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By email: [katelyn.symington@planning.nsw.gov.au](mailto:katelyn.symington@planning.nsw.gov.au)

Dear Katelyn,

**Visy Dry Recyclables Facility – 112-120 Euston Road Alexandria – SSD 10364**

Thank you for your correspondence dated 5 November 2019 inviting the City to comment on the subject SSD application. The application proposes a two-stage conversion of the existing warehouse and ancillary offices with ancillary works as follows:

Stage 1

- Use of the site for a waste or resource transfer station
- Replacement of existing roof with minor additions
- Alterations to driveways and openings to Burrows Road and Euston Road
- Removal of four casuarina trees and associated landscaping
- Installation of fire hydrants and boosters fronting Euston Road
- Internal alterations and new plant

Stage 2

- Addition of a material recovery facility to separate FCM into various recyclable material streams
- Installation of a mezzanine floor
- Removal of one tree to accommodate a substation
- Internal alterations and new plant

The City is generally supportive of the proposal, noting that the existing facility in St Peters is to be resumed for the Sydney Gateway road project. It is understood that there are no material transfer facilities located within the City of Sydney LGA and as such the failure to provide an alternative inner Sydney site will put undue pressure on waste collection.

Notwithstanding, the City has identified the following issues with the proposal:

### **Tree Removal**

The application proposes the removal of four casuarina trees (rated as having a medium retention value) from the Burrows Road frontage to accommodate a driveway, and the removal of one eucalypt (rated as having a high retention value) from the Euston Road frontage to accommodate a substation. The casuarinas will be removed as part of the stage 1 works, and the eucalypt as part of stage 2 works.

The City is committed to protecting, maintaining and enhance our tree canopy coverage and diversity. Trees improve community health and wellbeing; are essential to ecology and biodiversity; remove pollutants from the air and waterways; sequester carbon; and contribute to the local economy. The City's Urban Forest Strategy 2013 seeks to increase the City's canopy cover from 15.5% to 23.25% by 2030, including both private and public land. Tree removal is therefore contrary to the City's ambitions.

The City accepts that a new driveway is required for the efficient operation of the premises and that the casuarina trees need to be removed accordingly. However, there is an opportunity to increase the canopy between the proposed driveways, particularly through the removal of the existing driveway. We request that plans be provided with the Response to Submissions that the tree canopy in this area can be **doubled** from what is currently present, subject to maintaining acceptable sightlines from the northern driveway and respecting utilities.

Acknowledging the removal of several trees along Euston Road to accommodate the road widening, the City does not support the removal of the eucalypt from this frontage. While the City appreciates the challenges of accommodating another substation on site, the loss of another tree in this location is unacceptable and in the City's opinion unavoidable. For example, part of the office to the north of the driveway could be demolished to accommodate the substation, or even locate the substation on the driveway. Furthermore, the location and design of the fire hydrant boosters should be further refined to protect the tree protection zone and the streetscape. If this cannot be resolved by the time the Response to Submissions is presented, the City requests the opportunity to liaise further with the developer post consent to reach a suitable outcome.

### **Solar panels**

The replacement of the roof presents a good opportunity to provide a solar panel array and reduce electricity consumption from the network. At the very least, the north roof plane should be covered in solar panels.

### **Mezzanine floor**

The plans and accompanying documentation do not clearly illustrate the form and layout of the proposed mezzanine, which was not readily identified in the scoping report. If the mezzanine is defined as gross floor area, then its total area must be noted and conditions levied in accordance with the City's Development Contributions Plan 2015 and Employment Lands affordable housing program. Gross floor area plans are to be provided accordingly.

Should you wish to speak with a Council officer about the above, please contact David Zabell, Senior Planner, on 9265 9333 or at [dzabell1@cityofsydney.nsw.gov.au](mailto:dzabell1@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'AR' or similar, enclosed within a circular flourish.

**Andrew Rees**

Area Planning Manager, Major Projects

## Recommended conditions of consent

### Public Domain

#### (1) PRESERVATION OF SURVEY MARKS

All works in City streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Project Manager Survey / Design Services to arrange for the recovery of the mark.

Prior to the issue of a Construction Certificate, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.

At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Senior Surveyor to arrange for the recovery of the mark.

A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).

#### (2) PROTECTION OF SURVEY INFRASTRUCTURE

Prior to the commencement of any work on site, a statement prepared by a Surveyor registered under the *Surveying and Spatial Information Act 2002* must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be or have been destroyed must be replaced, and a "Plan of Survey Information" must be lodged at the NSW Land Registry Services.

Reason: To ensure that the survey control infrastructure and cadastral framework are preserved for the public benefit and in accordance with the *Surveying and Spatial Information Act 2002*.

