ATTACHMENT B

Conditions of consent – Kings Park Waste Metal Recycling Facility, Kings Park

1 GENERAL MATTERS

1.1 Scope of Consent

1.1.1 Separate approval is required from Council prior to the and/or fitout of each building. The applicant is advised to contact Council's Development Services Unit in this regard.

1.1.2 The applicant is required to lodge a separate Development Application (Building) for Council's consideration for the demolition of the existing dwelling and associated structures. Any application made must include a Site Plan, Site Investigation Report, Work Plan, and Waste Management Plan, for the disposal of the demolition materials and should also address potential contamination concerns. A copy of the contractor's licence as issued by WorkCover Authority NSW is also to be submitted.

1.2 Other Approvals

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

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

(a) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, and
(b) demolition of any existing buildings and associated structures.
(c) the installation of vehicle footway crossings servicing the development.

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

1.2.4 The demolition or removal of the existing building(s) or structure(s) is not approved by this consent. A separate Development Application must be lodged with Council and Development Consent granted prior to the demolition or removal of the existing building(s) or structure(s).

1.3 Fees

1.3.1 The following current fee and bond (which is subject to periodic review and may vary at time of payment) shall be lodged with Council:

(a) Road inspection fee of $169.00
(b) Administration fee of $97.00, and
(c) Road maintenance bond of $5,000.00.

The bond is required to cover the cost of any damage to Council's public assets (e.g.: road, guttering, footpaths, drainage systems) arising from development

works. The bond (less an administration fee) will be refunded upon the completion of the development should there be no damage to Council's assets as a result of the development works. The road inspection fee covers Council's costs to inspect public assets adjacent to the development site before and after development work.

1.3.2 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.

1.3.3 Any future substation or other utility installation required to service the approved subdivision/development shall not under any circumstances be sited on future or existing Council land, including road reservations and/or public reserves. Any proposal to locate a proposed substation or other utility installation on Council land shall be negotiated with and fully endorsed by the relevant Council Directorates.

1.4 **Services**

1.4.1 The applicant is advised to consult with:

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

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

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

1.4.2 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

1.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

1.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility

or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

1.5 Engineering Matters

1.5.1 Definitions

1.5.1.1 Where this consent requires both engineering and building works to be undertaken, a separate Construction Certificate may be issued for each category of works i.e. a separate construction Certificate for the Engineering works nominated in "Prior to Construction Certificate (Engineering)" and a separate Construction Certificate (for all building works relating to the erection and fit-out of a structure). This excludes all works on existing public roads significant enough to warrant separate engineering approval pursuant to the Road Act 1993.

In lieu of issuing a separate Construction Certificate, the above-mentioned engineering works can be included on an overall Construction Certificate provided that SPECIFIC REFERENCE is made to the relevant Engineering works. In such instances, the certifier shall provide evidence that they are accredited to do so. This is not applicable where Roads Act or Local Government Act Approvals are required.

Council does not permit the private certification of works on existing public roads or reserves, or any land under the care and control of Council. In this regard Council will not accept a Construction or Compliance Certificate from a Private Certifier for any works on Tattersall road or the area to the rear of the development known as Breakfast Creek.

1.5.1.2 Any Construction Certificate issued in relation to this consent shall incorporate and address the design of those works required by Scope of Engineering Works and other sections of this consent which do not require separate Roads Act 1993 or Local Government Act 1993 approval and any ancillary works necessary to make the construction effective. All works on existing public roads require separate engineering approval pursuant to the Roads Act 1993.

1.5.1.3 The Construction Certificate for Engineering works may be issued by Council or by an appropriately qualified certifier. For Council to issue the Construction Certificate a separate application must be made on the prescribed form complete with detailed plans and specifications. You are further advised that Council does not permit the private certification of works on existing public roads or reserves Council property or any property under the care and control of Council. In this regard Council will not accept a Construction or Compliance Certificate from a Private Certifier for any works on Tattersall Road or the area to the rear of the development known as Breakfast Creek.

1.5.2 Design and Works Specification

1.5.2.1 All engineering works required by Scope of Engineering Works and other sections of this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

(a) Blacktown City Council's Works Specification - Civil (Current Version)

(b) Blacktown City Council's Engineering Guide for Development (Current Version)

(c) Blacktown City Council Development Control Plan (Current Version)

(d) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version

(e) Blacktown City Council On Site Detention General Guidelines and Checklist

(f) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook Third Edition December 1999.

(g) Blacktown City Council Stormwater Quality Control Policy

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

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

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

1.5.3 **Other Fee and Bond/Securities**

1.5.3.1 The payment of the following fee to Council's Maintenance Section pursuant to Sections 608 and 609 of the Local Government Act 1993. The fee is subject to periodic review and may vary at actual time of payment.

