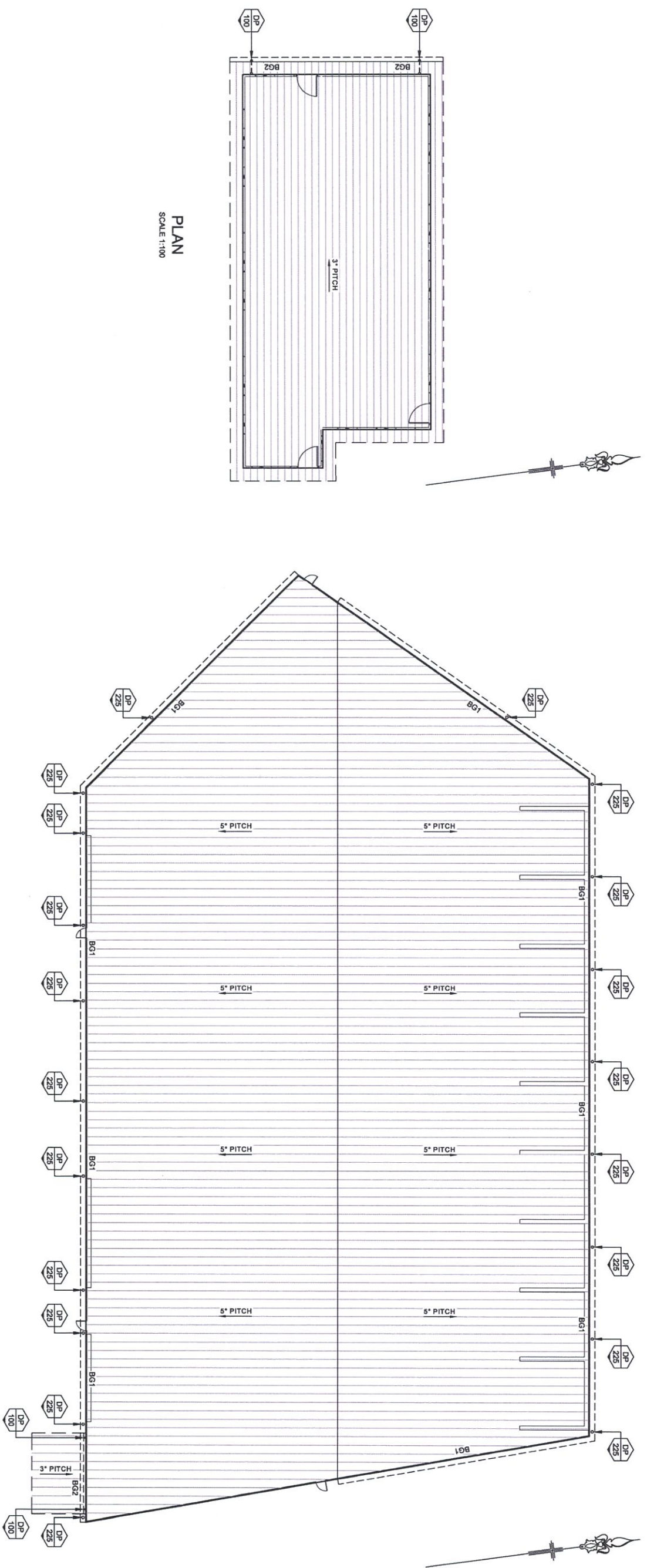
Development Application

Country	Year	Country	Year
AR, LM, CG	01-04-2014	CG	04-04-2013

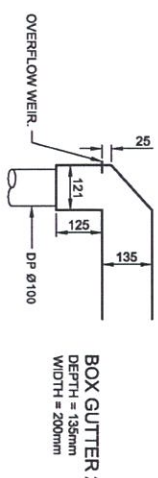
Final note: Only if provided as an additional comment

Drawing Number 151046 - 02.15 / 16	Project DA C	
--	------------------------	---

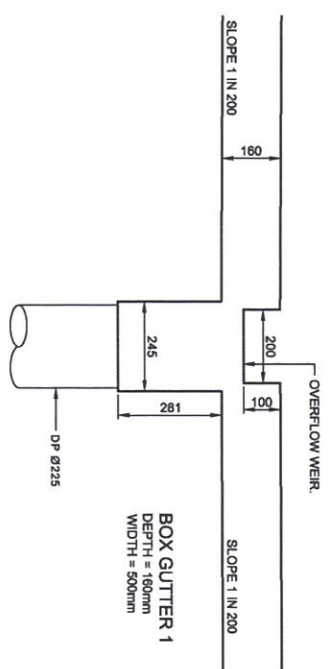
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PLAN
SCALE 1:100

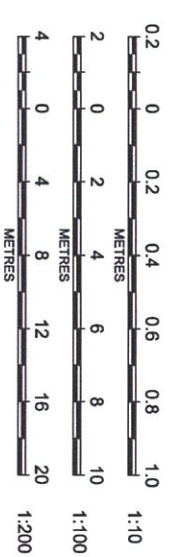


BOX GUTTER 2 (BG2) DETAIL
SCALE 1:10



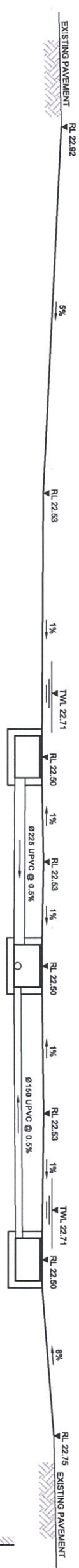
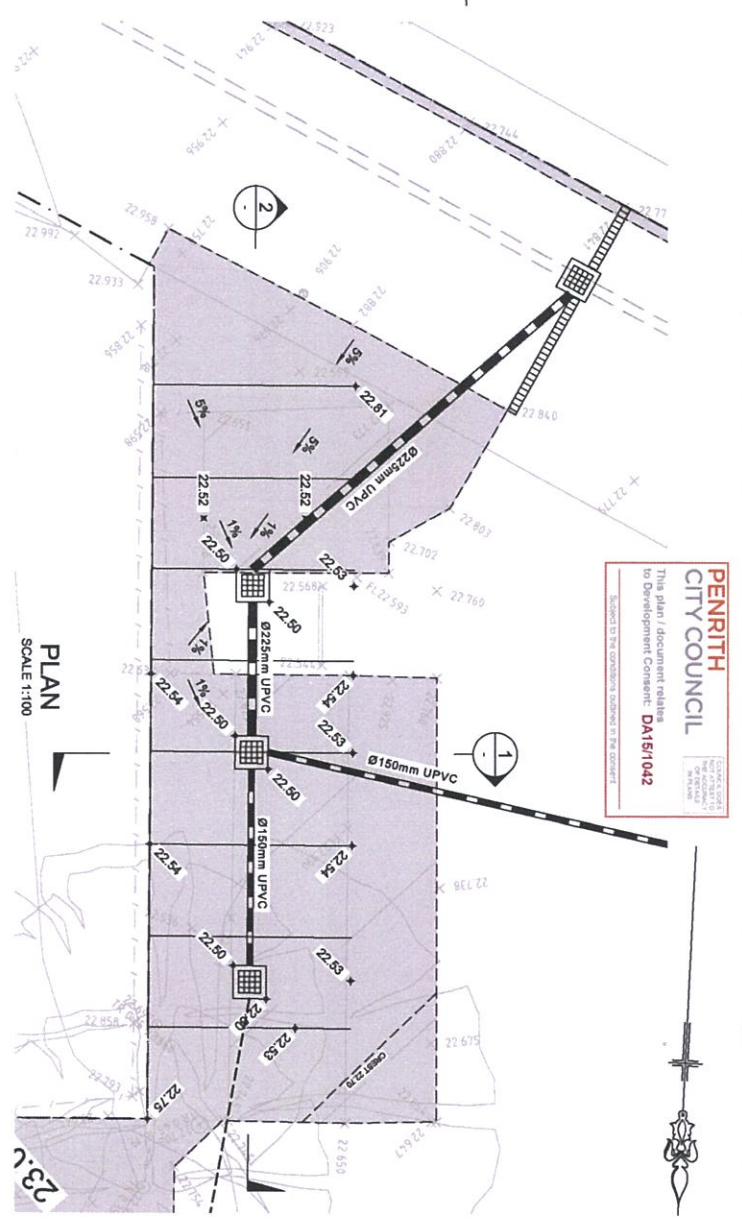
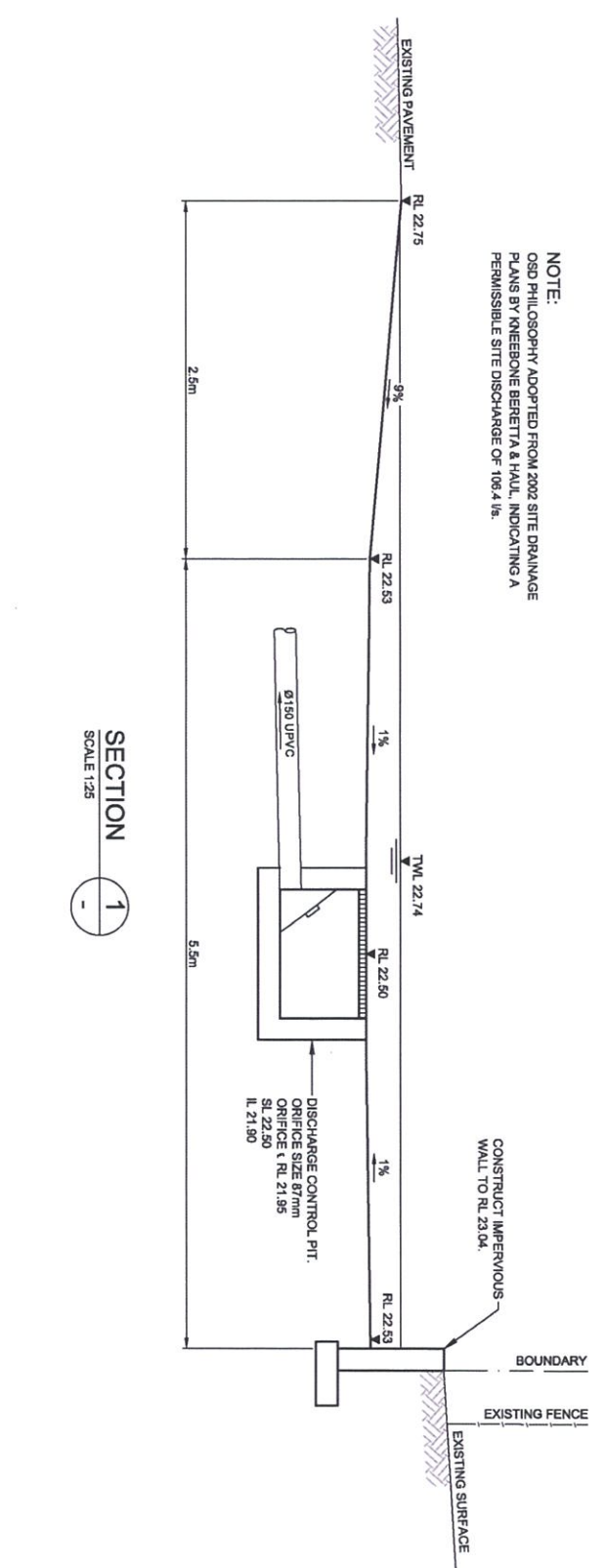
BOX GUTTER 1 (BG1) DETAIL
SCALE 1:10

PLAN
SCALE 1:200

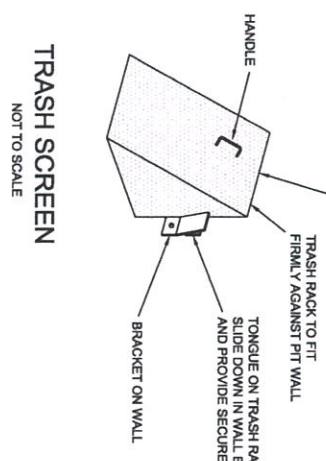


STORMWATER DESIGN SERVICES 25 DUNHEVED CIRCUIT, ST MARYS		Client: BINGO GROUP	
ROOF PLAN & DETAILS		Designed: CM Drawn: CM Checked: GJ	
Scales: Plan 1:200, 1:100 Hertz Vert. X-Section		Plan No. SY15113C102	
File Ref. SY15113C1_C.dwg		REV. C	
SHEET 2 OF 5 SHEETS			
No		DATE	
A		23/07/15	
B		17/09/15	
C		16/12/15	
STORMWATER DETAILS		AMENDMENT	
SPELLING CORRECTION		FIRST ISSUE	
23/07/15		DATE	
HUNTER		P: 02 4964 8385	
P: 02 9659 0005		Central Coast	
Sydney		Barker Ryan Stewart	
P: 02 4964 8385		ABN: 26 134 067 842	
P: 02 4964 8385		barker@barker-ryan-stewart.com.au	
P: 02 4964 8385		m@barker-ryan-stewart.com.au	
P: 02 4964 8385		barker-ryan-stewart.com.au	
P: 02 4964 8385		BARKER RYAN STEWART PTY LTD	

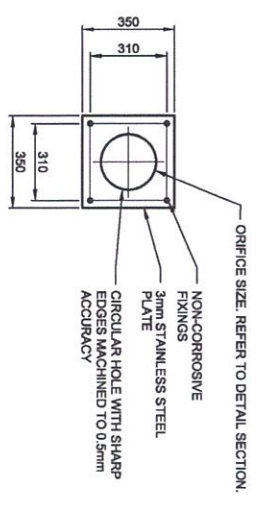
NOTE:
OSD PHILOSOPHY ADOPTED FROM 2002 SITE DRAINAGE
PLANS BY KNEEBONE BERETTA & HALL, INDICATING A
PERMISSIBLE SITE DISCHARGE OF 106.4 l/s.



