

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

**DETERMINATION OF GREYSTANES SOUTHERN EMPLOYMENT LANDS
CONCEPT PLAN AND PROJECT APPROVAL**

Major Project No. 06_0181

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* ("the Act") determine:

- (a) under section 75O(1), to approve the concept plan referred to in Schedule 1, subject to the conditions set out in Schedule 1; and
- (b) under section 75J(1), to approve the project application for subdivision and major infrastructure works referred to in Schedule 2, subject to the conditions set out in Schedule 2.

Frank Sartor MP
Minister for Planning

Sydney, 20 July 2007

As modified by:

Modification 1 – determined by Executive Director, Strategic Sites and Urban Renewal of the Department of Planning (as delegate of the Minister for Planning) on 11 January 2008; and

Modification 2 – determined by Executive Director, Urban Renewals and Major Sites of the Department of Planning (as delegate of the Minister for Planning) on 21 August 2009.

SCHEDULE 1
MAJOR PROJECT No. 06 0181

PART A – TABLE

Application made by:	Boral
Application made to:	Minister for Planning
Major Project Number:	06 0181
On land comprising:	Southern Employment Lands – Greystanes Estate, Prospect Lot 101 DP 1097310, Lot 507 DP1042806, Lots 12-15 DP1031817, Lot 308 DP 1035614, Lot 8 DP 235064, Lot 140 DP1061621, Lot 2 DP1038293, Lot 1 DP 519182, Lot 12 DP1037650, Lot 2 DP 570973, Lot 143 DP 1061621, Lot 4 DP1066170 and Lots 12 and 13 DP 1059554.
Local Government Area	Holroyd City Council, Blacktown City Council and Fairfield City Council.
For the carrying out of:	Redevelopment of the Greystanes SEL site as described in the EA PPR, ERM letter dated 16 October 2007, revised Statement of Commitments dated December 2007 and Boral letter dated 13 August 2009.
Capital Investment Value	Approximately \$348 million
Type of development:	Concept approval under Part 3A of the Act
Determination made on:	
Determination:	Concept approval as modified is granted (consolidated approval set out in Part C of Schedule 1).
Date of commencement of Approval:	This approval commences on the date of the Minister's modification approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the Act.

PART B - DEFINITIONS

In this approval the following definitions apply:

Act means the Environmental Planning and Assessment Act, 1979 (as amended).

Associated Office Space means the use of the land for offices where the offices are located on the same land as permissible development and are part of a business that is operating on the land, This includes but is not limited to development for the purpose of distribution centres, warehouse or manufacturing operations.

Department means the Department of Planning or its successors.

Director General means the Director General of the Department of Planning.

EA means "Greystanes Estate: Southern Employment Lands Environmental Assessment Report and Supporting Document" (including accompanying appendices) prepared by ERM for Boral and dated November 2006.

GFA means gross floor area.

Greystanes SEL has the same meaning as the land identified in Part A of this schedule.

Minister means the Minister for Planning

PPR means "Greystanes Estate: Southern Employment Lands Preferred Project Report" (including accompanying appendices) prepared by ERM for Boral and dated June 2007.

Project means development that is declared under Section 75B of the EP & A Act to be a project to which Part 3A of the Act applies.

Proponent means Boral.

Regulation means the Environmental Planning and Assessment Regulations, 2000 (as amended).

Statement of Commitments means the Statement of Commitments dated June 2009 (Reference 5696 05.1.11).