(a) Vehicular Crossing Application and Inspection Fee: $130.00 per crossing

NOTE: Council may grant a reduction in the above fee dependent upon the timing of the placement of the footpath crossings.

1.6 **Other Matters**

1.6.1 On Site Detention and Stormwater Quality measures are required for any new works, as distinct from existing works or structures, proposed for this development. These devices shall be designed and constructed in accordance with Councils Engineering Guide for Development, Councils Civil Specification and any other relevant Council Policy such as its DCP and in particular Part R of the DCP.

1.6.2 No filling of the site is permitted and any excavated material is to be removed from site and disposed of in an approved manner and location.

1.6.3 Council will not be responsible for any damage to the building, or its contents, or any on-site operation and/or any injuries to the owners, occupants, or visitors as a result of flooding.

2 PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

2.1 Consolidation of Lots

2.1.1 The lots (Lot 5 DP 7086 and Lot 2 DP 550522) shall be consolidated into one title which shall be registered with Land Property Information.

2.2 Services/Utilities

2.2.1 The following documentary evidence shall accompany any Construction Certificate:

(a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

NOTE: A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority (PCA) prior to the Construction Certificate (CC) being issued. The Section 73 Certificate must be submitted to the PCA prior to the occupation of the development/release of the plan of subdivision, whichever occurs first.

(b) A “Notification of Arrangement" Certificate from Endeavour Energy, stating that electrical services, including the provision of street lighting, have been made available to the development.

(c) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

2.3 Landscaping

2.3.1 A detailed landscaping plan is to be prepared generally in accordance with the *Landscape Concept Plan prepared by ERM Landscape Architecture and Urban Design dated 11 March 2014*. In this regard, suitable ground covers, shrubs and trees must be nominated which complement the height, scale, design and function of the approved development. Suitable buffer/screen planting must be provided adjacent to Tattersall Road. In particular, tall tree planting is to be undertaken along Tattersall Road to provide screening of internal equipment on site. The selected tree species must have a potential height of 15m and must be spaced at 10m centres. Suitable screen planting must also be provided to ensure that all buildings, stockpiles and cranes are suitably screened from any public road or place.

2.4 Site Contamination

2.4.1 A Stage 2 Detailed Site Investigation must be prepared by a suitably qualified contaminated land consultant and shall be in accordance with:

(a) Environment Protection Authority (EPA) 'Contaminated Sites - 'Guidelines for Consultants Reporting on Contaminated Sites'; and

(b) Managing Land Contamination Planning Guidelines SEPP55 - Remediation of Land

(c) National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (2013)

The detailed site investigation shall provide information about the extent of contamination and the risks of the contaminants to health and the environment. The report shall be submitted to principal certifying authority and a copy to Council for its records for review and concurrence.

2.5 Acoustic Fencing

2.5.1 Details of acoustic fencing are to be incorporated within the construction certification plans in accordance with the recommendations of the *Noise and Vibration Impact Assessment dated 6 June 2014 prepared by Renzo Tonin & Associates*. Acoustic fencing is to include a new 4m high acoustic screen fencing erected along the eastern boundary of the full site and a 4m high acoustic screen fencing around the existing sites northern and western boundaries and along the existing driveways. Acoustic screen fencing adjoining public roads and public area is to be decorative style fencing (i.e. no colourbond or lapped and capped timber).

2.6 Construction Environmental Management Plan

2.6.1 Prior to the issue of a Construction Certificate, an appropriately qualified person is to submit to a Construction Environmental Management Plan (CEMP). The operational measures should include but not be limited to the following:

- proposed hours of work
- proposed schedule of works
- noise and vibration controls
    - Identification of noise sensitive receivers near to the site.
    - A prediction as to the level of noise impact likely to affect the nearest noise sensitive receivers from the use and proposed number of high noise intrusive appliances intended to be operated onsite.
    - What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.
    - Where resultant site noise levels are likely to be in exceedence of the Industrial Noise Policy then a suitable proposal must be given as to the duration and frequency of respite periods that will be afforded to the occupiers of neighbouring property.
- air and dust management, including a fugitive dust management strategy
- sediment and erosion control strategy that outlines how the site will be managed during inclement weather events

- procedures for validation of imported fill material and proposed means of disposing overburden
- procedure for waste disposal and materials re-use.
- community complaints response and management procedure
    - What course of action will be undertaken following receipt of a complaint concerning offensive noise.

A copy of the CEMP is to be submitted to Council.

