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Environmental & Planning Services Department

Our Reference:
Contact:
Phone:

2013/351
Ms Roopali Pandey
9840 9659

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
NOTICE OF DETERMINATION OF APPLICATION**

DEFERRED COMMENCEMENT

12 February 2014

Stimson Consultant Services
PO Box 4308
WINMALEE NSW 2777

Dear Sir/Madam

Pursuant to Section 81 of the Act, Council has granted "deferred commencement" to your Development Application described as follows:

PROPERTY: Lot 49, DP 18211

STREET ADDRESS: 14 Kiora Crescent, Yennora

DEVELOPMENT CONSENT NO: 2013/351/1

DECISION: Delegated Authority

DATE FROM WHICH CONSENT OPERATES: TO BE ADVISED UPON SATISFACTORY COMPLETION OF SCHEDULE 'A'

DATE OF EXPIRY OF CONSENT: 12 February 2017

PROPOSED DEVELOPMENT: ALTERATIONS TO AN EXISTING INDUSTRIAL PREMISES AND FIT OUT FOR A LIQUID WASTE FACILITY

This Development Application is APPROVED in accordance with the Environmental Planning & Assessment Act 1979 and is subject to compliance with the requirements of Holroyd City Council, the Building Code of Australia, the Local Government Act 1993, and the following conditions as set out hereunder and/or endorsed upon the attached plans.

PURSUANT TO SECTION 80(3) OF THE ACT, THIS CONSENT IS NOT TO OPERATE UNTIL COUNCIL IS SATISFIED THAT ALL SCHEDULE 'A' CONDITIONS HAVE BEEN SATISFIED.



IMPORTANT*English*

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss this letter with Council's staff using the Telephone Interpreter Service.

IMPORTANTE*Italian*

Questa lettera contiene informazioni importanti. Se non la comprende chieda ad un parente od amico di tradurgliela, o venga al Municipio a discuterla col personale del Comune con l'aiuto del Servizio Telefonico Interpreti.

IMPORTANTE*Spanish*

Esta correspondencia contiene información importante. Si no la entiende, por favor solicite a un familiar o alguna amistad que se la traduzca, o concurra al Municipio e infórmese de su contenido con funcionarios municipales, utilizando el Servicio Telefónico de Intérpretes.

ΣΗΜΑΝΤΙΚΟ*Greek*

Αυτή η επιστολή περιέχει ενδιαφέρουσες πληροφορίες. Αν δεν τις καταλαβαίνετε ζητήστε από κάποιο συγγενή ή φίλο να τις μεταφράσει ή ελάτε στη Δημαρχία να μιλήσετε στο προσωπικό σχετικά με αυτή την επιστολή χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

IMPORTANTI*Maltese*

Din l-ittra fiha taghrif importanti. Jekk ma tifimhiex, jekk joghgbok staqsi lil qarib jew habib biex jitraducihielek jew ejja sal-Kunsill u ddiskuti din l-ittra ma' l-istaff tal-Kunsill billi tuza s-Servizz Telefoniku tal-Interpreti.

重要的信息*Chinese*

此信含有重要的信息。如果你看不懂，你可請親戚或朋友譯成中文或前往市府並通過電話傳譯服務與市府的工作人員討論此信。

TIN QUAN TRỌNG*Vietnamese*

Tin tức trong thư này rất quan trọng. Nếu quý vị không hiểu rõ, xin hỏi những người thân hoặc bạn bè phiên dịch cho quý vị hoặc đến hỏi nhân viên Tòa Hành Chánh, tại đây có phương tiện Thông Ngôn Qua Điện Thoại.

هام*Arabic*

تحتوي هذه الرسالة على معلومات هامة. إذا لم تكن تفهمها يُرجى طلب ترجمتها من قريب أو صديق أو إحضر إلى المجلس وناقش هذه الرسالة مع موظفي المجلس عن طريق الاستعانة بخدمة الترجمة الهاتفية.

SCHEDULE "A"

Consent to the alterations to an existing industrial premises and fit-out for a liquid waste facility shall not operate until all of the following Schedule "A" conditions have been complied with to Council's satisfaction.