PART C - CONCEPT PLAN

ADMINISTRATION

1. Development Description

Concept plan approval is granted for:

- (a) Subdivision of the site into industrial and business park precincts;
- (b) A maximum GFA of 493,215m² across the industrial and business park precincts;
- (c) The following maximum GFA for each broad land use:
 - (i) A maximum of 97,500m² shall be developed for business park uses.
Note: Up to 100% of the total GFA within the business park precinct may be developed for the purposes of office premises.
 - (ii) A maximum of 6,500m² shall be developed for the purposes of service retail uses, of which:
 - a maximum of 2,500m² shall be developed for the purposes of a tavern and restaurants;
 - a maximum of 2,000m² shall be developed for the purposes of a supermarket; and
 - a maximum of 2,000 m² shall be developed for the purposes of service retail uses.
 - (iii) A maximum of 5,000m² shall be developed for the purposes of hotel accommodation on Lot 75.
- (d) Despite the above, the total maximum FSR shall not exceed:
 - (i) 0.75:1 for development within the industrial precinct; and
 - (ii) 1:1 for development for the purposes of hotel accommodation on Lot 75.
- (e) Conceptual road design.
- (f) Urban design, maximum height, landscape, open space and heritage design concepts outlined in "Greystanes Estate Southern Employment Lands Urban Design Plan – Issue J" prepared by Turner Hughes Architects (which must be updated within 3 months of this modification approval).
- (g) Provision of car parking for the proposed office, retail, industrial and warehouse uses in accordance with the following rates:

○ Office	1/40m ²
○ Retail	1/20m ²
○ Industrial	1/77m ²
○ Warehouse	1/300m ²
- (h) Improved amenities and services which may include a mix of financial contributions and works in kind towards roads and community facilities (including provision of child care facilities) and dedication of certain infrastructure and facilities (as outlined in Statement of Commitment Nos. 21-24, 27-28 and 30).
- (i) Staging in accordance with Staging Plan ref no. 108-SK60F dated 12 October 2007 prepared by Turner Hughes Architects.

2. Development in Accordance with Plans and Documentation

The development shall generally be in accordance with the following plans and documentation:

- (a) Greystanes SEL *Environmental Assessment Report* prepared by Environmental Resources Management Australia and dated 12 October 2006 except as amended by ERM letter dated 16 October 2007.

- (b) Greystanes SEL *Preferred Project Report* prepared by Environmental Resources Management Australia and dated 20 June 2007 except as amended by ERM letter dated 16 October 2002 and the Statement of Commitments prepared by ERM dated December 2007.
- (c) Greystanes SEL Environmental Assessment Report –Part 2 Greystanes Estate – Southern Employment Lands Urban Design Plan Issue J dated July 2008 prepared by Turner Hughes Architects must be amended within 3 months of this modification approval.
- (d) Boral's modification application letter to the Department of Planning dated 13 August 2009.

Except as otherwise provided by the Department's conditions of approval and the Proponent's Statement of Commitments.

3. *Inconsistency between Plans and Documentation*

In the event of any inconsistency between conditions of this concept approval and the plans and documentation described in paragraph 2 referred to above, the conditions of this concept approval modification prevail.

4. *Lapsing of Consent*

Approval of Major Project No, 06_0181 shall lapse 5 years after the determination date in Part A of Schedule 1 unless an application is submitted to carry out a project or development for which concept approval has been given.

5. *Business Park Precinct-Minimum Floor Plates*

Within the business park precinct of the Greystanes SEL, a building for the purposes of office premises must provide a minimum floor plate size of 3,000m² gross floor area.

The sub-letting of tenancies is prohibited unless prior written approval has been obtained from Council.

6. *Industrial Precinct- Associated Office Space*

Within the industrial precinct of the Greystanes SEL:

- (a) A maximum of 50% of the GFA can be developed for the purposes of associated office space where the site is within 400m of a bus stop; or
- (b) A maximum of 30% of the GFA can be developed for the purposes of associated office space where the site is more than 400m from a bus stop.

7. *Hotel Accommodation*

Any future application for the purposes of hotel accommodation on Lot 75 must satisfactorily demonstrate:

- (a) the development has been designed to take into account and, where relevant, mitigate against, the heritage impacts of the development on the adjoining Prospect Reservoir and its recognised curtilage and any other adjacent heritage items;
- (b) visual analysis and other relevant documentation (photomontages, perspectives and the like) demonstrating the relationship of the proposed development with Prospect Reservoir;
- (c) design details of the proposed external materials and finishes, including schedules and a sample board of materials and colours; and
- (d) general construction impacts associated with the development, and how these impacts will be mitigated, monitored and managed.