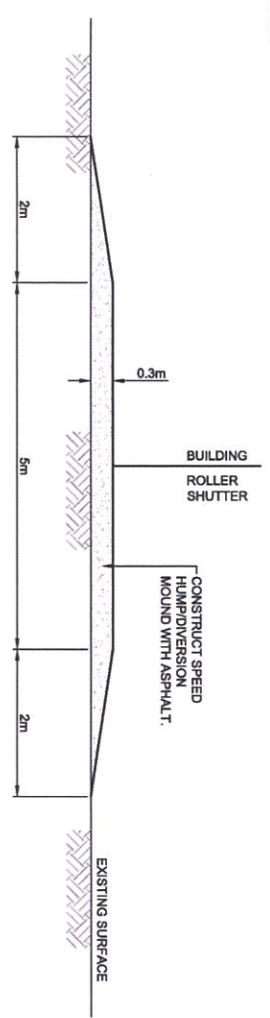
RH3030 MAXIMESH SCREEN, LONG AXIS OF THE OVAL SHAPED
HOLES SHOULD BE PLACED HORIZONTAL, WITH THE
PROTRUDING LIP OF EACH HOLE FACING DOWNWARDS AND
UPSTREAM TRASH RACK TO HAVE A CROSS SECTIONAL
SURFACE AREA GREATER THAN 50 TIMES THE ORIFICE AREA



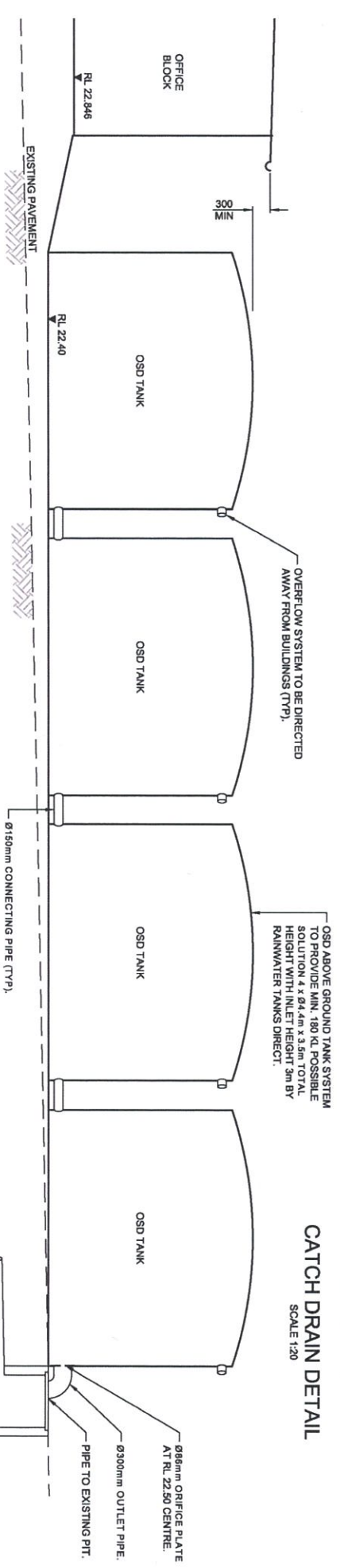
TRASH SCREEN
NOT TO SCALE



ORIFICE PLATE DETAIL
NOT TO SCALE

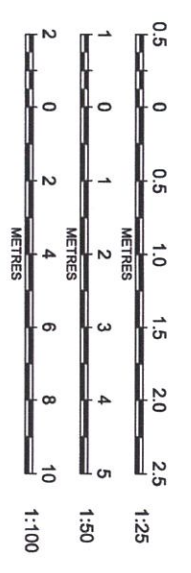
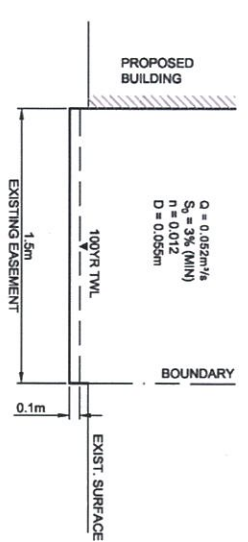


SPEED HUMP/DIVERSION MOUND DETAIL
SCALE 1:50



OSD SYSTEM 1 DETAIL
SCALE 1:50

CATCH DRAIN DETAIL
SCALE 1:20

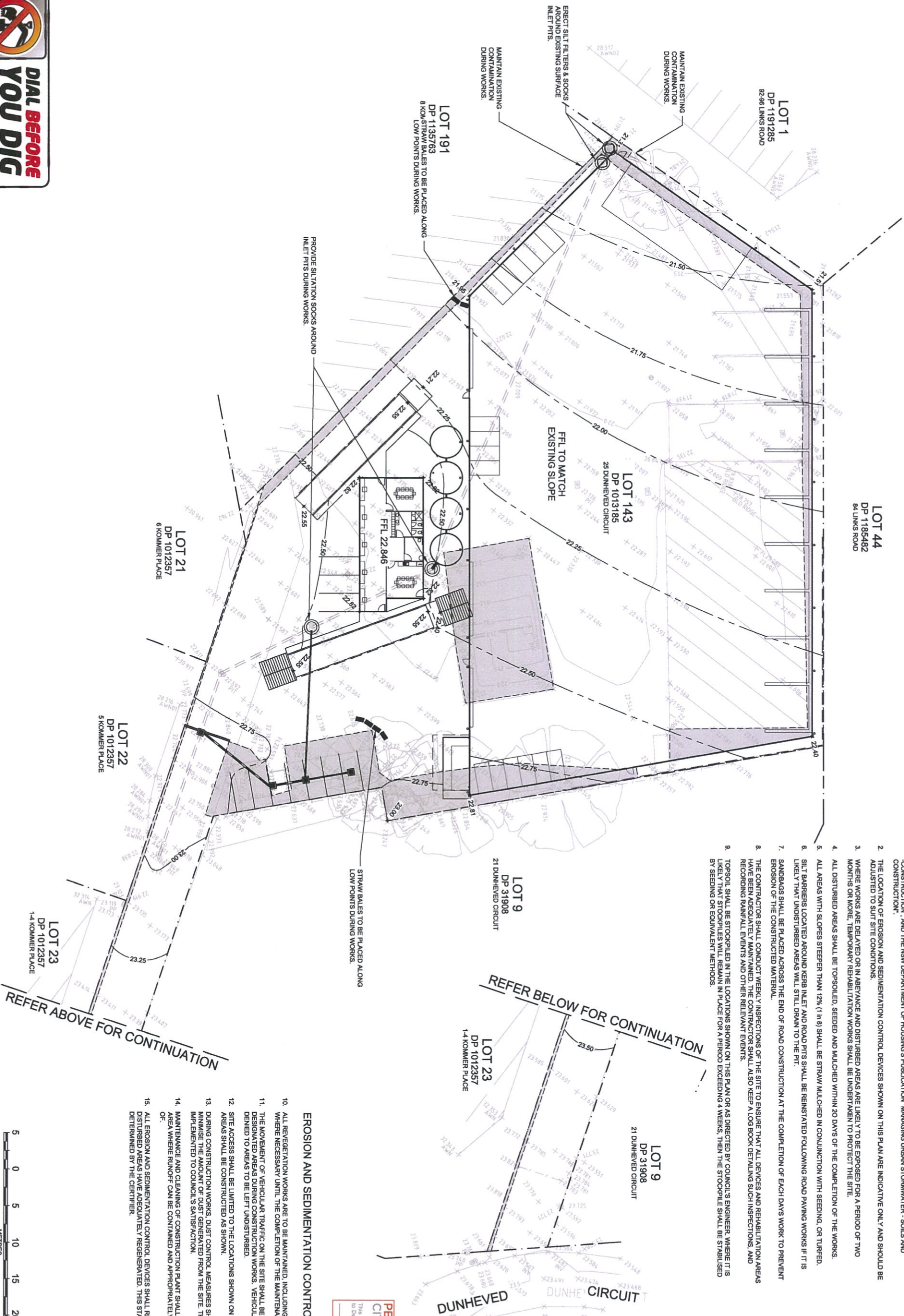


Client:		BINGO GROUP		STORMWATER DESIGN SERVICES	
25 DUNHEVED CIRCUIT, ST MARYS		SECTIONS & DETAILS		DESIGNED: CM	
CHECKED: GJ		DRAWN: CM		VERT. X-SECT.	
DATE: AMENDMENT		PLAN NO. SY15113C103		REV. C	
A		23/07/16		FIRST ISSUE	
B		17/08/15		SPELLING CORRECTION	
C		16/12/15		STORMWATER DETAILS	
No		DATE		AMENDMENT	



EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF SITE DISTURBANCE, THE CONTRACTOR SHALL ESTABLISH ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THIS PLAN, COUNCIL'S CIVIL WORKS SPECIFICATION PART 2 "CONSTRUCTION", AND THE NSW DEPARTMENT OF HOUSING'S PUBLICATION "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION".
2. THE LOCATION OF EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE ADJUSTED TO SUIT SITE CONDITIONS.
3. WHERE WORKS ARE DELAYED OR IN ABEYANCE AND DISTURBED AREAS ARE LIKELY TO BE EXPOSED FOR A PERIOD OF TWO MONTHS OR MORE, TEMPORARY REHABILITATION WORKS SHALL BE UNDERTAKEN TO PROTECT THE SITE.
4. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED AND MULCHED WITHIN 20 DAYS OF THE COMPLETION OF THE WORKS.
5. ALL AREAS WITH SLOPES STEEPER THAN 1:2% (1 in 8) SHALL BE STRAW MULCHED IN CONJUNCTION WITH SEEDING, OR TURFED.
6. SILT BARRIERS LOCATED AROUND KERB INLET AND ROAD PITS SHALL BE REINSTATED FOLLOWING ROAD PAVING WORKS IF IT IS LIKELY THAT UNDISTURBED AREAS WILL STILL DRAIN TO THE PIT.
7. SANDBAGS SHALL BE PLACED ACROSS THE END OF ROAD CONSTRUCTION AT THE COMPLETION OF EACH DAYS WORK TO PREVENT EROSION OF THE CONSTRUCTED MATERIAL.
8. THE CONTRACTOR SHALL CONDUCT WEEKLY INSPECTIONS OF THE SITE TO ENSURE THAT ALL DEVICES AND REHABILITATION AREAS HAVE BEEN ADEQUATELY MAINTAINED. THE CONTRACTOR SHALL ALSO KEEP A LOG BOOK DETAILING SUCH INSPECTIONS, AND RECORDING RAINFALL EVENTS AND OTHER RELEVANT EVENTS.
9. TOPSOIL SHALL BE STOCKPILED IN THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY COUNCIL'S ENGINEER, WHERE IT IS LIKELY THAT STOCKPILES WILL REMAIN IN PLACE FOR A PERIOD EXCEEDING 4 WEEKS, THEN THE STOCKPILE SHALL BE STABILISED BY SEEDING OR EQUIVALENT METHODS.



EROSION AND SEDIMENTATION CONTROL NOTES (CONT)

10. ALL REVEGETATION WORKS ARE TO BE MAINTAINED, INCLUDING WATERING AND MOWING WHERE NECESSARY UNTIL THE COMPLETION OF THE MAINTENANCE PERIOD.
11. THE MOVEMENT OF VEHICULAR TRAFFIC ON THE SITE SHALL BE CONFINED TO DESIGNATED AREAS DURING CONSTRUCTION WORKS. VEHICULAR ACCESS SHALL BE DENIED TO AREAS TO BE LEFT UNDISTURBED.
12. SITE ACCESS SHALL BE LIMITED TO THE LOCATIONS SHOWN ON THIS PLAN. SHAKE-DOWN AREAS SHALL BE CONSTRUCTED AS SHOWN.
13. DURING CONSTRUCTION WORKS, DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO MINIMISE THE AMOUNT OF DUST GENERATED FROM THE SITE. THESE MEASURES TO BE IMPLEMENTED TO COUNCIL'S SATISFACTION.
14. MAINTENANCE AND CLEANING OF CONSTRUCTION PLANT SHALL BE CARRIED OUT IN AN AREA WHERE RUNOFF CAN BE CONTAINED AND APPROPRIATELY TREATED AND DISPOSED OF.
15. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ADEQUATELY REGENERATED. THIS STAGE SHALL BE DETERMINED BY THE CERTIFIER.