Please note that this consent shall lapse if the approved development is not physically commenced by the "date of expiry of consent" shown on the front page of this document. It is therefore in your interest to attend to the following matters as soon as possible. When Council is satisfied that Schedule "A" has been complied with, a letter will be issued advising of the "date from which Consent operates".

Swept Path Analysis

1. Swept path analysis for the largest vehicle (i.e. Small Rigid Vehicle) shall be provided to Council that will demonstrate that the vehicle can enter and exit the site in a forward direction.

SCHEDULE "B"

This consent cannot operate until such time as Council is satisfied with the evidence produced in response to Schedule "A" and has notified the applicant in writing of the date from which the consent operates.

PRELIMINARY

1. This consent shall lapse if the above development is not physically commenced by the date of expiry shown on the front page of this Consent. Any person entitled to act on the consent may apply to Council at least 30 days before this three year period expires, for an extension of one year (in accordance with Section 95A of the Environmental Planning & Assessment Act 1979), provided that good cause is shown. **Note: Failure to lodge an application for extension of consent will mean the consent lapses and a fresh application will be required that will be assessed in accordance with current controls.**
2. Development shall take place in accordance with the attached endorsed plans:
 - Architectural prepared by Morson Group Pty Ltd, Drawing Number DA01, Issue A, dated 7 December 2013; as amended to satisfy Conditions 13 and 14;
 - General Terms of Approval letter issued by NSW Environmental Protection Authority, dated 17 October 2013;
 - Odour Impact Assessment Report prepared by Benbow Environmental, dated 21 January 2014;
 - Amended Waste Management Plan to satisfy Condition 12;
 - a) As amended in red by Council. All amendments are to be incorporated in the Construction Certificate plans.
3. All building work shall be carried out in accordance with the requirements of the Building Code of Australia. Fully detailed plans including fire safety details shall be submitted with the Construction Certificate application. No work is to commence until such time as a Construction Certificate is obtained for the work/building permitted by this Consent.

Appointment of Council or a Private Certifier as the Principal Certifying Authority (PCA)

4. Either Council or a Private Certifier is to be appointed as the Principal Certifying Authority (PCA) for the development in accordance with Section 109E of the Act.

Accordingly, wherever reference is made to the Principal Certifying Authority in this Consent, it refers to Council or the Private Certifier as chosen by you.

Note: Once you have chosen either Council or a Private Certifier as the PCA, you cannot change from one to the other, or from one Private Certifier to another, without the approval of Department of Planning & Infrastructure.

5. The applicant shall consult with, as required:
- (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) A local telecommunications carrier
- regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).
6. Building materials, builders sheds, waste bins, site fencing, gates or any material of any description shall not be left or placed on any footway, road or nature strip. Footways and nature strips shall be maintained, including the cutting of vegetation, so as not to become unsightly or a hazard for pedestrians. Offenders will be prosecuted.

NOTE: FEES, BONDS & CONTRIBUTIONS INDICATED IN CONDITIONS OF THIS CONSENT MAY VARY IN ACCORDANCE WITH THOSE ADOPTED BY COUNCIL AT SUBSEQUENT ANNUAL REVIEWS OF ITS "FEES AND CHARGES" AND SUBSEQUENT CHANGES TO THE BUILDING PRICE INDEX. FEES CHARGED WILL BE THOSE CURRENT AT THE TIME OF PAYMENT.

PRIOR TO ISSUE/RELEASE OF CONSTRUCTION CERTIFICATE

The following conditions must be complied with prior to the issue of a Construction Certificate. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate:-

Payment of Bonds, Fees and Long Service Levy

7. The Principal Certifying Authority is to ensure and obtain written proof that all bonds, fees and contributions as required by this consent have been paid to the applicable authority. This includes all Long Service Levy payments to be made to the Long Service Payments Corporation.

Consistency with Endorsed Development Consent Plans

8. The Principal Certifying Authority must ensure that any certified plans forming part of the Construction Certificate, are in accordance with the Development Consent plans.

Damage Deposit

9. A cash bond/bank guarantee of **\$782.00** must be paid/lodged with Council to cover making good any damage caused to the property of Council, during the course of construction associated with the development. This will be held for 'six (6) months after the completion of works' or six (6) months after the issue of 'Final Occupation Certificate' (whichever occurs last) to remedy any defects that may arise within this time.