8. *Heritage - Site Interpretation Strategy*

The site interpretation strategy as committed to by the Proponent in Statement of Commitment No. 17 shall require the Proponent to retain a selected number of industrial heritage items (e.g. jaw crusher and cone crusher) on the site in recognition of the site's past use as a quarry.

9. *Stormwater Management Plan*

The Maintenance Management Plan for the perimeter channels, detention basin and stormwater treatment basins, as committed to by the Proponent in Statement of Commitment No. 12 shall be prepared in consultation with Fairfield City Council, Holroyd City Council, and Department of Water and Energy.

10. Groundwater Management Plan

The Groundwater Management Plan as committed to by the Proponent in Statement of Commitment No. 13 shall be prepared in consultation with Fairfield City Council, Holroyd City Council, and Department of Water and Energy.

11. Ecologically Sustainable Design Principles

Within three months of the Minister's modification approval (January 2008), the ecologically sustainable development principles within the "Greystanes Estate Southern Employment Lands Urban Design Plan" prepared by Turner Hughes Architects and dated September 2006 shall be revised to incorporate the following:

- stronger principles which encourage future development to consider the potential for stormwater / rainwater harvesting within the industrial precinct to augment the supply of potable water to Sydney or be available for reuse on site;
- performance targets for all buildings on the Greystanes SEL site to achieve in order to reduce energy consumption and greenhouse gas emissions; and
- relevant building rating schemes are adopted and achieve at least best practice.

SCHEDULE 2
PROJECT APPROVAL

TABLE

Application made by:	Boral
Application made to:	Minister for Planning
Major Project Number:	06_0181
On land comprising:	Southern Employment Lands – Greystanes Estate, Prospect Lot 101 DP 1097310, Lot 507 DP1042806, Lots 12-15 DP1031817, Lot 308 DP 1035614, Lot 8 DP 235064, Lot 140 DP1061621, Lot 2 DP1038293, Lot 1 DP 519182, Lot 12 DP1037650, Lot 2 DP 570973, Lot 143 DP 1061621, Lot 4 DP1066170 and Lots 12 and 13 DP 1059554.
Local Government Area	Holroyd City Council, Blacktown City Council and Fairfield City Council.
For the carrying out of:	Subdivision, boundary re-alignments and associated works as described in Part A, Schedule 2.
Capital Investment Value	\$65,100,000
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Project approval as modified by application dated 13 August 2009 is granted (consolidated conditions set out in Schedule 2),
Date of commencement of Approval:	This approval commences on the date of the Minister's Approval.
Date approval is liable to lapse	Date approval is liable to lapse 5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

DEFINITIONS

In this approval the following definitions apply:

Accredited Certifier has the meaning as prescribed in the Act,

Act means the Environmental Planning and Assessment Act, 1979 (as amended),

Certifying Authority has the meaning as prescribed in the Act,

Department means the Department of Planning or its successors.

Director General means the Director General of the Department of Planning

Minister means the Minister for Planning,

Principal Certifying Authority has the meaning as prescribed in the Act,

Project means development that is declared under Section 75B of the EP & A Act to be a project to which Part 3A of the Act applies.

Proponent means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the Proponent.

Regulations means the Environmental Planning and Assessment Regulation, 2000 (as amended),

Subject Site has the same meaning as the land identified in Part A of this schedule.

Greystanes SEL has the same meaning as the land identified in Part A of this schedule.

Major Project No 06_0181 means the project described in Part A A1 and the accompanying plans and documentation described in Part A A2.