No	DATE	AMENDMENT
A	23/07/15	FIRST ISSUE
B	17/09/15	SPELLING CORRECTION
C	16/12/15	STORMWATER DETAILS

Barker Ryan Stewart
Sydney
P: 02 9459 0005
Hunter
P: 02 4946 8385
barker-ryan-stewart.com.au
mob@barker-ryan-stewart.com.au
6 BARKER RYAN STEWART PTY LTD

Client:
BINGO GROUP

STORMWATER DESIGN SERVICES
25 DUNHEVED CIRCUIT, ST MARYS
EROSION & SEDIMENT CONTROL PLAN

Designed:	CM	Scales:	Plan 1:250
Drawn:	CM	Vert:	
Checked:	GJ	X-Sect:	
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Plan No.
SY15113C104
File Ref.
SY15113C1_C.dwg
REV.
C
SHEET 4 OF 5 SHEETS

**ATTACHMENT C STATEMENT OF AVAILABLE
PRESSURE AND FLOW**

Statement of Available Pressure and Flow

Santosh Acharya
6 Tilley Lane
Frenchs Forest, 2086

Attention: Santosh Acharya

Date: 26/08/2016

Pressure & Flow Application Number: 106758
Your Pressure Inquiry Dated: 2016-08-23
Property Address: 25 Dunheved Cct, St Marys 2760

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Dunheved Circuit	Side of Street: West
Distance & Direction from Nearest Cross Street	0 metres North from Kommer Place
Approximate Ground Level (AHD):	24 metres
Nominal Size of Water Main (DN):	150 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	118 metre head
Minimum Pressure	63 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	63
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5	65
	10	64
	15	63
	20	62
	26	60
	30	58
	40	53
	50	46
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	5	63
	10	62
	15	61
	20	60
	26	57
	30	56
	40	50
	50	44
Maximum Permissible Flow	67	30

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

connections@sydneywater.com.au

General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.
2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.
3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.
4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.
5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are lodged through Quick Check Agents (List available on Sydney Water Website - www.sydneywater.com.au). Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.
6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.
2. Regular updates of the models are conducted to account for issues such as urban consolidation, demand management or zone change.
3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.
4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.
5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.
6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

ATTACHMENT D NON-CONFORMING WASTE PROTOCOL

ONE PAGE LESSON

No:	Systems & Procedures Manager	Date:	Rev. Date:	Ver. #:
OPL-YA029	Matthew Collaros	19/02/2018	19/02/2020	3
				
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Storage of Hazardous Chemicals - Waste

Wastes that contain "hazardous chemicals" (hazchem) must be stored in accordance with WHS, Environment and Dangerous Good requirements. New regulations require hazardous substances and dangerous goods to be reclassified as a single classification called "hazardous chemicals" (hazchem). These chemicals are hazardous to workers, human health and the environment. The following are Bingo minimum standards for storage of waste materials containing hazardous chemicals.

The NSW Government proposes amendments to the Protection of the Environment Operations (POEO) Act and POEO (Waste) Regulation including adoption of minimum standards for managing construction and demolition waste in NSW.

As at the date of this amendment these requirements have not been enacted. In the instance where the standards differ from the procedure, the standards shall apply. When the standards have been enacted this procedure will be reviewed and updated to ensure compliance with the new standards.

Used lead acid batteries (ULAB e.g. car batteries)

- ULAB contain hazchem (lead, lead dioxide and sulfuric acid)
- Must have a designated storage area and separated by at least 3 metres from other hazchem
- Storage area must be managed relevant to the risks associated with the hazchem they contain.
- Storage area must have signage indicating the hazchem classification, relevant pictogram and signal words
- Storage areas must be impervious, bunded and roofed with materials being compatible for the hazchem in the event of a leak or spill.
- Storage area must be fully protected from the weather and secure from access by unauthorised persons
- Any transport of ULAB must comply with the Australian Dangerous Goods (Road and Rail Transport) Code
- A dangerous goods (DG) driver's licence is not required for LAB or ULAB as these are regarded as 'packages' (regardless of the quantity being carried). However ULAB are hazardous waste, and depending on the quantity a trackable waste licence may be required.

Gas bottles.

- Gas bottles must be kept 5 metres from most other hazchem
- Storage area must have signage indicating the hazchem classification, relevant pictogram and signal words
- Indoor storage should be avoided whenever possible and limits to indoor storage apply.
- Store in a well ventilated area: NOTE - LPG is heavier than air and collects in low areas instead of dissipating and it dissipates slowly
- Store away from any flame, heat or other ignition source.
- Gas bottles-cylinders must always be stored upright with valves closed. (NOTE: the pressure relief valve needs to be in the vapour section of the cylinder)
- Gas bottles must be prevented from falling and protected from impact and damage.
- Storage limits may apply and placarding may be required (placard currently required at 50 litres or more).
- Indoor storage has the following limits: 45 kg per 50 m² floor area / maximum total quantity of 180 kg / maximum gas bottle size of 45kg. NOTE: conversion 1 kilogram of LPG = 1.96 litres / 1 litre = 0.51kilograms
- All cylinders full / partially full / empty should be treated as containing gas. (NOTE: Only cylinders purged with inert gas are considered empty)
- Never open the valve of any unconnected LPG cylinder. Do not open the valve to release remaining gas.

Fire extinguishers

- Fire extinguishers now only come in three varieties, water filled, gas filled and chemical filled.
- Water filled and gas filled extinguishers are inert and are not harmful.

- Dry chemical extinguishers can cause irritation.
- Any extinguishers under pressure if crushed, can explode
- Once the extinguisher is discharged (i.e. there is no more pressure), there is no potential of an explosion.
- Residual contents can be safely discharged to relieve remaining pressure. This must be done well away from any dangerous goods or hazardous substances and wearing appropriate PPE to prevent irritation.
- Fire extinguishers are to be kept separate from gas bottles – Note gas bottle requirements above
- Any yellow fire extinguisher is illegal - remove from all other waste, isolate, and contact the Compliance Team.

BINGO
INDUSTRIES
CLEANING UP
ONE PAGE LESSON

No:	Systems & Procedures Manager	Date:	Rev. Date:	Ver. #:
OPL-YA030	Matthew Collaros	19/02/2018	19/02/2020	3
				
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Storage of Hazardous Chemicals – Special Waste

'Special waste' is a class of waste that has unique regulatory requirements. The potential environmental impacts of special waste need to be managed to minimise the risk of harm to the environment and human health.

For the purpose of classifying waste "Special waste" means any of the following:

- Clinical and related waste
- Asbestos waste
- Waste tyres
- Anything classified as special waste under an EPA gazettal notice.

The NSW Government proposes amendments to the Protection of the Environment Operations (POEO) Act and POEO (Waste) Regulation including adoption of minimum standards for managing construction and demolition waste in NSW.

As at the date of this amendment these requirements have not been enacted. In the instance where the standards differ from the procedure, the standards shall apply. When the standards have been enacted this procedure will be reviewed and updated to ensure compliance with the new standards.

The following are two types of special waste that may be found in loads of mixed waste brought to site

Asbestos

- Asbestos is prohibited on site.
- Asbestos is dangerous to human health if inhaled.
- There are a number of procedures that relate to unexpected finds of non-complying waste on site.
- All sites must have stock of asbestos bags.
- All sites must have an allocated 240 litre garbage bin dedicated to small unexpected finds of suspected asbestos containing material.
- The dedicated bin must have appropriate signage, be lined with plastic at all times.
- Finds of fibrous cement sheets and other asbestos containing materials suspected or with potential of asbestos content are to be handled as asbestos and in accordance with site procedures and with necessary PPE.
- Small finds are to be wetted down, placed in the asbestos bag and the bag placed in the allocated bin.
- The bin is to be secured at all times when not in use and located away from other site activities / waste.
- Follow site procedures for unexpected finds of Non Complying Waste (NCW).

Tyres

- Tyres are highly flammable and give off toxic gases when burnt.
- Tyres are to be kept separate to all ignition and flame sources and other waste materials and are not to be stored on site.

- Tyres are special waste and are prohibited in our recycling yards and need therefore to be rejected when spotted or tipped in inbound loads.
- If spotted after customer has left the site - store separately, transport separately and comply with trackable waste requirements when transported.
- Tyres have the same tracking requirements as asbestos if more than 20 tyres or 200kg (whichever is the lesser) are to be transported in the same load.

Confirm transport requirements for special waste with the Compliance Team prior to transport.



STANDARD OPERATING PROCEDURE

No:	Systems & Procedures Manager
SOP-YA003	Matthew Collaros

Revision No.	Date:	Revision Date:
03	19/02/2018	19/02/2020

Asbestos at Recycling Centres

Standard Operating Procedure Distribution List

Managers are responsible for ensuring that all the relevant employees are trained in new or revised procedures and that the training is logged.

Distribution

Department	Mark "X" below if relevant to department
Operations (OP)	
Transport (TR)	
Customer Service (CS)	
Finance (FI)	
Compliance (COM)	
Driver (DR)	
Yard (YD)	X
Workshop (WS)	
Sales (SA)	
Management (MAN)	
Information Technology (IT)	X

SOP History:

Revision #	Issue Date	Nature of Revision	Training Required Yes/No
00	30/03/2015	Creation of SOP	Yes
01	07/07/2015	Updated logo, company name and formatting	No
02	09/01/2018	Mandatory update	No
03	19/02/2018	Update of regulatory requirements	No

Asbestos at Recycling Centres

PURPOSE

The purpose of this SOP is to outline what to do if asbestos (or a material suspected to be asbestos) is discovered –

- At a Bingo weighbridge
- On a Bingo Recycling Centre tipping floor or in a stockpile

SCOPE

This procedure applies to all staff working at Bingo Recycling Centres.

Special Note:

The NSW Government proposes amendments to the Protection of the Environment Operations (POEO) Act and POEO (Waste) Regulation including adoption of minimum standards for managing construction and demolition waste in NSW.

As at the date of this amendment these requirements have not been enacted. In the instance where the standards differ from the procedure, the standards shall apply. When the standards have been enacted this procedure will be reviewed and updated to ensure compliance with the new standards.

RESPONSIBILITY

Weighbridge operators/traffic controllers have a responsibility to visually inspect each load entering a Bingo Recycling Centre and report to site managers/supervisors if there is any suspicious material in the load.

All yard staff have a responsibility to report to site managers/supervisors if there is any suspicious material on the tipping floor or any stockpiles.

General information on Asbestos

WHAT IS ASBESTOS? Asbestos is a naturally occurring fibrous mineral that became a popular building material in the 1950s. It is still found in many buildings, including hospitals, schools and homes and was manufactured up till 1994. It can therefore still be found in buildings and materials made anytime prior to 1987. Asbestos was widely used as an insulation and fire proofing solution. In particular, it found its way into products like ceiling tiles, pipe insulation, boilers, sprayed coatings and garage roof tiles.

Inhaling loose asbestos fibres is known to cause several serious and even fatal lung diseases.

WHAT DOES ASBESTOS LOOK LIKE? Asbestos comes in all shapes, sizes and colours. There are three types of asbestos - blue, brown and white. It was often mixed with other materials so it can be hard to know if you've found it or not.

You must check for an fibro/fibrous cement. Some asbestos containing products are shown in the table below (there are also pictures over the page) -

Hardiflex 1981*	Super Six 1985*
Hardiplank 1981*	Highline 1985*
Villaboard 1981*	Shadowline 1985*
Versilux 1982*	Coverline 1985*
Harditherm 1984*	Roofing Accessories 1985*
Compressed 1984*	Pressure Pipe 1987*
Drain Pipe 1984*	*Date when product stopped being manufactured in Aust.

It pays to protect yourself. Wear eye protection and a facemask – especially if your job is likely to produce dust.

Procedure

What to do when a load enters a recycling centre -

The weighbridge operator or traffic controller should visually inspect EACH LOAD that enters the yard.

If the weighbridge operator or traffic controller sees any suspicious material they should clear the area and notify the site manager/supervisor immediately who will ensure that a trained person makes an assessment of the material and how to handle it.

If there is deemed to be asbestos in a customers truck/bin, the truck should be moved to the side (allowing the operation to function properly) until a trained person can make an assessment.

What to do if you believe asbestos is on the tipping floor or in any stockpiles -

If anyone sees any suspicious material they should notify those working around them to stop work immediately, clear the area and then speak to the site manager/supervisor who will ensure that a trained person makes an assessment on how to handle it.

If the material is identified as asbestos the load in question will be segregated and the asbestos handling procedure will commence.

- Procedure for the Management of Asbestos Contaminated Stockpile or Area
- Procedure for the Management of Unexpected Asbestos Finds – Site
- Procedure for the Management of Unexpected Asbestos Finds Transport
- Procedure for Unexpected Asbestos Find in Transported or Tipped Load

In essence, the following things will happen –

1. Load once identified will be isolated to ensure it is not mixed with any non contaminated material
2. Load will be reloaded onto customers truck/bin
3. Non conforming load paperwork will be filled out
4. Reload fee will apply.