Note:- The applicant/owner shall be held responsible for and may be required to pay the full reinstatement costs for damage caused to Council's property unless the applicant/owner notifies Council in writing and provides photographic proof of any existing damage to Council's property. Such notification shall occur prior to works/demolition commencing. However, if in the opinion of Council, during the course of construction existing damage has worsened, Council may require full reinstatement. If damage does occur during the course of construction, prior to reinstating any damage to Council's property, the applicant/owner shall obtain design specifications of all proposed restoration works. Restoration/construction works within the road reserve shall be carried out by a licensed construction contractor at the applicant/owners expense and shall be inspected by Council prior to placement of concrete and/or asphalt.

Fire Safety Upgrading & Essential Services

10. The applicant/owner is to give written notice to the Certifying Authority of the measures that are currently implemented in the building or premises to ensure the safety of persons in the building in the event of fire. The schedule of measures must be provided with the Construction Certificate application.
11. Prior to the issue of a Construction Certificate, the applicant / owner must submit plans to the Accredited Certifier or Council, confirming that the fire safety measures contained within the subject building have been upgraded under the provisions of Clause 94 of the Environmental Planning & Assessment Regulations 2000, into total conformity with the Building Code of Australia and are adequate:

- (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
- (ii) to restrict the spread of fire from the building to other buildings nearby.

Required Submissions to Certifying Authority

- 12. A Waste Management Plan shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate, providing the details of the recycling and waste disposal facilities that are to be used.
- 13. Amended architectural plans shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate, designating the two tandem carspaces within the building on the ground floor as unloading area.

Accessibility

- 14. Prior to the issue of a Construction Certificate, amended plans must be submitted to the Accredited Certifier or Council, indicating that the new development (and any affected part of the existing building) has been upgraded to comply with the requirements of the Disability (Access to Premises – Building) Standards 2010.

PRIOR TO WORKS COMMENCING

The following conditions are to be complied with prior to any works commencing on the site:

Appointment of Principal Certifying Authority and Notification of Commencement of Work

15. The person having the benefit of the development consent, not the principal contractor (builder), must: -
- a) Appoint a Principal Certifying Authority in accordance with Section 81A(2)(b) of the Act.
 - b) Have the Principal Certifying Authority complete the 'Accredited Certifier Details' on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.
 - c) Notify Council of the appointment of the Principal Certifying Authority and of the intention to commence building work, such notification is to be given to Council at least two (2) working days prior to the proposed commencement date, and be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

If nominated, Council can provide this service for you and act as the Principal Certifying Authority.

N.B. The Principal Certifying Authority must also notify the person having the benefit of the Development Consent of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work such notification must comply with Clause 103A of the Regulations.

Notification of Principal Contractor (Builder)/Owner-Builder

16. The person having the benefit of the Development Consent must:-
- (a) Notify the Principal Certifying Authority that the person will carry out the work as an owner-builder, if that is the case;
- OR
- (b) Appoint a Principal Contractor for the building work (who must be the holder of a contractor licence if any residential building work is involved), and notify the Principal Contractor of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work.
 - (c) Notify the Principal Certifying Authority of any such appointment.

Where Council is the Principal Certifying Authority, such notification is to be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

Signs to be Erected on Sites

17. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted **outside working hours and at any time for business purposes**, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign must be rigid and durable and be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Note: Principal Certifying Authorities and Principal Contractors must also ensure that signs required by this clause are erected and maintained (clause 227A of the Regulations currently imposes a maximum penalty of \$1,100).

DURING CONSTRUCTION

The following conditions are applicable during construction:-

Endorsed Plans & Specifications

18. A copy of the endorsed stamped plans and specifications, together with a copy of the Development Consent, Construction Certificate and approved Traffic Management Plan are to be retained on site at all times.

Hours of Work & Display of Council Supplied Sign

19. For the purpose of preserving the amenity of neighbouring occupations building work including the delivery of materials to and from the site is to be restricted to the hours of 7.00am to 6.00pm Mondays to Fridays and 8.00am to 4.00pm Saturdays. Work on the site on Sundays and Public Holidays is prohibited. **Note: Demolition work is not permitted on weekends or Public Holidays - refer to specific demolition condition for approved hours.**

The yellow "Hours of Building Work" sign (supplied by Council with the approval), is to be displayed in a prominent position at the front of the site for the duration of the work.