PART A - PROJECT APPLICATION CONDITIONS

A1. Development Description

Project approval is granted only to carrying out the development described in detail below:

- (a) A 76 industrial lot community title subdivision with lot areas that range from 0.28 hectares to 2,51 hectares;
- (b) Creation of three lots for the business park and service retail uses;
- (c) The re-alignment of the boundary between the Greystanes SEL and land owned by Sydney Water Corporation surrounding Prospect Reservoir to the West (lot 4 DP1066170);
- (d) The re-alignment of the boundary between the Greystanes SEL and land to the east (Lot 101 DP 1097310 and Lot 143 OP1061621) between the Greystanes SEL and Nelson's Ridge;
- (e) The alignment of the spine road/transitway corridor is to generally be of a width of 35 metres, as shown on Concept Masterplan 108.SK60H (submitted with modification application dated 13 August 2009);
- (f) Creation of a lot for a sewer pump station;
- (g) Creation of a community lot comprising quarry batter walls, stormwater / sedimentation control basin, groundwater treatment plant and stormwater detention basins;
- (h) Construction of major infrastructure including roads, groundwater management works, stormwater management works, detention ponds and bulk earthworks (at Widemere East);
- (i) Dedication of land (Lot 2 DP570973) south of the Sydney Water Corporation supply pipeline to Holroyd City Council;
- (j) Dedication of roads and transit corridor as public roads;
- (k) Staging generally in accordance with Staging Plans (Drawing numbers 00,108.SK60F dated 12 October 2007 prepared by Turner Hughes Architects);
- (l) Lot 76 is to be as shown on Masterplan – Lot Plan 108.SK56H (submitted with modification application dated 13 August 2009);
- (m) Boundaries of Lots 65 -75 and Lots 1.1, 1.2 and 1.3 are to be as shown on Concept Masterplan 108.SK60H (submitted with modification application dated 13 August 2009).

A2. Development in Accordance with Plans and Documentation

The development shall generally be in accordance with the following plans and documentation:

- (a) Greystanes SEL Environmental Assessment Report dated 12 October 2006 and Preferred Project Report dated 20 June 2007 prepared by Environmental Resources Management Australia except as amended by ERM letter dated 16 October 2007 and revised Statement of Commitments dated December 2007;
- (b) Greystanes SEL Environmental Assessment Report - Project Plan Dwg no 108-Mp-5F dated 27 September 2007 prepared by Turner Hughes Architects;
- (c) Greystanes SEL Environmental Assessment Report - Extent of Community Title Dwg no. 0046611_EA_06 dated 4 October 2006 prepared by Hard & Forester except as amended by drawing re No.108-SK56F dated 27 August 2007;
- (d) Greystanes SEL Environmental Assessment Report - Proposed Realignment of the Western Boundary Dwg no. 0046611_EA_07 dated 4 October 2006 prepared by Hard & Forester;
- (e) Greystanes SEL Environmental Assessment Report - Proposed Realignment of the Eastern Boundary Dwg no. 0046611_EA_08 dated 4 October 2006 prepared by Hard & Forester;