#### (3) PUBLIC DOMAIN PLAN

- (a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later. The Public Domain Plan must be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's *Public Domain Manual*).
- (b) The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's *Public Domain Manual*, *Sydney Streets Design Code* and *Sydney Streets Technical Specification*, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels

condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.

- (c) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the *Public Domain Manual* before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.
- (d) A Public Domain Works Deposit will be required for the public domain works, in accordance with the City of Sydney's adopted fees and charges and the *Public Domain Manual*. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for completion of the obligations under this consent.
- (e) Council's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to a Construction Certificate being issued.
- (f) The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the total securities will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.

#### **(4) PUBLIC DOMAIN WORKS - HOLD POINTS AND HANDOVER**

- (a) Prior to a Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, , a set of hold points for approved public domain, civil and drainage work is to be determined with and approved by the City's Public Domain section in accordance with the City of Sydney's *Public Domain Manual* and *Sydney Streets Technical Specification*.
- (b) Prior to a Certificate of Completion being issued for public domain works and before the issue of any Occupation Certificate for the development or before the use commences, whichever is earlier, electronic works-as-executed (as-built) plans and documentation, certified by a suitably qualified, independent professional must be submitted to and accepted by Council for all public domain works. Completion and handover of the constructed public domain works must be undertaken in accordance with the City of Sydney's *Public Domain Manual* and *Sydney Streets Technical Specification*, including requirements for as-built documentation, certification, warranties and the defects liability period.

## **(5) STORMWATER AND DRAINAGE - MINOR DEVELOPMENT**

- (a) The drainage system is to be constructed in accordance with the City's standard requirements as detailed in the City of Sydney's Stormwater Drainage Manual, as amended from time to time.

The development is to be designed so that the flow of pollutants from the site due to stormwater is reduced.

- (b) Where a drainage system includes On-site Detention (OSD), the following requirements must be satisfied prior to the issue of any Occupation Certificate, including any Interim Occupation Certificate:
  - (i) A Positive Covenant must be registered on the title for all drainage systems involving OSD to ensure the maintenance of the approved OSD system regardless of the method of connection;
  - (ii) A Works-As-Executed survey must be prepared, signed, dated and certified by a Registered Surveyor and must be submitted to and accepted by the Principal Certifier. The Works-As-Executed plan must be overlaid on a copy of the approved stormwater drainage plans issued with the Construction Certificate, with variations to locations, dimensions, levels and storage volumes clearly marked;
  - (iii) A Hydraulic Compliance Certificate and Calculation Sheet must be prepared by a suitably qualified hydraulic engineer (minimum NER), showing approved versus installed hydraulic calculations, and must be submitted to and be accepted by the Principal Certifier;
  - (iv) Evidence of Sydney Water's acceptance of the Works-As-Executed documentation, certification and Hydraulic Compliance Certificate and Calculation Sheet must be provided to the Principal Certifier;
  - (v) The Principal Certifier must submit a copy of the Works-As-Executed plans, certifications, Hydraulic Compliance Certificate and Calculation Sheet to the City of Sydney.

## **(6) PUBLIC DOMAIN DAMAGE DEPOSIT**

A Public Domain Damage Deposit calculated on the basis of the length and material of the site frontage/s with the public domain must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site.

The guarantee must be lodged with Council prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier.

The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements

90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.

**(7) DRAINAGE AND SERVICE PIT LIDS**

Drainage and service pit lids throughout the public domain shall be heelguard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with the *City of Sydney's Sydney Streets Design Code* and *Sydney Streets Technical Specification*. Details of drainage and service pit lids shall be submitted and approved by Council prior to a Construction Certificate being issued for the relevant stage of work.

**(8) DEFECTS LIABILITY PERIOD – PUBLIC DOMAIN WORKS**

All works to the City's public domain, including rectification of identified defects, are subject to a [insert time frame, typically 12] month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Completion for public domain works.

**(9) PUBLIC DOMAIN WORKS BOND**

Public Domain Works Deposit will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of Council as security for completion of the obligations under this consent (Guarantee).

Council's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to approval being issued for the public domain plan.

The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Sydney standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.

**(10) FLOOD RISK MANAGEMENT**

A Flood Risk Management Plan prepared by a suitably qualified and experienced Civil Engineer is to be submitted to the Principal Certifying Authority addressing flood risk to the building. The plan must address electrical equipment, hazardous material and evacuation measures of the building's occupant during the 1% AEP storm event.

A certification report prepared by a qualified Civil Engineer shall be submitted to the Principal Certifying Authority prior to issue of any Occupation certificate stating that the development has been constructed in accordance with the

recommendations of the flood risk management plan adopted with the Construction Certificate.