20. Builder's refuse disposal and storage facilities are to be provided on the development site for the duration of construction works and all rubbish shall be removed from the site upon completion of the project.
21. The approved Waste Management Plan must be implemented and complied with during all stages of works on site.

Compliance with Critical Stage Inspections and other Inspections nominated by the Principal Certifying Authority

22. Section 109E(3)(d) of the Act requires certain specific inspections (prescribed by clause 162A of the Regulations) and known as 'Critical Stage Inspections' to be carried out for building work. Prior to permitting commencement of the work your Principal Certifying Authority is required to give notice of these inspections pursuant to clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

PRIOR TO ISSUE OF FINAL OCCUPATION CERTIFICATE

The following conditions are to be complied with prior to the issue of a final occupation certificate:-

Trafficable Bund

23. All service entries to workshop areas shall be provided with a trafficable bund with a minimum height of 100mm to prevent any spillage exiting the workshop area and entering the stormwater system.

Emergency Spill Response Management Plan

24. A policy on 'spill procedures' is to be developed and implemented to ensure that all staff are aware of what to do in the event of a spill. A copy of this policy is to be submitted to Council.

Removal of Signage on Change of Occupation

25. All signage associated with the previous use is to be removed from the premises.

Fire Safety Upgrading & Essential Services

26. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure the fire safety measures contained within the subject building have been upgraded under the provisions of Clause 94 of the Environmental Planning & Assessment Regulations 2000, into total conformity with the Building Code of Australia and are adequate:
- i. to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
 - ii. to restrict the spread of fire from the building to other buildings nearby.

Incident Management

27. A Draft Incident Management Plan shall be submitted to Council and the NSW Environmental Planning Authority prior to the issue of an Occupation Certificate.

Trade Waste Licence

28. A Trade Waste Dischargers' Licence is to be obtained from Sydney Water prior to the issue of an Occupation Certificate.

CONDITIONS RELATING TO USE

The following conditions are applicable to the use of the development:-

Safety & Amenity

29. No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footpath, utility service land, customer and/or employee parking area, the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.
30. For the purposes of preserving the amenity of neighbouring occupations and residents, hours of operation are to be restricted to between:-
 - 7.00am and 7.00pm Monday to Friday;
 - 7.00am and 12.00noon Saturdays
31. All industrial activities are to be confined within the building and no such activity shall occur externally to the building and this shall include loading and unloading, also storage of new and used materials.
32. Business is to be conducted and patrons are to be controlled at all times so that no interference occurs to the amenity of the adjoining occupations.
33. The operation of the premises shall be conducted in such a manner as not to interfere with or materially affect the amenity of the neighbourhood by reason of noise, vibration, odour, fumes, vapour, steam, soot, ash, dust, particulate matter, waste water, waste products or other impurities which are a nuisance or injurious to health.
34. All industrial activity is to be conducted so that it causes no unreasonable interference to adjoining industrial occupations.

Alarms

35. Where an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

Disposal of waste and Spills

36. The business is to be operated in a manner so that no contaminants from the workshop are permitted to enter the stormwater drainage system by the washing down of work areas or the disposal of waste and spills.
37. Sufficient supplies of appropriate absorbent materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin. Absorbent materials used to clean up must be disposed of to an appropriately licensed waste facility.
38. Disposal of liquid waste via the sewer shall only be carried out after approval from Sydney Water via a Trade Waste Agreement. Alternatively, liquid waste shall be removed by a licensed liquid waste contractor.

Traffic / Parking

39. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles.
40. All vehicles shall enter / exit the site in a forward direction.
41. The size of delivery vehicles shall be restricted to a small rigid truck.
42. Service vehicles shall not load / unload on or from the street.

Air Emissions

43. The use of the premises shall not give rise to air impurities in contravention of the *Protection of the Environment Operations Act 1997* and shall be controlled in accordance with the requirements of such Act.
44. In the event of Council receiving complaints regarding air pollution or odour from the premises, the person(s) in control of the premises shall at their own cost arrange for an environmental investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of odour exiting the premises.
45. Any discharge to the atmosphere must not result in any odour or other air impurity detectable outside the boundaries of the property.
46. In the event of Council receiving complaints regarding excessive odour from the garbage bay area, the person(s) in control of the premises shall at their own cost arrange for an environmental investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of odour emanating from the garbage bay area.