- (f) Greystanes SEL Environmental Assessment Report - Proposed Subdivision of Widemere West Dwg no. 0046611_EA_09 dated 4 October 2006 prepared by Hard & Forester;
- (g) Greystanes SEL Preferred Project Report - Staging Plan Dwg nos, 108-SK34 Issue H and 108-SK56C prepared by Turner Hughes Architects except as amended by Dwg no. 108-SK60F dated 12 October 2007;
- (h) Stormwater Management Strategy Dwg no. 21-15443-Sk-0505(2) prepared by GHD;
- (i) Stormwater Management Maintenance Plan prepared by GHD dated August 2007;
- (j) Greystanes SEL Environmental Assessment Report Section 9 - Proposed Sewer Layout Dwg no. 21- 14858-SK011, Rev B dated 13 September 2006 prepared by GHD;
- (k) Greystanes SEL Environmental Assessment Report Section 9 - Proposed Watermain Layout Dwg no. 21-14858-SK012, Rev B dated 13 September 2006 prepared by GHD;
- (l) Greystanes SEL Environmental Assessment Report Section 9 - Proposed Electrical Reticulation Dwg no. 21-14858-SK013, Rev B dated 13 September 2006 prepared by GHD;
- (m) Greystanes SEL Environmental Assessment Report Section 9 - Proposed Telecommunication Reticulation Dwg no. 21-14858-SK014, Rev B dated 13 September 2006 prepared by GHD;
- (n) Greystanes SEL Environmental Assessment Report Section 9 - Proposed Gas Supply Reticulation Dwg no. 21-14858-SK015, Rev B dated 13 September 2006 prepared by GHD;
- (o) Greystanes Estate: Southern Employment Lands Project Modification No. 2 (Statement of Commitments) June 2009 (Reference 5696 05.1.11), submitted with modification application dated 13 August 2009;
- (p) Greystanes Estate SEL – Southern Road Connection General Arrangement Drawing 5696-SK-0048 Rev:F, contained in Annex D of modification application dated 13 August 2009;
- (q) Annexure E of modification application dated 13 August 2009 – to apply to the construction of the Spine Road/Transitway Corridor, the Transitway Connection and the Southern Road Connection.

Except as otherwise provided by the Department's conditions of approval as set out in Schedule 2, Part B and the Proponent's Statement of Commitments.

A3. Inconsistency between Plans and Documentation

In the event of any inconsistency between conditions of this project approval and the plans and documentation described in Condition A2, the conditions of this project approval prevail.

A4. Lapsing of Consent

Approval of Major Project No. 06-0181 shall lapse 5 years after the determination date in Part A of Schedule 2 unless specified action has been taken in accordance with section 75Y of the EP&A.

A5. Prescribed Conditions

The Applicant shall comply with the prescribed conditions of project approval under Clause 75J (4) of the Act.

PART B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1. Earthworks- Finished levels

Prior to carrying out any bulk earthworks on Widemere or the Southern Cut, the applicant must obtain a Construction Certificate for the bulk earthworks program. The bulk earthworks finished levels shall be generally in accordance with the approved plans except as follows:

- a) where the proposed levels of this development are inconsistent with levels on adjacent land, the allotments must be graded and trimmed on the lot boundaries or at the street interface (as relevant) to ensure the land shaping has no adverse affect on adjoining land or is consistent with the road reserve levels;

- b) all allotment fill is to be graded so that it drains to the street or other approved permanent drainage system:
- c) provision shall be made to ensure that surface runoff does not discharge onto adjoining land except at lawful points of discharge; and
- d) all fill is to be battered at an angle not greater than 45% within the property boundary and stabilised.

B2. Stormwater and Drainage Works Design

Final design plans of the stormwater and drainage systems within the proposed subdivision, specifically including details of the connection of the detention basin to Prospect Creek and details on the outflow pipes or spillways from the detention basin and information on the inflow and outflow hydrographs of the basin shall be prepared by a qualified Civil Engineer in consultation with Fairfield City Council and Holroyd City Council and in accordance with the documents referred to in the Statement of Commitments. The final plans shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate and a copy provided to Fairfield City Council and Holroyd City Council by the Proponent for information. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

B3. Road Design

Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (roundabout, median islands etc.) and paved footpaths shall be designed and constructed in accordance with the Statement of Commitments. Final road design plans shall be prepared by a qualified practicing Civil Engineer and submitted to the Certifying Authority prior to issue of a Construction Certificate for the respective stages of development. A copy of the final plans shall be submitted to Fairfield City Council and Holroyd City Council by the Proponent for information.

B4. Services Design

Evidence is to be submitted to the Certifying Authority prior to the issue of a Construction Certificate that arrangements have been made with the appropriate authorities (telecommunications and gas supply) and qualified and accredited professional organisation (sewer, water and electrical) to design and document the services in accordance with appropriate authority standards for the respective stages of development. A copy of the final plans shall be submitted to Fairfield City Council and Holroyd City Council by the Proponent for information.