2.6.2 Recommendations within Environmental Resources Management Australia's Soil and Water Management Report ref. (0226308_SWMP_V4) must be incorporated into the Construction Environmental Management Plan. The water quality objectives must be consistent with the ANZECC (2000) Guidelines Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

2.7 Building Code of Australia Compliance

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

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:

(a) Sections C, D, E, F and J

2.7.2 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:

(a) Sections C, D, E, F and J

2.7.3 The structural alterations to the building shall not unduly reduce or compromise:

(a) the existing level of fire protection afforded to persons accommodated in or resorting to the building, or
(b) the existing level of resistance to fire of the building, or
(c) the existing safeguards against the potential spread of fire to adjoining buildings.

2.7.4 In accordance with the provisions of Clauses 94 of the Environmental Planning and Assessment Regulation, 2000, and in order to ensure the appropriate level of conformity with the provisions of the Building Code of Australia which the existing building will be required to meet, the following matters shall be included in any Construction Certificate documents:-

i. Building E upgrade:-
    a. All balustrade and handrails to be upgraded to comply with clause D2.16 of the Building Code of Australia Volume One 2014.

b. Install fire hose reels to comply with Clause E1.4 of the Building Code of Australia Volume One 2014.
c. The enclosure beneath the stairs shall be fire rated to comply with Clause D2.8 of the Building Code of Australia Volume One 2014.
d. Access into the building is to comply with Clause D3 of the Building Code of Australia Volume One 2014.

ii. The hydrant service to the site shall be up graded to comply with Clause E1.3 of the BCA 2014. .

iii. Building C – The Fire resistance level of the external walls adjacent to the proposed relocated SW room/substation shall be upgraded to comply with Specification C1.1 Building Code of Australia Volume One 2014.

2.7.5 It is advised the buildings on Lot 2, DP550522 Tattersall Rd, are the subject of an alternative solution under the performance requirements of the Building Code of Australia. In this respect, your attention is drawn to the need to ensure any associated construction certification for the development work is consistent with, and conforms to, the terms of the approved alternative solution, and does not compromise or reduce the level of fire or structural safety afforded the building.

2.8 Site Works and Drainage

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

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

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

2.9 Easements

2.9.1 The footing system adjacent to the drainage easement shall be designed by an appropriately qualified person to ensure the structural adequacy of the building and the integrity of any pipe within the easement.

2.10 Demolition

2.10.1 A clearance certificate/statement prepared in accordance with the National Code of Practice for the Safe Removal of Asbestos shall be issued by the competent demolition contractor who holds an appropriate Demolition Licence issued by the NSW WorkCover Authority under the provisions of the Work Health and Safety Act 2011 (and any relevant Regulation there under). The certificate/statement must state that the pre-existing building/s was/were demolished in accordance with the conditions and terms of that licence, Australian Standard 2601-2001 – The Demolition of Structures and that any asbestos removal has been carried out in accordance with NOHSC-2002 – Code of Practice for Safe Removal of Asbestos. A copy of the clearance certificate/statement shall be attached to the Construction

Certificate.

2.10.2 Submit the receipt from the trade waste depot for disposal of the asbestos from the removal/demolition of the existing buildings. A copy of the report is to be attached to the Construction Certificate.

2.11 **Other Matters**

2.11.1 Obtain the following :-

a. A Final Occupation certificate for the earthworks and retaining walls approved under CC-01-2258 and DA-99-7797.
b. A Final Occupation certificate for the installation of the hammerhead equipment approved under CC-01-4088 and DA-99-7797.
c. A Building Certificate (Section 149A Environmental Planning and Assessment Act) for the unauthorised building "D". Reference is made to plan Job number 1049-13 from Algorry Zappia and Associates dated Feb 2014

2.12 **Traffic Matters**

2.12.1 A detailed Construction Management Plan (CTMP) is to be submitted to Council prior to the issue of a Construction Certificate. The CTMP shall be prepared to the satisfaction of Council and the RMS.

Where amendments to an approved Traffic Control Plan are required, a new plan shall be prepared and approved prior to implementation. Such plans shall be prepared in strict compliance with the requirements of the current version of Australian Standard 1742.3 (Traffic Control Device for works on Roads) as well as the current version of the RTA Traffic Control at Work Site manual. Any person preparing such Traffic Control plans shall have the relevant RTA accreditation, which must be stated on the submitted plans.

2.13 **Compliance with Conditions**

2.13.1 All conditions in the "Prior to Construction Certificate (Engineering)" Section and the relevant conditions in the "General" Section of this consent, must be complied with prior to the issue of any Construction certificates.

2.13.2 All fees for Construction and Compliance Certificates, Roads Act 1993 and Local government Act 1993 approvals must be paid to Council prior to the issue of any of the above certificates or approvals.

2.14 **Erosion and Sediment Control**

2.14.1 Soil erosion and sediment control measures for road, drainage, On Site Stormwater Detention and earth works shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development. Details are to be included with the plans and specifications to accompany any Construction Certificate.