Noise

47. The operation of all plant and equipment shall not give rise to an equivalent continuous (LA_{eq}) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background L_{A90} level (in the absence of the noise under consideration).
48. In the event of Council receiving complaints regarding excessive noise, the person(s) in control of the premises shall at their own cost arrange for an acoustic investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of noise emanating from the premises.

Clean Water Discharge

49. The operation of the premises shall be conducted in a manner, which does not pollute waters as defined by the *Protection of the Environment Operations Act 1997*.

Signage on Stormwater Drains (Commercial/Industrial)

50. Signs shall be displayed adjacent to all stormwater drains on the premises indicating that only clean water is allowed to enter these drains. Examples of possible signage include: 'Clean Rainwater Only', 'Clean water only - NO waste' or 'H₂O only'.

Waste Collection

51. Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the *Protection of the Environment Operation Act 1997*. Records shall be kept of all liquid and solid waste disposal from the site, and be made available to Council Officers on request.

Maintenance of Bunded Area

52. Bunded areas shall be properly maintained and all spillages and/or wastes within the bunded areas cleaned up as soon as practicable and disposed of in a manner that does not pollute waters.

Amount of Liquid

53. The amount of liquid/sludge/effluent to be processed shall not exceed 900 tonnes per year.

Number of Employees

54. The maximum number of employees who work at the waste processing site shall be two (2).

ADVISORY NOTES

Other Necessary Approvals

- A. The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary activity not approved by this consent, including:
- (a) Works, including the pruning or removal of any tree(s) not authorised in the preceding conditions or on the approved plans. Council's Tree Preservation Order protects trees by definition taller than 3.5m or having a trunk circumference exceeding 500mm measured one metre above ground level. If in doubt contact Council's Tree Management Officer.
 - (b) Any fencing located forward of the proposed building and exceeding the limitations specified in Local Environmental Plan 2013, Part 3 "*Exempt and Complying Development*".
 - (c) The erection of any advertising sign, not being exempt from the need to obtain approval.
 - (d) The installation of any furnace, kilns, steam boiler, chemical plant, sand blast, spray painting booth or the like.

NOTE: * If you carry out building work as an owner builder and sell your home within seven (7) years from the date of completion (date of final occupation certificate), then a Certificate of Insurance must be attached to your Contract of Sale.

- B. Section 97 of the Act provides that an applicant who is dissatisfied with the Council's determination of the Development Application may appeal to the Land and Environment Court within 6 months of the date of determination, or as otherwise prescribed.
- C. Section 82A of the Act provides that an applicant may request, within 6 months of the date of determination of the Development Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.

It should also be noted that an application under Section 82A of the Act cannot be reviewed/determined after 6 months of the date of determination. Therefore, the submission of a Section 82A Application must allow sufficient time for Council to complete its review within the prescribed time frame, including the statutory requirement for public notification.

- D. The applicant and Owner are advised that the Commonwealth Disability Discrimination Act 1992 may apply to this particular proposal. Approval of this application does not imply or confer compliance with this Act. Applicants and owners should satisfy themselves as to compliance and make their own enquiries to the Australian Human Rights Commission. Attention is also drawn to the provisions of Parts 2, 3 and 4 of Australian Standard 1428 - Design for Access and Mobility.
- E. A Construction Certificate shall be obtained in accordance with Section 81A (2)(a) of the Act, prior to the commencement of any work on site. Council can provide this service for you.
- F. An Occupation Certificate is to be issued by the Principal Certifying Authority prior to the occupation of the building.

G. CONSTRUCTION/OCCUPATION CERTIFICATE FEES

An administration fee of \$36.00 per certificate is payable to Council on lodgement of Construction and Occupation Certificates from Principal Certifying Authorities.