B5. Southern Road Connection

Prior to the issue of a Construction Certificate for the Southern Road Connection, the Proponent shall demonstrate to the Certifying Authority that the design of the Southern Road Connection:

- (a) shall not increase flood levels (being levels modelled based on conditions existing at the date of this modification approval) in Prospect Creek upstream of the Southern Road Connection by more than 10mm in a 1 in 20year, 1 in 50 year or 1 in 100 year ARI flood event;
- (b) shall not overtop with flood water in a 1 in 100 year ARI rain event or less; and
- (c) will maintain its structural integrity in a 1 in 100 year ARI flood event.

B6. Referral of Road Designs

Prior to the issue of a Construction Certificate for the Southern Road Connection, the Proponent shall refer copies of road designs, together with the documentation which supports compliance with design criteria specified in B5, to the Director-General and Fairfield City Council for comment.

PART C - PRIOR TO COMMENCEMENT OF WORKS

C1. Construction Management Plan

The Construction Management Plan committed to in the Statement of Commitments shall be prepared and submitted to the Department prior to commencement of construction. The Construction Management Plan shall also identify:

- (a) contact details of site manager and
- (b) noise and vibration management measures

The Applicant shall submit a copy of the plan to the Department and Holroyd, Blacktown and Fairfield Councils for information.

C2. Traffic Management Plan

The Construction Traffic Management Plan committed to in the Statement of Commitments shall address:

- (a) ingress and egress of construction vehicles
- (b) loading and unloading of construction vehicles, including construction zones
- (c) predicted construction traffic volumes, types and routes and
- (d) construction traffic management methods.

The Applicant shall submit a copy of the management plan to Holroyd, Blacktown and Fairfield Councils and the Roads and Traffic Authority for information.

C3. Contact Telephone Numbers

Prior to the commencement of works, the Applicant shall forward to the Department and the Councils a 24 hour telephone number to be operated for the duration of the construction works.

C4. Removal of Hazardous Materials

All hazardous materials shall be removed from the site and shall be disposed of at an approved wastes disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines. Details demonstrating compliance with the relevant legislative requirements, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous material.

C5. Dam Safety Emergency Plan

The Proponent must prepare a Dam Safety Emergency Plan and provide Fairfield City Council with a copy of the Dam Safety Emergency Plan, including details on the final classification of the dam.

PART D - DURING CONSTRUCTION

D1. Erosion and Sediment Control

All erosion and sediment control measures are to be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

D2. Disposal of Seepage and Stormwater

Any seepage or rainwater collected on site during construction may be discharged in accordance with existing licences and/or discharged to the community title stormwater basins. Any seepage or rainwater collected onsite during construction shall not be pumped to any public road unless separate prior approval is given in writing by the relevant Council.

D3. Approved Plans to be On-site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by an officer of the Department, Council or the PCA.

D4 Site Notice

A site notice(s) shall be prominently displayed at the northern and southern site entrances for the purposes of informing the public of project details. The notice(s) is to satisfy all but not limited to, the following requirements:

- (a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;

- (c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

D5. Contact Telephone Numbers

The applicant shall ensure that the 24 hour contact telephone number is attended by a person with authority over the works for the duration of the development.

D6. Dust Control Measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (a) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;
- (b) Covers are to be adequately secured;
- (c) Cleaning of public footpaths must be carried out regularly;
- (d) Public roadways must be kept clean; and
- (e) Wheel washes shall be installed for all vehicles exiting the site,

D7. Hours of Work

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (a) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusively;
- (b) Between 7:00 am and 5:00 pm, Saturdays;
- (c) No work on Sundays and public holidays,

Works may be undertaken outside these hours when:

- (a) The delivery of materials is required outside these hours by the Police or other authorities;
- (b) It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- (c) The work is undertaken in accordance with the Construction Management Plan and
- (d) Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D8. Recycling Concrete

Any existing concrete of suitable volume, which is not used as fill, shall be taken to a concrete recycling works and evidence that this has occurred shall be provided to the PCA.