2.15 **On-Site Detention**

NOTE: On Site Detention and Stormwater Quality measures are required for any new works, as distinct from existing works or structures, proposed for this

development. These devices shall be designed and constructed in accordance with Councils Engineering Guide for Development, Councils Civil Specification and any other relevant Council Policy such as its DCP and in particular Part R of the DCP.

2.15.1 A certificate from a Registered Engineer (NPER) to be submitted to Council certifying that the structures associated with the on-site detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.

2.15.2 A certificate from a Professional Civil Engineer/Registered Surveyor must be obtained verifying that the On Site Detention system will function hydraulically in accordance with the requirements of Upper Parramatta River Catchment Trust and Council's current development guide.

2.15.3 Any Construction Certificate issued for or including an On-site Stormwater Detention (OSD) System must be accompanied by;

a. A Drainage Design Summary Sheet per Appendix B1 of the Upper Parramatta River Catchment Trust Handbook, current version.
b. Full drainage calculations and details for all weirs overland flow-paths and diversion/catch drains - including catchment plans and areas, times of concentration and estimated peak run-off volumes.
c. A completed OSD Detailed Design Submission and Checklist per Appendix B9 of the above-mentioned Handbook.
d. A complete address of Council's OSD General Guidelines and Checklist requirements.
e. A Maintenance Schedule is to be presented with the designer's name, his signature and date on it in accordance with the Upper Parramatta River Catchment Trust handbook guideline. (If an underground tank is involved this must include reference to WorkCover Authority of NSW Occupational Health & Safety Act 1983 and Confined Spaces Regulation.)

NOTE

OSD for this development shall be designed to comply with the Parameters of Councils Engineering Guide for Development for the Breakfast Creek catchment (see Appendix B).

2.16 Asset Management

2.16.1 A detailed estimate of the cost of civil engineering work must be submitted to Council prior to the issue of the Construction Certificate for engineering works. If engineering works are of a value greater than $25,000; documentary proof of payment of the levy required by the Building and Construction Industry Long Service Payments Act must be provided to Council prior to any approval of engineering plans either by Council or an appropriately accredited certifier.

2.17 Stormwater Quality Control

2.17.1 Stormwater Treatment Measures for the proposed development shall be designed in accordance with the requirements of Council's Stormwater Quality Control Policy. Details are to be included with the plans and specifications accompanying any Construction Certificate. Any variation to the proposed CDS/Humeceptor unit will require a lodgement of a Section 96 application to Council for amendment of the consent.

2.18 **Scope of Engineering Works**

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

2.18.1 **Road and Drainage works**

2.18.1.1 Redundant gutter and/or footway crossing(s) must be replaced with integral kerb and gutter. The footway area must be restored by turfing.

2.18.1.2 Drainage from the site must be connected into Breakfast Creek
This connection will require approval from the relevant Authority either Council or the Office of Water. The applicant will need to determine which authority is relevant for this connection.

2.18.2 **On Site Stormwater Detention System**

2.18.2.1 On-Site Detention

(A) On-site detention of stormwater runoff from the site must be provided to achieve the following nominated minimum site storage capacity and maximum permissible site discharge. This detention relates only to new works to be constructed as part of this development approval

Nominated Minimum Storage: 343cu.m/ha

Nominated Maximum Discharge: 95 L/s/ha

(B) Professional accreditation of OSD designers and certifiers must be in accordance with the requirements of the Upper Parramatta River Catchment Trust and Council's Policy.

(C) Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer to be issued with a Construction Certificate under the Environmental Planning and Assessment Act 1979 prior to the commencement of works.

NOTE: Council has preference for a fully above ground On-site Stormwater Detention system. This type of system would significantly reduce confined space issues and may have cost saving advantages in comparison with a below ground system.

2.18.3 **Vehicular Crossings**

2.18.3.1 Construction of Council's standard commercial and industrial vehicular footway crossing(s), with the following nominated width(s) at the property boundary in accordance with Council plan A(BS)103S.

Nominated Widths: To be determined at the time of the construction in consultation with Council Civil Maintenance Section and only after payment of the appropriate fee and lodgement of the appropriate Roads Act application

2.18.4 **Footpaths**

2.18.4.1 The footway area being fully turfed in an appropriate manner to be free draining to the street and of neat appearance.

2.18.5 **Finished Boundary Levels**

2.18.5.1 Finished levels of all internal works at the road boundary of the property must be 4% above the top of the kerb edge of the existing concrete path paving on the property side.

2.18.6 **Stormwater Quality Control**

2.18.6.1 Stormwater Treatment Measures are required for this development. These measures must be designed, implemented and constructed in accordance with Council's Stormwater Quality Control Policy.

2.18.6.2 A Maintenance Schedule must be provided for the stormwater treatment measures in accordance with the requirements of Council's Stormwater Quality Control Policy. The designer of the stormwater treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.