Yours faithfully

Merv Ismay
GENERAL MANAGER

Per:


MANAGER DEVELOPMENT

SECTION 79C ASSESSMENT

DEVELOPMENT APPLICATION NO: 2013/351/1

SITE: Lot: 49 DP: 18211,

PROPERTY ADDRESS: 14 KIORA CRESCENT YENNORA

PROPOSAL/ACTIVITY: INTEGRATED PROPOSAL FOR FIT OUT AND USE OF PREMISES FOR A LIQUID WASTE FACILITY

APPLICANT'S NAME: STIMSON CONSULTANT SERVICES

ADDRESS: PO Box 4308 WINMALEE NSW 2777

OWNER: MRS L K DOWNS



owners consent provided (YES)

ZONING: IN1 - General Industrial



under: Holroyd L.E.P. 1991 2013



Amendment No. to H.L.E.P. 1991



1. Heritage Listing



6. Design, materials, stability, building line and height.



2. Tree Preservation



7. Size, height and lighting of rooms



3. Flood listing map/computer



8. Site coverage and provision of open spaces and light areas



4. Easements – Drainage



9. The position of the building in relation to other buildings or to the boundaries of the site.



5. Drainage, ventilation, lighting and Healthiness of the building.

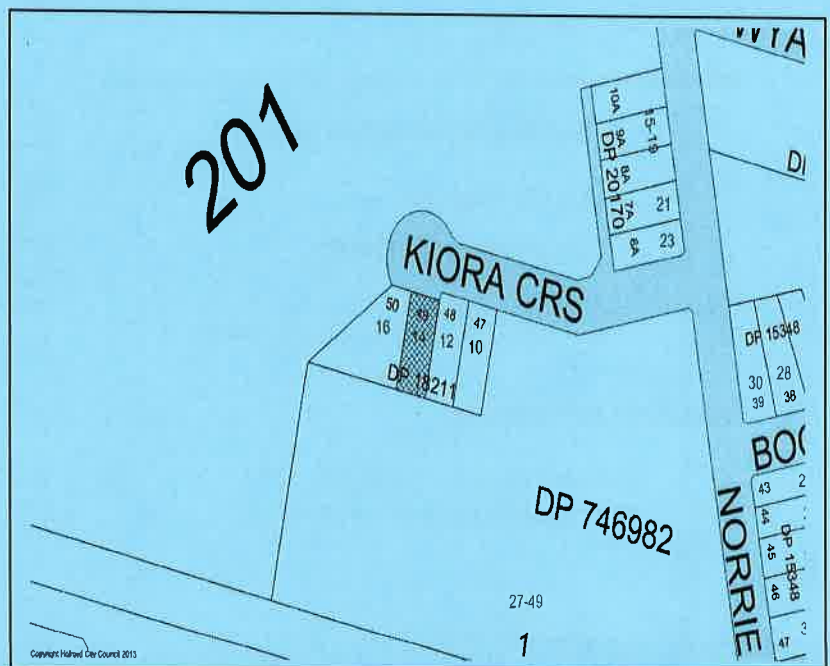


10. Fences – height, materials, stability, design and position.

SITE INVESTIGATION

- Trees affected
- Stormwater drainage
- Adjoining premises
- Kerb and gutter
- Fall of land
- Specific Conditions
- Plan accuracy
- Dwelling erected
- Existing Structures
- Aspect/Location

SITE DIAGRAM



FEES: estimated cost realistic ☒ YES ☐ NO (To be resolved within 14 days of submission of application)

our estimate

\$

→

\$

Additional fee to be paid

Long Service Levy Paid ☐ N/A ☐ YES ☐ NO

Must be paid prior to issue of D.C. for any work \$25,000 or more

STATUTORY POSITION:

Check land use table under Holroyd LEP 1991 2013

☒

Permitted with consent

☒

Integrated Development

☐

Prohibited

☐

Advertised Development

☐

Notified Development under Holroyd notification Policy

☐

Designated Development

Approvals required under Section 68 of Local Government Act 1993

☒

NO

☐

YES:

Refer to appropriate officer for assessment and conditions

☐

Place of Public Entertainment

☐

Amusement Devices

☐

Other

Construction Certificate applied for

☒

NO

☐

YES:

Complete BCA assessment required

Internal Comments to be incorporated in Conditions:

☒

Building Services/Fire Safety

☐

Community Services

☒

Traffic Engineer

☒

Environmental Health

☐

Development Engineer

☐

Strategic Planning

☐

WASTE (other)

☐

Nil

Integrated Development

☐

General Terms of Approval to be incorporated in conditions:

OR

☐

Refusal recommended by Approved Body

☐

Not applicable

☐

Department of Land & Water Conservation

☒

EPA

☐

Heritage Council

☐

RTA

☐

National Parks & Wildlife

MATTERS FOR CONSIDERATION

(a) the provisions of:

(i) any environmental planning instrument, and

.....
.....