D9. Water Quality Monitoring

The Proponent and/or the Community Association must undertake stormwater quality monitoring prior to the release of stormwater into Prospect Creek and provide Fairfield City Council with copies of all water quality monitoring reports within 1 month of completion.

PART E - PRIOR TO SUBDIVISION OR STRATA SUBDIVISION

E1 Subdivision Certificate Application

Prior to the issue of a Subdivision Certificate by the Principal Certifying Authority, the applicant is to provide:

- (a) an original survey plan of subdivision prepared by a registered surveyor;
- (b) any applicable instrument under Section 888 of the Conveyancing Act 1919 (as required by these conditions);
- (c) relevant development approval;
- (d) detailed subdivision engineering plans endorsed with relevant construction certificates;
- (e) a report demonstrating all conditions of this consent have been complied with; and
- (f) all necessary compliance certificates from the relevant authorities.

In addition to the above, the applicant shall also submit to the Principal Certifying Authority documentary evidence that all matters contained in Section 109J of the Act have been complied with. Furthermore, the applicant shall furnish written evidence from the relevant Council that all proposed road/street names have been approved.

Note: The Environmental Planning and Assessment Act 1979 makes no provision for works required under other legislation such as the Water Supplies Authorities Act 1987 which require certification by an accredited certifier.

E2 Street Names

Prior to issue of a Subdivision Certificate, the applicant shall obtain the written approval of the relevant Council to the proposed road / street names. Approved names are to be in accordance with the relevant Councils' Road Naming Policy and are to be shown on the Plan of Subdivision accompanying the application for a Subdivision Certificate.

Infrastructure Provision and Other Works

E3 Utilities -Telephone and Electricity Services

Prior to issue of a Subdivision Certificate for a particular stage, documentation shall be submitted to the issuing authority from Integral Energy and Telstra stating that satisfactory arrangements have been made for the supply of electricity and telephone services to the allotments within that subdivision. Easements for electricity purposes, satisfactory to Integral Energy, shall be created over existing and proposed electricity lines (pursuant to Section 88B of the Conveyancing Act, 1919) where required.

E4 Utilities

Any necessary alterations to public utility installations will be at the applicant's expense and to the requirements of the appropriate authorities.

E5 Works As Executed Plans

Prior to issue of a Subdivision Certificate for a particular stage, Works as Executed Plans relevant to that stage shall be submitted to the satisfaction of Principal Certifying Authority.

The plans are to be endorsed by a registered surveyor and a consulting engineer certifying that:

- a) all drainage lines, sewer lines and structures are wholly contained within the drainage easement created by the subdivision; and
- b) the plans accurately reflect work as executed.

Note: Where works are carried out by Council on behalf of the applicant it is the responsibility of the applicant to prepare works-as-executed plans.

E6 Compliance Certificate Water Supply Authority Act, 2000

Prior to issuing a subdivision certificate for a particular stage, a Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water and submitted to the Principal Certifying Authority showing that the development within that stage has met with the requirements of Sydney Water Corporation for sewer and water availability.

E7 Other Compliance Certificates

Prior to issue of a Subdivision Certificate for any stage of the development, the relevant compliance certificates shall be obtained from an accredited certifier for the following:

- (a) Compliance Certificate - Roads, and
- (b) Compliance Certificate - Drainage.

PART F- DURING OPERATION

F1 Water Quality Monitoring

The Proponent and/or the Community Association must undertake stormwater quality monitoring prior to the release of stormwater into Prospect Creek and provide Fairfield City Council with copies of all water quality monitoring reports within 1 month of completion.

ADVISORY NOTES

AN1 Requirements of Public Authorities for Connection of Services

The applicant shall comply with the requirements of any public authorities (e.g. Integral Energy, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the applicant. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.