2.19 **Flooding and Drainage**

2.19.1 The floor levels of any new buildings are to be set at a minimum of 0.5 m above the 1 in 100 year ARI flood level.

2.19.2 The proposed sound wall along the eastern boundary is unacceptable as it will restrict the overland flow and cause an adverse impact to the upstream properties. Any fencing to the eastern and southern boundaries of the site is to have horizontal louvers or palisade style fencing to a minimum of 0.5 m above the 1 in 100 year ARI flood level. Solid panelling is permitted above. Revised details are to be provided.

2.19.3 The drainage plans by Algorry Zapia and Associates Job 1049-13 Issue A are to be amended as follows:

i. The Humeceptors appear to be undersized. To support the use of a Humeceptor STC model, the Humes calculator PCSWMM for Humeceptor is to be run. Under step 1 “Project Details” nominate 80% TSS removal. Under Step 4 using the Parramatta North (Masons Hill) Rainfall Data. Under Step 5 Particle Size Distribution highlight “MUSIC” and under Step 6 TSS Loading highlight “Buildup / Washoff”. After running the simulation at Step 7, the Step 8 Design Summary STC model is to achieve a minimum of 80% TSS removal. A copy of the “Humeceptor Design Summary” report is to be supplied with the amended plans.
ii. The bioretention extended detention is too deep at 0.6 m as the plants will be overstressed and damaged. The maximum permitted extended detention depth is 0.4 m.
iii. On drawing DA01(A) the bioretention filter area is to be increased to 100 m^2 clear of all pits and scour protection.
iv. Provide surcharge style grates for the overflow pits of the bioretention basin to minimise risk of blockage

v. Increase the bioretention gravel layer to provide a minimum 50 mm gravel cover over the unsocked slotted PVC pipes laid at a minimum 0.5 % grade.
vi. Provide an intermediate riser detail for long subsoil lines, or subsoil collection pipes at maximum 20 m intervals.
vii. All outlets to the bioretention basin must be daylighted with pipe inverts at or above the filter level and no surcharge pits are permitted
viii. Provide Floodway Warning Signs for the above ground detention/pond areas and additional signs for the bioretention area in accordance with Plan A(BS)114S from Council's Engineering Guide for Development 2005.
ix. Provide batters at a maximum grade of 1V to 3H for the bioretention embankments heavily landscaped. Dwarf intermediate rock walls can be used to regulate this slope.
x. On drawing D02(A) additional information is to be provided to detail the operation of the storage pond including invert levels and dimensions. The details are to include the permanent pond level and the pond levels for the temporary detention storage and control pit arrangement to reduce the outflows. The pond is designed to have a sacrificial storage area for sediment below the low water level sufficient to provide for a minimum 5 years accumulation before desludging.
xi. Details are to be provided for the treatment system for the pond non-potable reuse and how it achieves the relevant water quality targets to be fit for purpose.
xii. Where detention is incorporated into the bioretention system the subsoil pipes are to discharge downstream of any orifice control.

2.19.4 A minimum 80% of non-potable water demand is to be met through the reuse of rainwater and stormwater assessed using MUSIC. The 80% reuse is to be assessed using the node water balance function within MUSIC using Blacktown's standard rainfall. Non potable water demand is to include landscape watering and toilet/urinal flushing as well as industrial uses. Allow for a minimum usage rate of 0.1 kL per day internal use per toilet or urinal (sourced only from rainwater) and a minimum of 0.4 kL per m^2 per year for general landscape watering and 1.0 kL per m^2 per year for the bioretention area. The design rainwater tank volume to be shown on the drainage plans is to be a minimum of 20% greater than the rainwater tank volume used in MUSIC to allow for anaerobic zones and mains make up water levels.

2.19.5 An experienced hydraulic engineer is to prepare and certify a detailed Rainwater Reuse Supply, Pipe and Fixture Plan for non-potable water uses on the site. The plan is to show the rainwater pipe arrangement including first flush or pre-treatment system, pump, mains water direct tank top up, isolation valves, flow meters for all mains water inflows or solenoid controlled mains water bypass (if applicable for toilet use) and non-potable usage outflows, a timer for landscape watering, an inline filter and certify that all Sydney Water requirements have been satisfied. A solenoid controlled mains water bypass is only permitted for toilet flushing and where fitted, landscape watering or other reuse must only use pump water and be on a separate reuse line, independent to the toilets. Where a solenoid controlled mains water bypass is not fitted, a manually operated bypass is to be provided for the toilets independent of landscape watering or other reuse. Provide a warning light to indicate pump failure. All rainwater reuse pipes are to be coloured purple. Rainwater warning signs are to be fitted to all external taps where rainwater is used as a source.