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

.....
.....

(iii) any development control plan, and

.....
.....

(iv) any matters prescribed by the regulations,

.....
.....

that apply to the land to which the development application relates.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

.....
.....

(c) the suitability of the site for the development,

.....
.....

(d) any submissions made in accordance with this Act or the regulations,

.....
.....

(e) the public interest.

.....
.....

*Refer to
attached
Assessment*

SUMMARY: DA lodged (date) 5/8/2013 TO DCU (date)

Assessment/Conditions: Refer to attached assessment

The proposal has been assessed taking into consideration the relevant matters listed under Section 79C of the Environmental Planning & Assessment Amendment Act 1997 and it is recommended that the application be

☒

Approved - De

☐

Refused

Consent Granted/
Refused under delegation

Kopchick
Assessing Officer

6/2/2014
Date

[Signature]
Manager Development

7/2/14
Date

INDUSTRIAL CHANGE OF USE DAs LODGED FROM 5/8/13

DA NUMBER:	2013/351/1
PROPERTY:	14 Kiora Crescent, Yennora
PROPOSAL:	Integrated proposal for the fit out and use of premises for a liquid waste facility

PROPOSAL

The application has proposed the removal of existing internal equipment and the installation of a new storage and processing plant consisting of

- Four (4) 25,000L treatment and settling tanks,
- Sorting and screening equipment including one (1) 18,000L sludge separator tank, and
- Use of exiting office space.

The hours of operation is listed as being from 7am to 7pm Monday to Friday, 7am to 12pm on Saturday with no work on Sunday.

The amount of sludge of effluent that will be processed will be 900 tonnes per year, which falls below the threshold for Designated Development under the EP&A Regulations. However it has been stated in the SEE provided that the applicants have the intention of increasing the capacity of the facility to a level that exceeds the threshold of Designated Development. When that level is exceeded the applicants have advised that they would seek a separate application of approval from Council and obtain an EIS from the Director General.

Therefore with the above information provided by the applicants it is recommended that the following condition be imposed;

Condition *"The amount of liquid/sludge/effluent to be processed is not to exceed 900 tonnes per year".*

STATE ENVIRONMENTAL PLANNING POLICY NO.33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT

3	DEFINITIONS OF POTENTIALLY HAZARDOUS INDUSTRY AND POTENTIALLY OFFENSIVE INDUSTRY
	<p><u>"potentially hazardous industry"</u> means a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality:</p> <p>(a) to human health, life or property, or</p> <p>(b) to the biophysical environment,</p> <p>and includes a hazardous industry and a hazardous storage establishment.</p> <p><u>"potentially offensive industry"</u> means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.</p>
4	OTHER DEFINITIONS
	<p><u>"hazardous industry"</u> means a development for the purposes of an industry which, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would</p>

	<p>pose a significant risk in relation to the locality:</p> <p>(a) to human health, life or property, or</p> <p>(b) to the biophysical environment.</p> <p><u>"hazardous storage establishment"</u> means any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on the other land in the locality), would pose a significant risk in relation to the locality:</p> <p>(a) to human health, life or property, or</p> <p>(b) to the biophysical environment.</p> <p><u>"offensive industry"</u> means a development for the purposes of an industry which, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.</p> <p><u>"offensive storage establishment"</u> means any establishment where goods, materials or products are stored which, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the establishment from existing or likely future development on other land in the locality), would emit a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.</p> <p><u>"the Act"</u> means the Environmental Planning and Assessment Act 1979.</p>
<p>Response in SEE</p>	<p>Comment: The following has been provided within the provided Statement of Environmental Effects:-</p> <p><i>"State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33) has as general aims:</i></p> <ul style="list-style-type: none"> <i>(a) To amend the definition of hazardous and offensive industries where used in environmental planning instruments, and</i> <i>(b) To render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this policy, and</i> <i>(c) To require development consent for hazardous or offensive development proposed to be carried out in the Western Division and</i> <i>(d) To ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i> <i>(e) To ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimize any adverse impact, and</i> <i>(f) To require the advertising of applications to carry out any such development</i> <p>SEPP 33 provides a number of definitions at Cls 3 and 4 of:</p>