SOP-YA003	Revision # 03	Page 3 of 5
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Examples of Asbestos



Referenced Documents:

- Draft Minimum Standards for managing construction and demolition waste in NSW.



STANDARD OPERATING PROCEDURE

No:	Systems & Procedures Manager
SOP-YA017	Matthew Collaros
	

<i>Revision No.</i>	<i>Date:</i>	<i>Revision Date:</i>
02	19/02/2018	19/02/2020

Visual Inspection of Inbound Waste

Standard Operating Procedure Distribution List

All recipients as nominated please sign for their copy of the new or reviewed SOP.

The personnel listed in the table below are responsible for an SOP master file (hard copy) and as such should ensure that new or re-issued SOP's are filed immediately. Any obsolete SOP's in these files must be removed and destroyed so that only current issue copies are available at any time.

Managers are also responsible for ensuring that all the relevant employees are trained in new or revised procedures and that the training is logged.

Distribution

Department	Mark "X" below if relevant to department
Operations (OP)	
Transport (TR)	
Customer Service (CS)	
Finance (FI)	
Compliance (COM)	X
Driver (DR)	
Yard (YD)	X
Workshop (WS)	
Sales (SA)	
Management (MAN)	
Information Technology (IT)	

SOP History:

Revision #	Issue Date	Nature of Revision	Training Required Yes/No
00	29/04/2016	Creation of SOP	Yes
01	09/01/2018	Mandatory review. No process change.	No
02	19/02/2018	Update of regulatory requirements	No

Visual Inspection of Inbound Waste

PURPOSE

Bingo Industries acknowledges that various tasks within our business have a high risk component to them. Guidelines on risk management are an essential component of the workplace health and safety management system. It is an essential part of our control measures that workers take control of their environment and ensure that all equipment used is fit for use and only used for the purpose provided. Additionally, timely and efficient reporting on hazards, incidents and other occurrences with an adverse risk to health and safety and environmental protection are required to be in place so that risk assessment and appropriate corrective action can be taken.

These guidelines should be read in conjunction with the Incident Reporting Investigation and Review Procedure.

SCOPE

This procedure applies to all employees of Bingo Industries, and of its subsidiaries and associate companies (together referred to in this policy as **Workplace**) including -

- Permanent full-time and part-time employees
- Employees on a fixed term or fixed task contract
- Casual employees
- Temporary employees

And all individual contractors, suppliers and employees of incorporated contractors or suppliers engaged by Bingo (together referred to in this procedure as **employees**).

This policy is not contractual and does not give you enforceable rights.

Special Note:

The NSW Government proposes amendments to the Protection of the Environment Operations (POEO) Act and POEO (Waste) Regulation including adoption of minimum standards for managing construction and demolition waste in NSW.

As at the date of this amendment these requirements have not been enacted. In the instance where the standards differ from the procedure, the standards shall apply. When the standards have been enacted this procedure will be reviewed and updated to ensure compliance with the new standards.

RESPONSIBILITIES

Supervisors and Managers are responsible for:

- Ensuring that both themselves and employees within their department/workplace comply with the requirements of this procedure
- Participating in risk assessments
- Ensuring that risk items and assessments for their department/workplace are reviewed and updated accordingly
- Ensure that all maintenance is carried out on equipment when due or required

Workers are responsible for:

- Ensure you have read and fully understand the operation manual before operating the sweeper
- Ensuring equipment is inspected (Pre-Start) before every use
- Ensure PPE is used on every occasion
 - High Vis Clothing
 - Safety Glasses
 - Safety footwear
 - Close fitting cloths
 - Safety Gloves
- Report any faults or incidents to your Supervisor immediately

DEFINITIONS

Visual inspection: means a sight based assessment. It does not involve manual handling of waste. It may involve mobile site equipment moving waste to expose more of the load for a better view of what is in the load.

REFERENCES

- Draft Minimum Standards for managing construction and demolition waste in NSW.

PPE

All relevant precautions must be taken to prevent personal contact with waste. The following personal protective equipment (PPE) should be worn:

- Puncture resistant gloves.
- Steel capped safety boots.
- Fluorescent safety vest.
- Hard hat
- Eye protection. (if necessary)*
- For bag inspections gloves and eye protection are compulsory and only the tools provided are to be used – i.e. grab tool and rake

*Increased personal protective equipment may be required such as a P2 dust mask where asbestos or other hazardous materials are found. Please refer to the relevant procedure for further instructions.

OTHER RESOURCES

- Movement on waste by hand should be avoided where possible.
- Utilise excavators and loaders where possible to move waste.

PROCEDURE

Visual inspection of waste is a requirement of the site to ensure that prohibited materials are detected early and are prevented from contaminating other waste. Waste is a valuable resource that is able to be recovered for recycling and reuse where it has not been contaminated.

Contamination can take the form of food waste, asbestos, liquids, hazardous chemicals or other materials that are restricted which may even include green waste. We also need to be sure that materials are not brought onto site that are not permitted on site due to a legal restriction such as the conditions of an Environment Protection Licence.

Visual inspection of waste is a continuous process on site. Staff should be constantly on the lookout for problematic and prohibited materials.

Problem / prohibited materials include for example:

- Asbestos
- Tyres
- Car batteries
- Pressure vessels such as spray cans, gas bottles, fire extinguishers
- Bagged waste
- Food and other putrescible waste (such as household garbage containing nappies and other items that may rot or smell)
- Clinical waste – e.g. syringes and bandages

1. Waste should at first be inspected either before or while on the weighbridge.
2. Either the traffic controller or weighbridge officer must determine what materials are being brought onto the site. This is done by a visual scan of the exposed materials on top of the load. The person completing this assessment must not use their hands to move materials to get a better view.
3. The driver must always be asked to nominate the materials being carted on to site. Where there is no traffic controller at the weighbridge or the weighbridge officer has no clear view of the load from a safe vantage point, the weighbridge officer is to confirm with the driver that there are no prohibited items in the load of waste to be tipped.
4. The driver will be directed to the tip floor and may tip the load following the directions of the traffic controller.
5. The traffic controller and other staff are to inspect the load that has been tipped BEFORE it is moved and BEFORE the driver has left the tip floor.

6. Where there is a safety risk due to the suspected contents Take 5. Site staff are to look for (without touching) prohibited items and items that cannot be easily identified (e.g. bagged waste where the contents cannot be seen) before the load is pushed up into the main stockpile by a loader or excavator. Staff are also to look for materials that can be easily separated.
7. Where asbestos is suspected staff are to cease activity in the area and the load inspected more thoroughly without touching the waste. If asbestos is suspected then the traffic controller must let the driver know that the load is to be rejected. The Reject Load and Asbestos Procedures are to be followed.
8. Where other prohibited items are found the Site Supervisor is to be contacted. The Site Supervisor is to decide whether the load is to be rejected or whether the prohibited materials can be safely separated from the load and reloaded.
9. Bagged waste that is found in a load is to be set aside for closer inspection to determine contents. The bag is not to be opened manually. At an appropriate time inspect the bags by using the procedures and tools provided.
10. Both yellow and light blue plastic bags should not be found on site. If at any time yellow or light blue bags are found they may contain high risk or medical / hazardous waste and are not to be opened under any circumstances. These bags must be placed in a dedicated bin for classification and disposal at an appropriate facility. Use appropriate tools and ensure gloves are worn. Refer to point 8 above in relation to prohibited items if found.
11. Bagged waste is to be carefully opened using rakes and grab tools. If contents are not prohibited on site then waste can be managed as per site procedures. If prohibited materials are found they are to be set aside and managed in accordance with site procedures. Putrescible waste (e.g. food waste) is to be separated and placed into a commercial waste bin for collection and proper disposal.
12. Containers which may contain liquids are to be removed from the load by an excavator. If the contents are determined to be hazardous chemicals or dangerous goods then manage as for site procedures for all of these types of substances.
13. If a hazardous chemicals or dangerous goods container has been punctured and liquid has leaked into the waste, keep the waste and the container separate from other waste, load into a bin and dispose of as per the waste classification.
14. The Site Supervisor is to contact the Compliance Team for further advice if required.



STANDARD OPERATING PROCEDURE

No:	Systems & Procedures Manager
SOP-YA018	Matthew Collaros

Revision No.	Date:	Revision Date:
02	19/02/2018	19/02/2020

Rejecting Loads of Non Complying Waste / Prohibited Materials

Standard Operating Procedure Distribution List

All recipients as nominated please sign for their copy of the new or reviewed SOP.

The personnel listed in the table below are responsible for an SOP master file (hard copy) and as such should ensure that new or re-issued SOP's are filed immediately. Any obsolete SOP's in these files must be removed and destroyed so that only current issue copies are available at any time.

Managers are also responsible for ensuring that all the relevant employees are trained in new or revised procedures and that the training is logged.

Distribution

Department	Mark "X" below if relevant to department
Operations (OP)	
Transport (TR)	
Customer Service (CS)	
Finance (FI)	
Compliance (COM)	X
Driver (DR)	
Yard (YD)	X
Workshop (WS)	
Sales (SA)	
Management (MAN)	
Information Technology (IT)	

SOP History:

Revision #	Issue Date	Nature of Revision	Training Required Yes/No
00	29/04/2016	Creation of SOP	Yes
01	09/01/2018	Mandatory review. No process change.	No
02	19/02/2018	Update of regulatory requirements	No

Reject Loads of Non Complying Waste / Prohibited Materials

PURPOSE

Bingo Industries acknowledges that various tasks within our business are high risk. Guidelines for control of identified risks are necessary to realise the workplace health and safety, environmental and quality objectives. It is essential that waste materials that have the potential to contaminate resources that can be recovered from waste for reuse or recycling or that may contravene site licences, permits or approvals are kept out of the waste to be accepted and processed on site. These materials are generally referred to as prohibited materials.

Whilst procedures and standards are in place to prevent prohibited materials from coming onto site, from time to time, they are found either in loads entering the site or on the tip floor. On rare occasions they may also be found in material stockpiled on site.

The purpose of this procedure is to provide guidance as to how to manage prohibited materials if found on site prior to or during tipping of a load of inbound waste.

SCOPE

This procedure applies to all Bingo facilities that accept waste for any purpose.

This procedure applies to all employees of Bingo Industries, and of its subsidiaries and associate companies (together referred to in this policy as **Workplace**) including -

- Permanent full-time and part-time employees
- Employees on a fixed term or fixed task contract
- Casual employees
- Temporary employees

And all individual contractors, suppliers and employees of incorporated contractors or suppliers engaged by Bingo (together referred to in this procedure as **employees**).

This policy is not contractual and does not give you enforceable rights.

Special Note:

The NSW Government proposes amendments to the Protection of the Environment Operations (POEO) Act and POEO (Waste) Regulation including adoption of minimum standards for managing construction and demolition waste in NSW.

As at the date of this amendment these requirements have not been enacted. In the instance where the standards differ from the procedure, the standards shall apply. When the standards have been enacted this procedure will be reviewed and updated to ensure compliance with the new standards.

RESPONSIBILITIES

Supervisors and Managers are responsible for ensuring:

- both themselves and employees within their department/workplace comply with the requirements of this procedure;
- participation in risk assessments; and
- risk items and assessments for their department/workplace are reviewed and updated accordingly.

Workers are responsible for ensuring:

- you have read and fully understand the procedure for reject loads and prohibited materials before undertaking related work
- PPE is used on every occasion
 - High Vis Clothing
 - Safety Glasses
 - Safety footwear
 - Close fitting cloths
 - Safety Gloves
- incidents are reported to your Supervisor immediately.

DEFINITIONS

Non complying waste / Prohibited material: means any material that due to its nature, waste type or contents cannot be either lawfully accepted on site or managed on site with minimal risk to workers or the environment.

Reject: means to refuse to accept by either preventing tipping of prohibited material or requiring the customer to remove prohibited materials from site.

REFERENCES

- SOP-YA017 Visual Inspection of Inbound Waste
- Draft Minimum Standards for managing construction and demolition waste in NSW.

PPE*

All relevant precautions must be taken to prevent personal contact with waste. The following personal protective equipment (PPE) should be worn:

- Puncture resistant gloves.
- Steel capped safety boots.
- Fluorescent safety vest.
- Hard hat
- Eye protection. (if necessary)

*Increased personal protective equipment may be required such as a P2 dust mask where asbestos or other hazardous materials are found. Please refer to the relevant procedure for further instructions.

OTHER RESOURCES

- Movement on waste by hand should be avoided where possible.
- Utilise excavators and loaders where possible to move waste.

PROCEDURE

From time to time the site will need to reject a load of inbound waste. It is essential that prohibited material is detected prior to entry to site and tipping to prevent potential contamination of other waste. Waste is a valuable resource that is able to be recovered for recycling and reuse where it has not been contaminated.

Prohibited materials can take the form of food waste, asbestos, tyres, liquids, hazardous chemicals or other materials that are to be restricted on site due to our Environment Protection Licence (EPL) or other legal restrictions and could include green waste or soils that are subject to government control orders. We also need to be sure that materials are not brought onto site that are not permitted on site due to other restrictions such as worker safety, environment protection or impact of quality of the recovered materials.