2.19.6 Provide a detailed Landscape Watering Plan by an experienced irrigation specialist showing the layout of filters, flow meters, timers, taps and pipes and the use of sprinklers or drip irrigation. The system is to be designed to automatically achieve a minimum landscape usage rate of 0.4 kL/year / m^2, excluding turf. Higher usage is

permittted. A separate system is to be provided for the bioretention filter areas to receive as drip irrigation a minimum usage rate of 1 kL / year / m^2 of filter area allowing for seasonal variations. Where spray irrigation is used elsewhere on site an inline tap or separate system is to be provided so this part of the irrigation can be isolated during Sydney Water drought restrictions.

2.19.7 Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

i. 4 star dual-flush toilets;
ii. 3 star showerheads;
iii. 4 star taps (for all taps other than bath outlets and garden taps);
iv. 3 star urinals; and
v. Water efficient washing machines and dishwashers are to be specified.

2.19.8 Revised Landscape plans are required in accordance with the BCC Handbook Part 5 - Vegetation Selection Guide (October 2012 or as revised) that include appropriate species for the bioretention system for the 600 mm deep filter media. Planting within the filter area should incorporate several growth forms, including shrubs and tufted plants and be densely planted (tufted plants at a minimum of 8 plants per square metre) to ensure plant roots occupy all parts of the media. Groundcover species must not be used. To ensure diversity and disease resistance a minimum of 9 different species is required planted as a matrix. All plants within the filter area are to be planted with tubestock, or virotube and not pots.

2.19.9 Structural design certification is required by an experienced professional structural engineer registered on NPER, indicating that any new structure has been designed to withstand all flood impacts prior to release of the Construction Certificate. The certificate should consider scour, impact of debris, hydrodynamic pressure, hydrostatic and buoyancy forces in a 1 in 100 year storm plus 0.5 m event. Allow for a velocity adjacent to the structures of twice the average velocity.

2.19.10 A Flood Management Plan is to be prepared by an experienced professional hydraulic engineer registered on NPER, to address emergency flood management of the site including the use as appropriate of warning signs, notices of procedures, depth gauges (if required) and whether evacuation is required and if so what route. Any requirements of the report are to be implemented prior to occupation.

3 PRIOR TO DEVELOPMENT WORKS

3.1 Safety/Health/Amenity

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

Each toilet provided shall be:

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

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

(a) the name, address and telephone number of the principal certifying authority for the work, and
(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

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

3.1.3 Should the development work:

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

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

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

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

3.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

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

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

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

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

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

3.2 **Notification to Council**

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

3.3 **Sydney Water Authorisation**

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

OR

The approved plans are to be submitted to a Sydney Water Customer Centre or Quick Check Agent, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For Quick Check Agent details, please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

3.4 **Construction Details**

3.4.1 Structural details of the nominated building component(s), prepared and/or certified by a professional engineer or other appropriately qualified person, shall be lodged with Council prior to commencing or erecting that portion of the approved development.

<u>Nominated Component</u>

(a) Footing piers
(b) Footing system
(c) Floor slab
(d) Structural concrete
(e) Structural steelwork

(f) Retaining walls

4 DURING CONSTRUCTION

4.1 Safety/Health/Amenity

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

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

(a) the name, address and telephone number of the principal certifying authority for the work, and
(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

4.1.3 Should the development work:

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

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

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

4.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

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

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

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

4.1.8 Should any excavation associated with the ongoing development works extend

below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

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

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

4.2 **Building Code of Australia Compliance**

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

4.3 **Surveys**

4.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.

4.3.2 A registered surveyor’s report confirming the approved design ground and/or floor levels, shall be lodged with the Principal Certifying Authority prior to work proceeding above floor level.

4.4 **Nuisance Control**

4.4.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

4.4.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

4.4.3 Construction work on all buildings (except that on single dwelling houses and associated structures on the on the site of a single dwelling house) shall not occur on Saturdays and Sundays on weekends adjacent to a public holiday.

4.5 **Waste Control**

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

4.6 **Construction Inspections**

4.6.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical

stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):

(a) After excavation for, and prior to placement of, any footings; and

(b) Prior to pouring any in-situ reinforced concrete building element; and

(c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and

(d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and

(e) Prior to covering any stormwater drainage connections; and

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

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

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

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

4.7 **Maintenance of Soil Erosion Measures**

4.7.1 Soil erosion and sediment control measures shall be implemented in accordance with Council's Soil Erosion and Sediment Control Policy.

4.7.2 Re-vegetation must be applied to disturbed areas as soon as practical after completion of earthworks and must be established prior to release of the maintenance security. All open drains must be turfed.

4.7.3 All required soil erosion and sediment control measures are to be maintained during the entire construction period until disturbed areas are restored by turfing paving or revegetation. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is inadequate.