Visual inspection of waste is a continuous process on site. Staff should be constantly on the lookout for problematic and prohibited materials and these materials must be rejected where they are prohibited.

Problem / prohibited materials include for example:

- Asbestos
- Tyres
- Car batteries
- Pressure vessels such as spray cans, gas bottles, fire extinguishers
- Bagged waste
- Food and other putrescible waste (such as household garbage containing nappies and other items that may rot or smell)
- Clinical waste – e.g. syringes and bandages

1. Refer to SOP-YA017 Visual Inspection of Inbound Waste.
2. If prohibited materials are found the materials are to be rejected.
3. Note that use of mobile phones and other devices are prohibited on site except for authorised purposes by authorised staff. However, if it is possible to take photographs of the reject material safely, take a photo of the material. Note that close up photos assist with the identification of asbestos but are not conclusive.

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Prohibited Materials Detected Prior to Weighbridge

4. Visually inspect the inbound load.
5. Where prohibited material is found or suspected (in the case of asbestos) ensure that you show the driver of the vehicle what you have seen.
6. Advise the driver that the load is being rejected and the reason.
7. Weighbridge Officer to complete form **SF106 Notification of Non-Complying Waste and Reload/Rejected Load**. Ensure that the form notes that the load did not enter the site and that the driver was handed a completed copy of SF055.
8. File the completed form in the site **Reject Load Register**.
9. Weighbridge Officer to complete SF055 Reject Load Certificate and hand to the driver as formal advice that the load contains materials that cannot be accepted.

Prohibited Materials Detected at the Weighbridge

10. Vehicle on the inbound weighbridge is found or suspected of having prohibited materials in the waste.
11. Where prohibited material is found or suspected (in the case of asbestos) ensure that you show the driver of the vehicle what you have seen.
12. Advise the driver that the load is being rejected and the reason.
13. Weighbridge Officer to complete form **SF106 Notification of Non-Complying Waste and Reload/Rejected Load**. Ensure that the form notes that the load did not enter the site and that the driver was handed a completed copy of **SF055**.
14. File the completed form in the site **Reject Load Register**.
15. Weighbridge Officer to complete **SF055 Reject Load Certificate** and hand to the driver as formal advice that the load contains materials that cannot be accepted.
16. All details are to be recorded in Tipwatch for the load on weighbridge.
17. The load / job is to be cancelled. Under no circumstances is the record / load to be deleted.
18. Note that the Tare Weight should be "0.00".
19. A comment is to be made in the "Comments" section confirming the reason for rejecting and cancelling the load.
20. Ensure that if the prohibited material is suspected to be asbestos that the "Asbestos Reload" button is also checked if the load was tipped before the suspected asbestos was detected.

The image shows two windows from the Tipswitch software. The left window is a list of waste delivery jobs with columns for Docket, Time In, Time Out, Customer, Rego, Material, and Charge. The right window is the 'WASTE DELIVERY' form for a specific job. It includes fields for Customer (Urban Cull), Rego (CC228B), Time In (01:20 PM), Time Out (05:14 AM), Waste Stream (Construction and demolition waste), and a detailed weight calculation section. The weight calculation shows Gross Weight of 11.46, Tare Weight of 0.00, and Net Weight of 0.00. It also includes a 'Comments' field with 'ASBESTOS RELOADED' and a 'Payment Details' section.

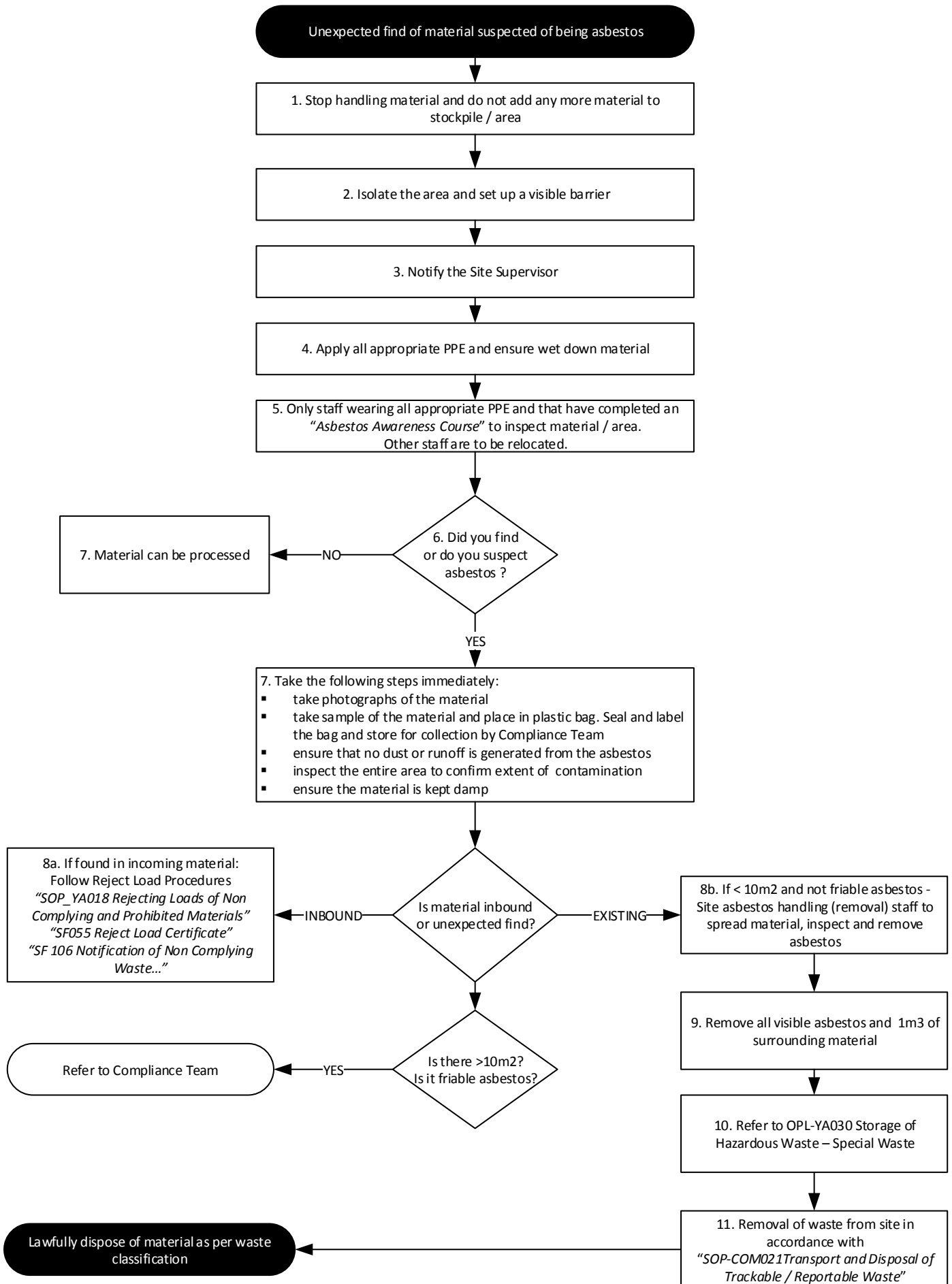
Prohibited Material Detected on Tip Floor after Tipping

21. Vehicle has tipped material on tip floor that is found to or is suspected of having prohibited materials in the waste.
22. Where prohibited material is found or suspected (in the case of asbestos) ensure that you show the driver of the vehicle what you have seen.
23. Advise the driver that the load is being rejected and the reason.
24. If the material is suspected asbestos:
 - a. Site asbestos procedures are to be followed. Before material is moved put on PPE, move other workers away from the area and wet the material to ensure that there will be no likelihood of dust.
 - b. The material is to be reloaded by site loader into the vehicle it arrived on site in.
 - c. Before reloading the driver of the vehicle and any other person accompanying the driver must either return to their vehicle if safe to do so during loading or move to a safe location as indicated by the traffic controller, away from the material and the loader.
 - d. Site staff must be on hand when reloading and wearing appropriate PPE including P2 dust mask. Site staff are to ensure that the load remains wet when reloading.
 - e. The load is to be immediately covered and secured by the driver to prevent escape of waste including dust.
25. If hazardous or dangerous items are detected:
 - a. Each item is to be dealt with according to the level of risk assessed at the time.
 - b. The Site Supervisor is to be called to determine if the entire load is to be rejected or just the hazardous or dangerous item.
 - c. Hazardous or dangerous items are to be handled according to the risk and the controls identified during the risk assessment.
 - d. Soils that have come into contact with hazardous chemicals or dangerous goods are to be rejected.

26. Other prohibited materials are to be dealt with according to the risk associated with the material concerned, for example:
- a. Food waste is to be separated from waste if in small amounts and placed in the commercial waste container on site. If load contains more than 1% food waste consider rejecting a portion of or the entire load due to potential contamination of other materials.
 - b. Items such as mattresses, car batteries, tyres, gas bottles and green waste that present lower risks are accepted at the discretion of the Site Supervisor and only if permissible by the site EPL. Acceptance must be on the basis that the site is able to safely manage the item and has procedures in place for management of that item.

Weighbridge Procedures

27. Site staff notify weighbridge that load associated with vehicle is being rejected and reason for rejecting load.
28. Weighbridge Officer to complete form **SF106 Notification of Non-Complying Waste and Reload/Rejected Load**.
29. Ensure that the form notes that the load was tipped and reloaded and where relevant incurred a reload fee. Note on the form that the driver has been handed a SF055 Reject Load Certificate. Ensure that the driver / customer signs the form.
30. File the completed form in the site **Reject Load Register**.
31. Weighbridge Officer to complete **SF055 Reject Load Certificate** which is to be handed to the driver as formal advice that the load contains materials that cannot be accepted and has been rejected following reload on site.
32. All details recorded in Tipwatch are to be maintained.
33. The load / job is to be cancelled. Under no circumstances is the load / Tipwatch record to be deleted.
34. Note that the Tare Weight should be "0.00".
35. A comment is to be made in the "Comments" section of Tipwatch confirming the reason for rejecting and cancelling the load.
36. Ensure that if the prohibited material is suspected to be asbestos that the "Asbestos Reload" button is also checked.
37. Review Tipwatch record to ensure all details have been completed and complete customer transaction.

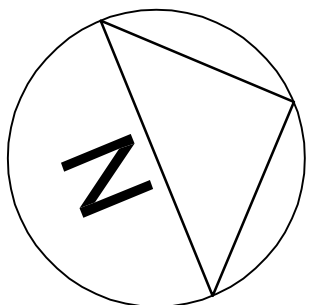


ATTACHMENT E INCIDENTAL WASTE BIN LOCATIONS AND FLOW CHART

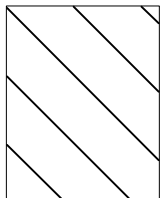


2 SITE LOCATION
N.T.S

REV	DATE	NOTE
01	27.09.16	ISSUED FOR INFORMATION
02	12.10.16	ISSUED FOR INFORMATION
03	09.02.17	ISSUED FOR INFORMATION
04	17.02.17	ISSUED FOR INFORMATION
05	24.02.17	ISSUED FOR INFORMATION
06	28.02.17	SECTION TAGS ADDED
07	14.03.17	CONVEYORS STORAGE BAY AREAS AND DESIGNATIONS ADDED
08	17.05.17	ISSUED FOR INFORMATION
09	29.05.17	ISSUED FOR SSD
10	07.06.17	WHEELWASH PLANT MOVED, BUND ADDED, ACCESSIBLE STORAGE ADDED, ACCESSIBLE PARKING SPACE CORRECTED
11	08.06.17	LPG STORAGE ADDED
12	19.12.17	ISSUED FOR SSD
13	27.02.18	LANDSCAPE AREA & BAY VOLUMES ADDED
14	05.03.18	ISSUED FOR SSD



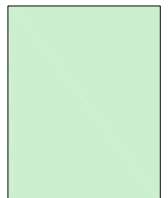
INDICATES EXISTING
FLOOR AREA



INDICATES PROPOSED
FLOOR AREA



INDICATES PROPOSED
LANDSCAPING
TOTAL AREA 168m²



Do not scale from drawings. Use figured dimensions only. Verify all dimensions on site prior to commencement of any work. Any discrepancies shall be immediately referred to Dewcape for clarification. Copyright remains the property of Dewcape Pty Ltd.

CLIENT

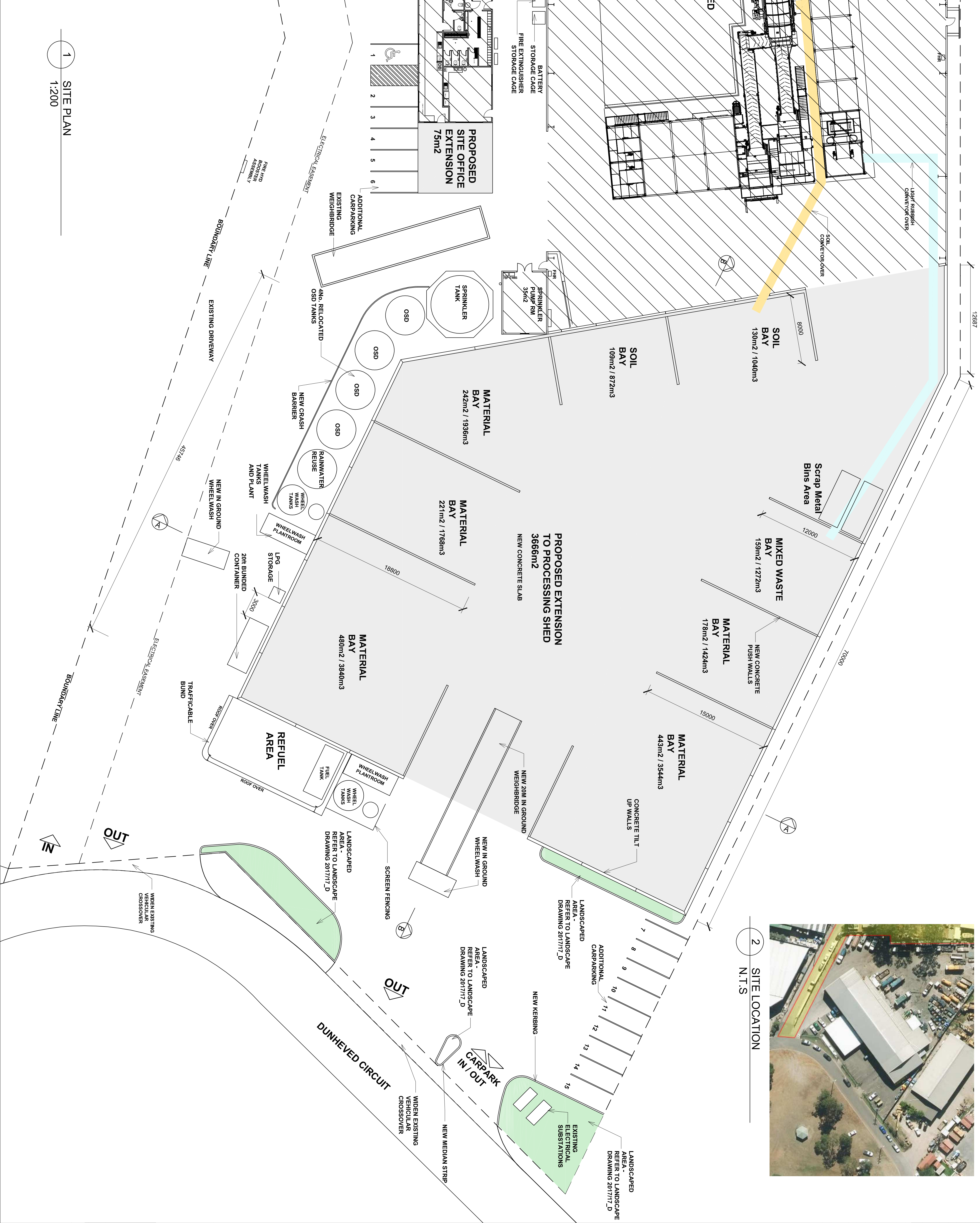
DRAWING SITEPLAN

SITE 21 Dunheved Ct, ST MARYS

SCALE 1:200 @ A1 DWG NO:SSD02 REV 14

DEWCAPE
DISTINCTION IN BUILDING

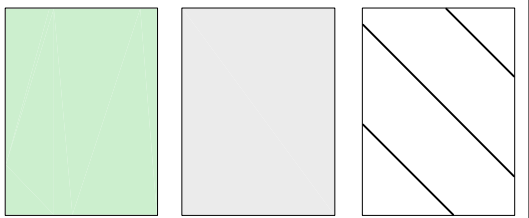
1 SITE PLAN
1:200





REV	DATE	NOTE
10	07.06.17	WHEELWASH PLANT MOVED, BIND ADDED, CHEMICAL STORE ADDED, ACCESSIBLE PARKING SPACES CORRECTED
11	08.06.16	ISSUED FOR SSD
12	19.12.17	ISSUED FOR SSD
13	21.12.17	ISSUED FOR SSD
14	21.02.18	ISSUED FOR SSD
15	26.02.18	ISSUED FOR SSD - Bay volumes & Landscaped area added
16	05.03.18	ISSUED FOR SSD

Do not scale from drawings. Use figured dimensions only. Verify all dimensions on site prior to commencement of any work. This drawing is for information only and does not constitute a contract. Copyright remains the property of Dewcape Pty Ltd.



INDICATES EXISTING FLOOR AREA

INDICATES PROPOSED FLOOR AREA

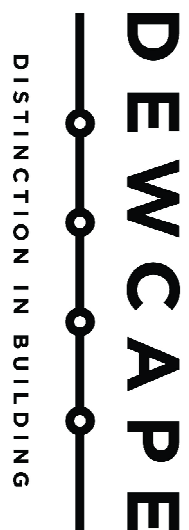
INDICATES PROPOSED LANDSCAPING
TOTAL AREA 168m²

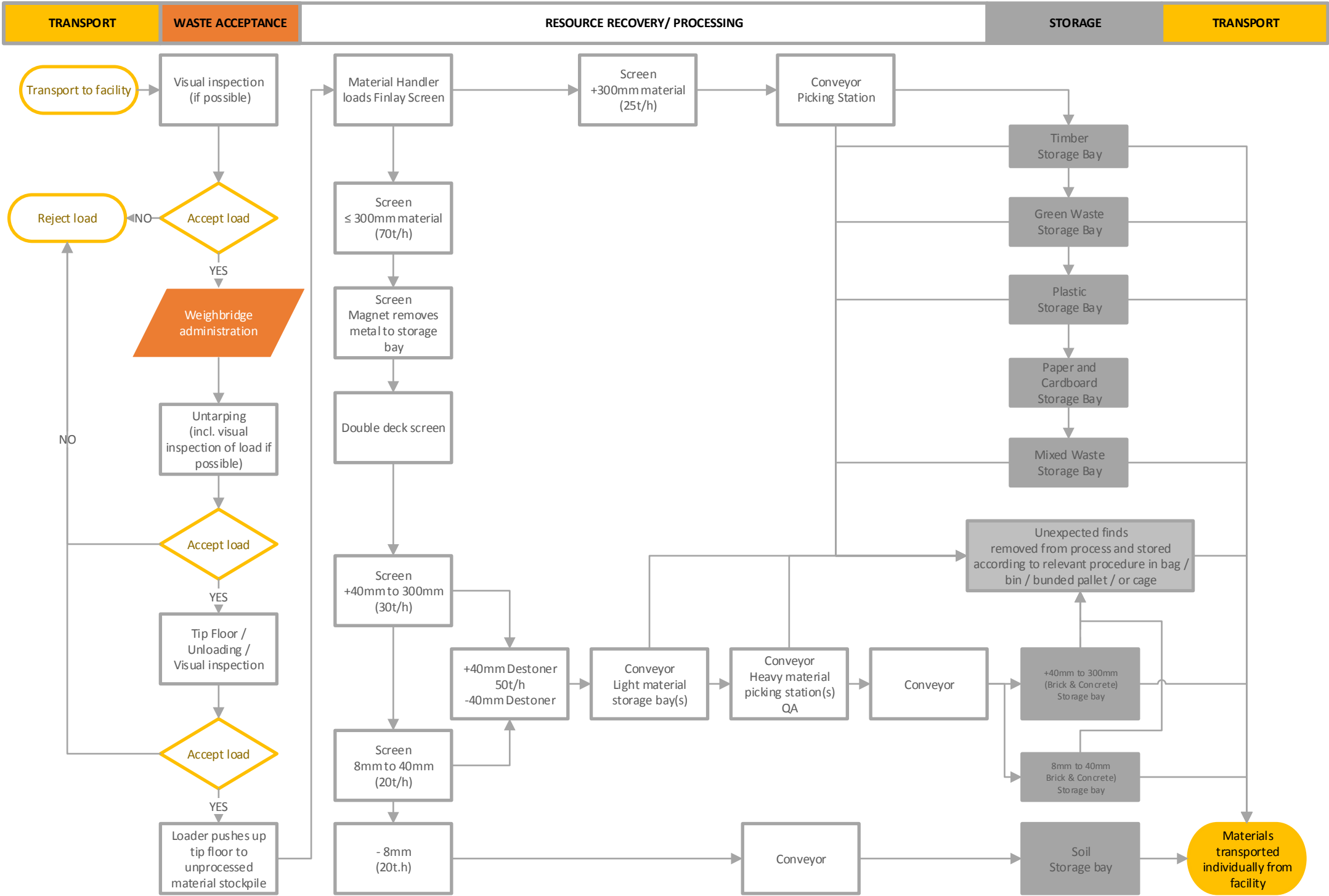
CLIENT



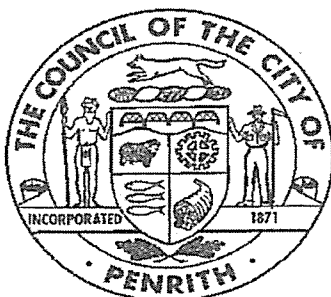
DRAWING SITE - COMBINED

SITE 21 & 25 Dunheved St, ST MARYS
SCALE 1:250 @ A1 DWG NO SSD03 REV 16





ATTACHMENT F DEVELOPMENT CONSENT
DA01/1034



PENRITH VALLEY
River Mountains Lakes

DETERMINATION OF DEVELOPMENT APPLICATION

P E N R I T H C I T Y C O U N C I L

DESCRIPTION OF DEVELOPMENT

DA No.	01/1034
Description of development	Waste Management and Recycling Facility
Classification of development	The classification of the building(s) forming part of this consent is Class 8.

DETAILS OF THE APPLICANT

Name	Joannes Cartage P/L
Address	PO Box 88 RIVERSTONE NSW 2765

NOTES

1. Your attention is drawn to the attached conditions of consent in attachment 2 and the timing requirements for these conditions in attachment 1,
2. You should also check if this type of development requires a construction certificate in addition to this development consent.
3. It is recommended that you read the Advisory Note enclosed with this consent.

DETAILS OF THE LAND TO BE DEVELOPED

Street No.	25
Street name	Dunheved Circuit
Suburb	St Marys
Postcode	2760
Lot No.	143
DP/ SP	DP/1013185

DECISION OF CONSENT AUTHORITY

In accordance with Sections 81(1)(a) and 96 of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in attachment 2 & the time frame for condition implementation in attachment 1.

Date from which consent operates	24 July 2001
Date the consent expires	24 July 2003
Date of this decision	24 July 2001 as amended on 16 December 2003 under Section 96 of the Environmental Planning and Assessment Act.

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

OTHER APPROVALS

The following state authorities have approved the development:

Nil

RIGHT OF APPEAL

1. The applicant can appeal against this decision in the Land and Environment Court within 12 months of receiving this notice. The applicant cannot appeal if a Commission of Inquiry was held and the development is designated or integrated development, or State significant development.
2. If the application was for designated development and a written objection was made in respect to the application, the objector can appeal against this decision to the Land and Environment Court within 28 days after the date of this notice. The objector cannot appeal if a Commission of Inquiry was held.

If the applicant appeals against this decision, objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 28 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

REASONS

The conditions in the attached schedule have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instrument.
- To ensure that no injury is caused to the existing and likely future amenity of the neighbourhood.
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure that access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.

POINT OF CONTACT

If you have any questions regarding this consent you should contact:

Assessing officer	Mr. Ilija Susnja
Contact telephone number	(02) 4732 7962

SIGNATURE

Name	Mr. Ilija Susnja
Signature	

For the Building Approvals and Environment Protection Manager

ATTACHMENT 1: TIME FRAME FOR CONDITIONS

TIME FRAME	CONDITION NO.
To be completed prior to the issue of Construction certificate	1, 24, 25, 26, 29, 32, 33, 34, 37.
To be completed prior to commencement of construction	1, 2, 18, 19, 30, 31, 34, 37, 41, 42, 44.
Matters to be submitted during construction	1, 2, 19, 31, 32, 35, 41.
To be completed prior to the issue of an Occupation Certificate	1, 2, 7, 8, 23, 24, 25, 28, 36, 37, 38, 39, 40, 41, 43, 45.
Note: some conditions may not be listed in the table as they are operational or do not have a time constraint.	

ATTACHMENT 2: CONDITIONS OF CONSENT

GENERAL	
1.	The development must be implemented substantially in accordance with the stamped-approved plans issued by Penrith City Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.
2.	The work must be carried out in accordance with the requirements of the Building Code of Australia.
3.	The building shall not be used or occupied until an Occupation Certificate has been issued.
4.	A separate development application for the erection of a sign or advertising structure, other than an advertisement listed as exempt development, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan-Advertising Signs.
5.	The operating hours are from 6 am to 6 pm Mondays to Saturdays and closed on Sundays. Delivery and service vehicles generated by the development are limited to these hours of operation.
6.	No retail sale of goods shall be conducted from the subject premises.
7.	The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.
8.	No bins are to be stored on the footpath or road reservation. All bins shall be located in a designated bin storage area.
9.	No repair to trucks or other plant is to be carried out on site.
10.	All cleaning operations carried out on the site shall employ dry cleaning methods such as sweeping and vacuuming only. The use of water to wash down floors, bins and other work areas is not permitted without an appropriate site waste water treatment facility.
11.	All chemicals and oil shall be stored in a fully bunded area with an impervious floor.
12.	No waste is to be burned on site, at any time. The burning of waste of any kind is prohibited under the Protection of the Environment Act 1997.
13.	The use and occupation of the premises, including all plant and equipment installed

thereon, shall not give rise to any offensive odour, noise or vibration within the meaning of the Protection of the Environment Operations Act, 1997.