4.8 **Inspections of Works**

4.8.1 Inspection Compliance Certificates issued by a Registered Engineer (NPER) or Registered Surveyor or Compliance Certificates issued by an accredited certifier, under Part A of Environmental Planning and Assessment Act 1979 as amended, are to be issued for works covered by the Construction Certificate for engineering works at the completion of the following mandatory inspection stages: -

(i) Soil Erosion and Sediment Control

(a)Implementation of erosion and sediment control

(b)Revegetation of disturbed areas
(c)Construction of major controls (i.e gabions mattresses shotcreting etc)
(d)Removal of sediment basins/ fencing etc.
(e)Internal sediment/ pollution control devices
(f)Final Inspection

(ii) Traffic Control

(a)Implementation of traffic control
(b)Maintenance of traffic control during works
(c)Removal of traffic control

(iii) Construction of Drainage works (including inter-allotment)

(a)Pipes before backfilling including trench excavation and bedding
(b)Sand Backfilling
(c)Final pipe inspection
(d)Pit bases and headwall aprons
(e)Pit Walls/ wingwalls/ headwalls
(f)Concrete pit tops
(g)Connection to existing system
(h)Tailout works
(i)Final Inspection

(iv) Footpath Works

(a)Footpath Trimming and/or turfing (to ensure 4% fall)
(b)Service Adjustments
(c)Final Inspection

(v) Construction of on-site detention system

(a)Steel and Formwork for tank/ HED control pit
(b)Completion of HED control pit
(c)Pit formwork
(d)Pipes upstream/ downstream of HED control pit before backfilling
(e)Completion of OSD system

(vi) Stormwater Quality Control

(a)Installation of Stormwater Quality Control devices
(b)Final Inspection

(vii) Traffic Control

(a)Implementation of traffic control
(b)Maintenance of traffic control during works

ALTERNATIVELY, one comprehensive Inspection Certificate or Compliance certificate may be issued to include all of the above-mentioned stages of construction.
Where Council is appointed as the Principal Certifying Authority for the development (e.g. all Torrens Title subdivisions), only Compliance Certificates

issued by accredited certifiers will be accepted at the completion of the above-mentioned stages. Any Compliance Certificate must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction certificate.

4.9 Public Safety

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

4.10 Drainage and Flooding

4.10.1 All structures are to have flood compatible building components up to the 100 year flood plus 500 mm freeboard.

4.10.2 All new electrical power points and switches, air conditioning units or similar that would be damaged by floodwaters are to be set to the 100 year flood plus 500 mm freeboard or above.

4.10.3 The Humeceptors as per the approved drainage plan are not to be reduced in size, nor replaced with an alternate manufacturer's product.

4.10.4 Prior to placement, certification is to be provided that the bioretention filter media has:

i. A minimum hydraulic conductivity as defined by ASTM F1815-06 of 250 mm/hr actual, not predicted

ii. A maximum hydraulic conductivity as defined by ASTM F1815-06 of 700 mm/hr (actual, not predicted)

iii. An Orthophosphate content < 40 mg/kg

iv. A Total Nitrogen content < 1000 mg/kg

v. Is not hydrophobic.

4.10.5 No fertiliser or additional nutrient material is to be provided to the bioretention basin filter area during planting of the tubestock, or at any time.

4.10.6 The filter media in the bioretention area is not to be installed or bioretention plants installed until all the building works, retaining walls and driveways have been completed.

5 PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE

5.1 Fire Safety Certificate

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

5.2 Retaining Walls

5.2.1 All proposed retaining walls shall be in maximum 2 metres high sections and stepped with 1 metre wide minimum planting bays to be landscaped. Masonry retaining walls (i.e. no timber walls) are to be provided.

5.3 Access/Parking

5.3.1 A minimum of 145 car parking spaces are to be provided on site. All internal roads, circulation areas, loading areas, access and parking bays are to comply with AS2890.1:2004 and AS2890.2:2002, or their latest versions.

5.4 Drainage and Flooding

5.4.1 A Hydraulic Engineer registered with NPER is to certify that all the requirements of the Flood Management Plan for the site have been implemented including the installation of all signage and notices.

5.4.2 A Civil Engineer registered with NPER, is to certify that:

i. all the requirements of the approved drainage plan have been undertaken
ii. the subsoil drains and bioretention system has been installed with a minimum filter area of 100 m^2 clear of pits and scour protection
iii. all the layers of the bioretention have been correctly placed and liner installed;
iv. all the rainwater tanks are the minimum size;
v. the minimum detention storage within the pond has been provided;
vi. all the signage and warning notices have been installed
vii. any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.