14. An annual environmental assessment report shall be furnished to Council. The report shall address the following:
- Compliance with the conditions contained within this development consent;
 - Details of performance of the various pollution control strategies and management practices implemented for the activity;
 - Listing all incidents that caused pollution responses to be taken;
 - The operator's reaction to these incidents and actions taken to ensure the potential for these incidents to occur is minimised; and
 - Statistical data detailing the quantity and type of material that has been recycled.
- The applicant/operator shall consult with Council officers to discuss a suitable format for the report, within one month of the date of this consent. The first report shall be submitted to Council 12 months from the date of this consent.

15. The activities on the site shall not involve the treatment, processing or storage of hazardous, contaminated or putrescible wastes, at any time. Only inert wastes shall be received at the premises.

For the purposes of this condition:

- "putrescible waste" is defined as waste composed of food or animal matter (including dead animals or animal parts) or unstable or untreated biosolids (but does not include green waste); and
- "inert waste" is:
 - office and packaging waste;
 - domestic clean-up waste (excluding putrescible waste);
 - 'virgin excavated natural material' (VENM) as defined by the Protection of the Environment Operations Act 1997; and

construction and demolition wastes consisting only of: brick, concrete, paper, plastics, glass, metal and timber resulting from demolition, construction, erection, refurbishment or alterations to buildings and which is not contaminated or mixed with any other waste and does not contain any asbestos wastes.

16. No waste material shall be stored outside buildings, other than in waste bins fitted with waterproof liners to prevent wind blown dust from entering adjoining properties.
17. The height of stacked bins on the site shall not exceed 3m, at any time.

ENVIRONMENTAL MATTERS

18. No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Penrith Council Contaminated Land Development Control Plan. All fill material to be imported shall be validated by an appropriately qualified person as posing no unacceptable risk to human health or the environment, and as being suitable for its intended purpose and land use. All validation works are to be carried out in accordance with Penrith Contaminated Land Development Control Plan, the ANZECC and NH&MRC Guidelines and applicable NSW Environment Protection Authority Guidelines. A copy of the certification shall be submitted to Penrith City Council.

19. All excavated material shall be disposed of at a Council approved site or waste depot. Details of the proposed disposal location of all excavated material from the development site shall be provided to the principal Certifying Authority prior to construction works commencing.
20. All vehicle washing, engine degreasing and steam cleaning shall be conducted in an approved wash bay in accordance with the requirements of Sydney Water.

A vehicle wash bay shall be installed and connected to the sewer in accordance with the requirements of Sydney Water. Details shall be submitted for consideration and approval prior to the installation of the wash bay.
21. Only clean and unpolluted water shall be discharged to Penrith City Council's stormwater drainage system. All liquid wastes, other than unpolluted stormwater, arising from the site shall be discharged to the sewer in accordance with the requirements of Sydney Water.
22. The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

BCA ISSUES

23. 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 on-going 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:
 - complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
 - (c) a combination of (a) and (b).
24. A preliminary assessment of the plans submitted with the application has disclosed that the following design and/or construction issues need to be addressed prior to the issue of any Construction Certificate to ensure compliance with the Building Code of Australia:
 - Fire hose reels;
 - Egress;
 - Portable fire extinguishers;
 - Emergency light and exit signs;
 - Disabled access and facilities.
25. Access and sanitary facilities for persons with disabilities are to be provided in accordance with the requirements of the Building Code of Australia and Penrith City Council's Access Policy for persons with disabilities. Details of compliance are to be provided in the relevant plans and specifications accompanying the Construction Certificate application.
26. A fire safety list of essential fire or other safety measures shall be submitted prior to the issue of the Construction Certificate. The fire safety list shall specify all of the measures (both current and proposed) that are required for the building premises so as to ensure the safety of persons in the building in the event of fire. The fire safety list must distinguish between:
 - the measures that are currently implemented in the building premises, and
 - the measures that are to be proposed to be implemented in the building premises, and

must specify the minimum standard of performance for each measure.

27. Each year, the owner of a building to which an essential fire safety measure is applicable shall provide Penrith City Council an annual fire safety statement for the building. The annual fire safety statement for a building must:
- a) deal with each essential fire safety measure in the building premises, and
 - b) be given:
 - within 12 months after the last such statement was given, or
 - if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

UTILITY SERVICES

28. Prior to the issue of an Occupation Certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water and submitted to the Principal Certifying Authority.
29. Prior to the issue of a Construction Certificate, a written clearance is to be obtained from Integral Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development. In the event that a padmounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation.

CONSTRUCTION

30. Prior to commencement of construction works:
- (a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:
 - a standard flushing toilet connected to a public sewer, or
 - if that is not practicable, an accredited sewage management facility approved by the council, or
 - alternatively, any other sewage management facility approved by council.
 - (b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
 - (c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - must preserve and protect the building from damage, and
 - if necessary, must underpin and support the building in an approved manner, and
 - must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention

to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

- (d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:
 - if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
 - the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
 - any such hoarding, fence or awning is to be removed when the work has been completed.
- (e) A sign must be erected in a prominent position on the work site:
 - stating that unauthorised entry to the work site is prohibited, and
 - showing the name of the person in charge of the work site and a telephone number at which that person may be contacted during work hours.The sign shall be removed when the work has been completed.

31. Where there is a likelihood of annoyance due to noise from construction sites, the following NSW Environment Protection Authority Noise Control Guidelines apply to the hours of construction works:
- Mondays to Fridays, 7am to 6pm
 - Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
 - No work is permitted on Sundays and Public Holidays.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

32. Subject to section 80A(2) of the Environmental Planning and Assessment Act, 1979, the following matters are to be satisfied prior to the issue of the Construction Certificate for the development:

- (a) Soil erosion and sediment controls are to be provided in accordance with Penrith City Council's Erosion and Sediment Control Development Control Plan 1996, prior to and during the construction of the development. A detailed plan of the proposed measures shall be provided for consideration and approval. A Compliance Certificate shall be submitted to the Principal Certifying Authority certifying that the erosion and sediment control measures have been installed in accordance with the approved erosion and sediment control plan(s) for the development. The Compliance Certificate shall be submitted a minimum 5 days prior to the commencement of site works.
- (b) A schedule of external materials and colour scheme for all on-site structures shall be submitted for consideration and approval. The proposed schedule should comply with the requirements of Penrith Development Control plan 1996 (Industrial Lands).
- (c) A surface water management plan shall be submitted to Council for approval prior to the operation of the development commencing and within one month from the date of this consent.

The requirements of this condition shall be satisfied prior to a Construction Certificate being issued for the development. Appeal provisions relating to the ancillary aspects of the development referred to in this condition apply under sections 80A(3) and 97 of the Environmental Planning and Assessment Act, 1979.

33. Detailed engineering plans and specifications relating to the work shall be submitted for consideration and approval prior to the issue of a Construction Certificate.
34. The approved grading/retaining/drainage shall be completed prior to the frame inspection. Details are to be submitted for consideration and approval prior to commencement of construction.
35. Dust suppression techniques are to be employed during construction to reduce any potential nuisances to surrounding residences.

ROADS ACT REQUIREMENTS

36. Under the Roads Act, 1993 the following works in Dunheved Circuit are to be approved by Penrith City Council:
 - (a) Provision of a heavy-duty vehicular footway crossing.
 - (b) Opening the road reserve for the provision of services.

All works shall be carried out in accordance with Penrith City Council's specifications. Contact Council's Development Services Unit on (02) 4732 7777 to arrange for payment of fees and an inspection of the works.

ENGINEERING

37. An on-site detention system shall be provided to restrict stormwater discharges from the site to pre-development flows. The system is to provide for all storms up to and including the 1% AEP event. Engineering details and supporting calculations are to be prepared by a qualified Hydrology Engineer and submitted for approval prior to commencement of works.

On completion of the on-site detention system, Works-As-Executed plans are to be prepared by a registered surveyor or the design engineer and submitted to the Principal Certifying Authority. If Penrith City Council is not the Principal Certifying Authority, a copy is to be submitted to Council. The plans are to be certified by the designer and are to clearly make reference to:

- the works having been constructed in accordance with the approved plans
- the actual storage volume and orifice size provided
- the anticipated performance of the system with regard to the design intent.

You are advised that on-site detention system levels are critical and should be carefully checked prior to construction to ensure they are built in accordance with approved plans and will have the required volume of storage.

38. Roofwater drains shall be discharged into the street gutter or common line.
39. All land required for vehicular access and parking is to be concreted or sealed with a bituminous pavement.
40. A total of 10 off-street parking spaces are to be provided, line-marked and maintained for the development, generally in accordance with the approved schedule of external finishes. The parking space dimensions and manoeuvring areas are to comply with the Australian Standards AS2890.1-1993.

Skip bins are to be stacked on site in such a manner as to preserve the manoeuvring areas,

in accordance with Australian Standards AS2890.1-1993, of all vehicles using the site. In this regard, the new industrial floor space generated by this development was calculated at the rate of 1 space per 75m² floor area. Any proposed future uses of the property may require a separate development application to Council. The proposed future use of the property is not to attract a parking rate higher than 1 space per 75m² floor area, unless additional on-site parking spaces are to be provided with the proposed future use(s).

LANDSCAPING

41. No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.
42. The trees nominated as those to be retained in the approved plans shall be retained as part of this development. Tree protection measures shall be installed prior to clearing of site vegetation or the commencement of any construction works. A Compliance Certificate or other document shall be obtained from a qualified arborist certifying that the tree protection measures have been installed in accordance with the recommendations in the approved arborist report. The Compliance Certificate or other suitable documentation shall be submitted to the Principal Certifying Authority a minimum 5 days prior to the commencement of site works.
43. All landscaping depicted on landscape plan (Drawing No.37.01 – Issue D), which forms part of this consent, shall be completed in accordance with that approved landscaping plan. Landscaping shall be maintained in a healthy state and maintained in perpetuity by the existing or future owners and occupiers of the property. If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or was removed.

CERTIFICATION

44. The applicant is required to submit to Penrith City Council a completed "Notice of Commencement and Appointment of Principal Certifying Authority" form at least 2 days prior to the commencement of construction works. If the "Notice of Commencement and Appointment of Principal Certifying Authority" form is not submitted, and Penrith City Council undertakes the first compliance inspection for the proposed development, Council is deemed to have been nominated as the Principal Certifying Authority.
45. Prior to the issue of an Occupation Certificate, fire safety certificates are to be submitted to Penrith City Council and the New South Wales Fire Brigades. A copy of the latest fire safety schedule and fire safety certificate/ statement is to be displayed in a prominent position within the building at all times.

Name Mr. Ilija Susnja

Signature



For the Building Approvals and Environment Protection Manager

ATTACHMENT G UPDATED CAPITAL INVESTMENT VALUE REPORT

16191.6.1.let.03.rjr.ajg

12 March 2018

SKYLIFE
PO Box 114
Enfield NSW 2136

Attention: Shivesh Singh
By email: shivesh.singh@skylife.com.au

Dear Sir

21-25 DUNHEVED CIRCUIT, ST MARYS CIV ESTIMATE

As requested, we provide below our report on Capital Investment Value (CIV) for the project.

Definition

The **Capital Investment value** of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment other than the following costs:

- a) Amounts payable, or the costs of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A, of Part 4 of the *Environmental and Assessment Act* or a planning agreement under that Division.
- b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- c) Land costs (including any costs of marketing as selling land)
- d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Basis of Valuation

The estimated Capital Investment Value amounts to \$7,144,600 excluding GST, and \$7,859,100 including GST. The estimate breakdown is enclosed for your information.

This estimate includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

In compiling this estimate, no allowance has been made for the following cost items.

- a) Land costs;
- b) Any costs and fees as a result of any development approval resubmissions;
- c) Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval;
- d) Cost increases beyond March 2018
- e) Finance costs and interest charges



ISO 9001
FS 548756

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21-25 DUNHEVED CIRCUIT, ST MARYS – CIV ESTIMATE

Job Creation

We estimate that the number of jobs that would be created by the development of the site would be:

- a) During construction – approximately 25 construction personnel for 5 months;
- b) After construction – approximately 15 operational personnel in the commercial component per year

Conclusion

In accordance with the guidelines created and NSW Planning Circular PS 10-1008, we confirm the CIV of \$7,144,600 excluding GST is fair and reasonable for the scope of work proposed and based on the documentation provided.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully



Richard Rigby
Director
Rider Levett Bucknall

richard.rigby@au.rlb.com

cc Ms Anita Chiha
anita.chiha@skylife.com.au

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21-25 DUNHEVED CIRCUIT, ST MARYS – CIV ESTIMATE

APPENDIX A
CIV ESTIMATE

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Summary

Rates Current At March 2018

Location	Total Cost	
A DEMOLITION		278,600
B BASE BUILD & FITOUT		
B1 Processing Shed		3,304,900
B2 Office Extension		144,000
	B - BASE BUILD & FITOUT	\$3,448,900
C WEIGHBRIDGE		189,700
D REFUEL AREA		86,300
E EXTERNAL WORKS		740,700
F PLANT AND EQUIPMENT		2,000,000
	ESTIMATED NET COST	\$6,744,200
MARGINS & ADJUSTMENTS		
Design Fees	4.2%	\$285,000
DA Fees (1.25%)	1.3%	\$87,900
Long Service Leave Levy (0.385%)	0.4%	\$27,500
Escalation		Excl.
SUBTOTAL		\$7,144,600
Design Contingency		Excl.
Construction Contingency		Excl.
SUBTOTAL		\$7,144,600
GST	10.0%	\$714,500
	ESTIMATED TOTAL COST	\$7,859,100

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

A DEMOLITION

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
XP	SITE PREPARATION				
165	Allowance for demolition paving and general site clearance	m ²	4,799.0	20.00	96,000
215	Allowance for demolition of shed	m ²	1,545.0	60.00	92,700
216	Allowance for demolition of office	m ²	250.0	120.00	30,000
194	Demolition of portion of eastern wall to existing processing shed	m ²	127.0	50.00	6,400
197	Demolition of eastern wall of existing office building	m ²	38.0	250.00	9,500
SITE PREPARATION					\$234,600
PR	PRELIMINARIES				
54	Preliminaries (12%)	Item			28,200
PRELIMINARIES					\$28,200
MA	BUILDERS MARGIN & OVERHEAD				
55	Margin (6%)	Item			15,800
BUILDERS MARGIN & OVERHEAD					\$15,800
DEMOLITION					\$278,600

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

B BASE BUILD & FITOUT

B1 Processing Shed

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
SB	SUBSTRUCTURE				
40	200mm thick reinforced fibre-crete concrete raft slab including mesh, joints and finish to processing shed	m ²	3,642.00	129.00	469,800
23	Base course to underside of slab	m ²	3,642.00	10.00	36,400
24	Rock dust blinding to underside of slab	m ²	3,642.00	4.00	14,600
25	Single layer of fortecon membrane to underside of slab	m ²	3,642.00	2.00	7,300
26	Slab edge thickening including excavation, formwork and reinforcement	m	247.00	90.00	22,200
SUBSTRUCTURE					\$550,300
RF	ROOF				
28	Provisional allowance for roof access, safety walkway, fall arrest lines, etc	Item			15,000
30	Roof ventilators (see mechanical services)	Item			Excl.
217	Steelwork to roof (12kg/m ²)	t	43.4400	4,199.00	182,400
218	Purlins	m	3,620.00	25.00	90,500
31	Box gutter including supports, etc.	m	249.00	85.00	21,200
46	Downpipes to processing shed (assumed at 6m centres)	m	180.00	90.00	16,200
47	Prefinished metal deck roofing including framing, sarking and insulation to processing shed (measured on plan)	m ²	3,741.00	50.00	187,100
34	Allow flashing at junction with precast wall	m	252.00	50.00	12,600
159	Allow for connection of steel trusses to precast concrete external wall	No	18.00	750.00	13,500
174	Powdercoated aluminium barge flashings	m	165.00	50.00	8,300
ROOF					\$546,800
EW	EXTERNAL WALLS				
51	Paint finish to precast panels	m ²	2,868.00	25.00	71,700
50	Precast concrete wall panels to processing shed	m ²	2,868.00	250.00	717,000
175	Colorbond cladding	m ²	759.00	50.00	38,000
219	Girts to Colorbond cladding	m	759.00	30.00	22,800
176	Translucent polycarbonate sheeting	m ²	41.00		Included
EXTERNAL WALLS					\$849,500
NW	INTERNAL WALLS				
2	190mm thick concrete push walls	m ²	1,019.00	250.00	254,800
INTERNAL WALLS					\$254,800
FF	FLOOR FINISHES				
223	Floor sealant to processing shed	m ²	3,620.00	25.00	90,500
FLOOR FINISHES					\$90,500
FT	FITMENTS				
89	Allowance for tactile indicators	Item			Excl.
93	Allowance for sundry warehouse fittings	Item			25,000
94	Allowance for statutory, directional and room identification signage	m ²	3,620.00	2.00	7,200

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

B BASE BUILD & FITOUT

B1 Processing Shed (continued)

Rates Current At March 2018

Description	Unit	Qty	Rate	Total
95 Allow downpipe protection	No	15.00	333.00	5,000
FITMENTS				\$37,200
HS HYDRAULIC SERVICES				
86 Allowance for safety shower/eye wash station	No	2.00	3,000.00	6,000
87 Hydraulic services to processing shed	m ²	3,620.00	35.00	126,700
HYDRAULIC SERVICES				\$132,700
MS MECHANICAL SERVICES				
84 Mechanical ventilation to processing shed	m ²	3,620.00	10.00	36,200
MECHANICAL SERVICES				\$36,200
FP FIRE PROTECTION				
82 Fire services and dust suppression system to processing shed	m ²	3,620.00	50.00	181,000
FIRE PROTECTION				\$181,000
LP ELECTRIC LIGHT AND POWER				
75 Allowance for main switchboard	Item			20,000
76 Electrical services to processing shed	m ²	3,620.00	40.00	144,800
ELECTRIC LIGHT AND POWER				\$164,800
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
225 BWIC (4%)	Item			20,500
BUILDERS WORK IN CONNECTION WITH SERVICES				\$20,500
PR PRELIMINARIES				
221 Preliminaries (10%)	Item			284,300
PRELIMINARIES				\$284,300
MA BUILDERS MARGIN & OVERHEAD				
222 Margin (5%)	Item			156,300
BUILDERS MARGIN & OVERHEAD				\$156,300
PROCESSING SHED				\$3,304,900

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

B BASE BUILD & FITOUT

B2 Office Extension

Rates Current At March 2018

Description	Unit	Qty	Rate	Total
AREA AREA RATE				
177 Allowance for extension to office	m ²	72.00	2,000.00	144,000
	AREA RATE			\$144,000
PR PRELIMINARIES				
226 Preliminaries (10%)	Item			Included
	PRELIMINARIES			Included
MA BUILDERS MARGIN & OVERHEAD				
227 Margin (5%)	Item			Included
	BUILDERS MARGIN & OVERHEAD			Included
	OFFICE EXTENSION			\$144,000

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

C WEIGHBRIDGE

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
FT	FITMENTS				
198	Allowance for new 20m in-ground weighbridge	Item			125,000
199	Allowance for new in-ground wheel wash and associated plant and tanks to weighbridge	Item			25,000
	FITMENTS				\$150,000
XN	BOUNDARY WALLS, FENCING AND GATES				
169	2400mm Palisade fencing to wheelwash plant and tanks	m	20.0	705.00	14,100
	BOUNDARY WALLS, FENCING AND GATES				\$14,100
PR	PRELIMINARIES				
221	Preliminaries (10%)	Item			16,500
	PRELIMINARIES				\$16,500
MA	BUILDERS MARGIN & OVERHEAD				
222	Margin (5%)	Item			9,100
	BUILDERS MARGIN & OVERHEAD				\$9,100
	WEIGHBRIDGE				\$189,700

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

D REFUEL AREA

Rates Current At March 2018

Description	Unit	Qty	Rate	Total
CL COLUMNS				
210 Columns to support roof over refuel area	m	10.0	150.00	1,500
COLUMNS				\$1,500
RF ROOF				
209 Roof over refuel area including structure	m ²	132.0	125.00	16,500
208 Colorbond cladding to fascia of roof over refuel area	m ²	80.0	75.00	6,000
ROOF				\$22,500
FT FITMENTS				
211 Trafficable bund to refuel area	m	32.0	100.00	3,200
205 Allowance to relocate 30,000 self-bunded fuel tank	Item			5,000
206 Allowance for new LPG storage area	Item			2,500
207 Allowance for new chemical storage area	Item			3,000
FITMENTS				\$13,700
HS HYDRAULIC SERVICES				
88 Hydraulic services to awning to refuel area	m ²	132.0	45.00	5,900
HYDRAULIC SERVICES				\$5,900
FP FIRE PROTECTION				
83 Sprinkler system to refuel area	m ²	132.0	40.00	5,300
FIRE PROTECTION				\$5,300
LP ELECTRIC LIGHT AND POWER				
79 Electrical services to refuel area	m ²	132.0	40.00	5,300
ELECTRIC LIGHT AND POWER				\$5,300
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
225 BWIC (4%)	Item			700
BUILDERS WORK IN CONNECTION WITH SERVICES				\$700
XR ROADS, FOOTPATHS AND PAVED AREAS				
127 New heavy duty concrete slab hardstand	m ²	131.7	150.00	19,800
ROADS, FOOTPATHS AND PAVED AREAS				\$19,800
PR PRELIMINARIES				
221 Preliminaries (10%)	Item			7,500
PRELIMINARIES				\$7,500
MA BUILDERS MARGIN & OVERHEAD				
222 Margin (5%)	Item			4,100
BUILDERS MARGIN & OVERHEAD				\$4,100
REFUEL AREA				\$86,300

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

E EXTERNAL WORKS

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
FT	FITMENTS				
201	Allowance for new in ground wheel wash and associated plant and tanks to existing driveway	Item			25,000
224	Crash barrier	m	34.0	350.00	11,900
	FITMENTS				\$36,900
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
225	BWIC (4%)	Item			1,800
	BUILDERS WORK IN CONNECTION WITH SERVICES				\$1,800
XR	ROADS, FOOTPATHS AND PAVED AREAS				
127	New heavy duty concrete slab hardstand	m ²	2,403.3	150.00	360,500
128	Kerb and gutter	m	39.0	95.00	3,700
132	Linemarking	m ²	3,027.0	4.00	12,100
195	Allow to make good existing hardstand surrounding office extension	m ²	624.0	100.00	62,400
212	Allowance for widening of existing driveway (to both access points of Dunheved Circuit)	Item			20,000
213	Allowance to upgrade/widening at 2no. existing intersections of Dunheved Circuit Loop to Dunheved Circuit (northern and southern legs)	Item			30,000
	ROADS, FOOTPATHS AND PAVED AREAS				\$488,700
XN	BOUNDARY WALLS, FENCING AND GATES				
214	Fencing to perimeter of 21 Dunheved Circuit (to match existing at 25 Dunheved Circuit)	m	231.0	250.00	57,800
	BOUNDARY WALLS, FENCING AND GATES				\$57,800
XL	LANDSCAPING AND IMPROVEMENTS				
131	Allowance for soft landscaping	m ²	309.0	45.00	13,900
	LANDSCAPING AND IMPROVEMENTS				\$13,900
XK	EXTERNAL STORMWATER DRAINAGE				
129	Allowance for connection to existing stormwater services	Item			5,000
130	Allowance for pits	Item			Included
134	Allowance for grated drains	Item			Included
202	Allowance to relocate 4no. OSD tanks	Item			20,000
	EXTERNAL STORMWATER DRAINAGE				\$25,000
XD	EXTERNAL SEWER DRAINAGE				
135	Allowance for external sewer drainage and connection to mains	Item			10,000
	EXTERNAL SEWER DRAINAGE				\$10,000
XW	EXTERNAL WATER SUPPLY				
203	Allowance to relocate rainwater reuse tank	Item			7,500
	EXTERNAL WATER SUPPLY				\$7,500
XF	EXTERNAL FIRE PROTECTION				
204	Assumed sprinkler tank existing	Note			Excl.
	EXTERNAL FIRE PROTECTION				Excl.

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location Element Item

E EXTERNAL WORKS (continued)

Rates Current At March 2018

Description		Unit	Qty	Rate	Total
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
141	Allow for external lighting (no detail provided)	Item			Included
143	Allow for pole mounted high intensity floodlights and wiring (no detail provided)	Item			Included
	EXTERNAL ELECTRIC LIGHT AND POWER				Included
PR	PRELIMINARIES				
221	Preliminaries (10%)	Item			63,900
	PRELIMINARIES				\$63,900
MA	BUILDERS MARGIN & OVERHEAD				
222	Margin (5%)	Item			35,200
	BUILDERS MARGIN & OVERHEAD				\$35,200
	EXTERNAL WORKS				\$740,700

21-25 Dunheved Circuit, St Marys

CIV Estimate March 2018

Location	Element	Item
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367		

F PLANT AND EQUIPMENT

Rates Current At March 2018

Description	Unit	Qty	Rate	Total
YY SPECIAL PROVISIONS				
200 Plant and equipment	Item			2,000,000
	SPECIAL PROVISIONS			\$2,000,000
	PLANT AND EQUIPMENT			\$2,000,000