5.4.3 A Restriction to User and Positive Covenant is to be provided over the Stormwater Quality Improvement Devices and Rainwater Tanks in accordance with the requirements of Council's Engineering Guide for Development 2005. The covenant requirements are to include the submission of an annual report on water treatment and non-potable water usage by the first business day on or after 1 September each year. The Restriction to User and Positive Covenant must be registered with Land & Property Information prior to the final occupation certificate.

5.4.4 A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. For bioretention systems with a filter area less than 50 m^2, *in situ* hydraulic conductivity testing should be conducted at three points. For systems with a filter area greater than 50 m^2, an extra test point should be added for every additional 100 m^2 or part thereof. Points are to be spatially distributed. Where the hydraulic conductivity of the soil differs from the rate specified of 125 mm/hr (tolerance -15% to +400%), remediation works will be required over the whole filter area to restore the conductivity and the test repeated until the hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify that in accordance with Practice Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is within tolerance to the rate specified for the bioretention system.

5.4.5 After the hydraulic conductivity has been certified by the Geotechnical Engineer, a horticulturalist that has relevant tertiary qualifications and technical knowledge with a minimum of five (5) years demonstrated experience is to certify that the planting within the bioretention area including bank areas, is of the same quality in type and

quantity as per the construction certificate approved landscape plans, that any plants lost have been replaced and that any areas of scour or disrepair have been restored.

5.4.6 Written evidence is to be provided that the registered owner/lessee has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the Humecpetors, pond and bioretention basin. A copy of the signed and endorsed contract(s) and maintenance contractor(s) details are to be forwarded to Council's WSUD Compliance Officer.

5.4.7 A plumber, licensed with NSW Fair Trading, or experienced hydraulic engineer, is to certify that all the non-potable water uses are being supplied by rainwater or stormwater and that all the requirements of the detailed Rainwater Supply, Pipe and Fixture Plan have been installed and are working correctly. A signed, works-as-executed Rainwater Supply, Pipe and Fixture Plan is to be provided to Council.

5.4.8 An experienced irrigation specialist is to certify that all the requirements of the detailed Landscape Watering Plan have been installed as per the approved plan and are working correctly. A signed, works-as-executed Landscape Watering Plan is to be provided to Council.

5.4.9 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

i. 4 star dual-flush toilets;
ii. 3 star showerheads;
iii. 4 star taps (for all taps other than bath outlets and garden taps);
iv. 3 star urinals; and
v. Water efficient washing machines and dishwashers have been used.

5.5 Other matters

5.5.1 An acoustic validation is to be submitted to Council identifying that the recommendations of the Noise and Vibration Impact Assessment prepared by Renzo Tonin & Associates submitted as part of the Development Application have been implemented.

5.5.2 A Fire and Incident Response Management Plan is to be prepared by a suitably qualified person for the development prior to the release of an Occupation Certificate, which is to address potential incidents including projectiles and fires.

5.5.3 An Emergency Response Plan is to be prepared for the development.

6 OPERATIONAL MATTERS

6.1 Maximum processing capacity

6.1.1 The maximum processing capacity for the entire site is limited to 350,000 tonnes per annum.

6.2 Access & Parking

6.2.1 The proponent is to ensure that:

(a) All required off-street car parking spaces and internal roads are maintained to a standard suitable for the intended purpose;
(b) All loading and unloading operations take place at all times wholly with the confines of the site;
(c) All vehicles enter and exit the site in a forward direction at all times;
(d) Vehicles are wholly contained on site before being required to stop;
(e) All parking generated by the project is accommodated on site, and that no vehicles associated with the project parks on the public road system at any time; and
(f) The project does not result in any vehicles queuing on the public road network.

6.3 Environmental Management

6.3.1 All industrial activity is to be conducted so that it causes no unreasonable interference to nearby industrial, residential and other premises.

6.3.2 All wastewater and stormwater treatment devices (including drainage systems, sumps and traps) shall be regularly maintained in order to remain effective. All solid and liquid wastes collected within both stormwater and wastewater treatment devices are to be removed in accordance with the Protection of the Environment Operations (Waste) Regulation 2005.

6.3.3 The development shall take place in accordance with all operating commitments outlined in the Environmental Impact Statement submitted in support of the proposal except where amended by relevant conditions of this development consent or NSW Environment Protection Authority (EPA) licensing requirements.

6.4 Dangerous Goods

6.4.1 The recommendations provided in the *Preliminary Hazard Analysis (Doc No. J-000068) prepared by Arriscar Risk Engineering Solutions dated 10 March 2014*, shall be implemented.

6.5 Hours of Operation

6.5.1 The hours of operation of the development shall not be outside of the following nominated times.

Any alteration to these hours will require the separate approval of the consent authority.

Approved hours of operation:

Monday to Friday – 6.00am to 9.00pm
Saturday – 7.00am to 5.00pm
Sunday & Public Holidays – Closed.