	<ol style="list-style-type: none"> 1. Potentially hazardous industry (CI 3) 2. Potentially offensive industry (CL 3) 3. Hazardous industry (CI 4) 4. Hazardous storage establishment (CI 4) 5. Offensive industry (CI 4) 6. Offensive storage establishment (CI 4) <p>The proposed project is not identified as any of these definitions. Definitions 1, 3 and 4 all require that the project:</p> <p><i>"... Would pose a significant risk in relation to the locality:</i></p> <ol style="list-style-type: none"> (a) <i>To human health, life or property, or</i> (b) <i>To the biophysical environment,</i> <p><i>and includes a hazardous industry and a hazardous storage establishment".</i></p> <p>The proposed development would not present a significant risk to human health, life or property, or to the biophysical environment. This is due to the measurements put in place to minimise spills and risks in general.</p> <p>Definitions 2, 5 and 6 all rely on a project having:</p> <p><i>"... a polluting discharge (including, for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality".</i></p> <p>The proposed development is located within an industrial zoning and it is considered unlikely that the proposed development would have a "significant adverse impact" on either the immediate surroundings or the future land use likely to occur within the area.</p> <p>Therefore the proposed development is not identified as a project to which SEPP 33 applies as a hazardous or offensive development".</p>
Comment	<p>SEPP 33 is only applicable when Council is not satisfied that the proposal has initiated suitable safeguards that will alleviate any potential offence that could be created by the use on the locality and surrounding zones.</p> <p>The proposed use has been reviewed and it is considered that appropriate safeguards have been put in place or can be imposed as a condition of a consent that will alleviate any potential offence on the future character and amenity of the locality.</p> <p>The EPA has also reviewed the application and considers the proposal to be satisfactory and have provided the applicants with the opportunity to apply for a license from the EPA for the proposed use. The EPA have also provided conditions of consent to be imposed that will provide further safeguards that will prevent any detrimental impacts on the locality. These conditions will be imposed on the final consent.</p> <p>The proposal is being undertaken within an industrial unit that is located on a site within the IN1 General Industrial zone. The site is surrounded by other sites that are zoned the same. Therefore it is considered that the proposed use is consistent with any existing or proposed future use that could be permitted on surrounding sites. Therefore it is considered the potential amenity impact on the locality to be fairly minimal.</p> <p>Councils Environmental Health team has reviewed the application and it has been concluded the type of use proposed would not qualify as potentially offensive industry and therefore SEPP 33 will not apply.</p>

STATE ENVIRONMENTAL PLANNING POLICY 55 - REMEDIATION OF LAND

Comment: Council's records do not contain any information that would indicate the site may be contaminated. No construction is being undertaken for the proposal as the application is only for the fit out and use of the warehouse.

GREATER METROPOLITAN REGIONAL ENVIRONMENTAL PLAN No.2 – GEORGES RIVER CATCHMENT

1	AIMS AND OBJECTIVES
	<p>(1) The general aims and objectives of this plan are as follows:</p> <ul style="list-style-type: none"> (a) to maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment, (b) to protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner, (c) to ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries, (d) to establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment, (e) to provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.
<p>Response in SEE</p>	<p>Comment: The following has been noted within the provided Statement of Environmental Effects:-</p> <p>"The proposed development is located within the area of the <i>Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment (GMREP No.2)</i></p> <p>GMREP No.2 has the following specific planning objectives, each of which is directly addressed in relation to the proposed development:</p> <p>Acid Sulfate Soils The proposed development is not located in an area identified as being subject to acid sulphate soils</p> <p>Bank Disturbance The proposed development is not located on or near to a river or stream bank and will not disturb any embankment.</p> <p>Flooding The proposed development is not located in flood liable land, nor is it likely to affect the existing flooding regime, as there is to be no change to the impermeable surface cover as a result of the proposed development.</p> <p>Industrial Discharge The proposed development will be discharging to the existing Sydney Water sewer system and will have a license from Sydney Water to that effect. It will not discharge into the Georges River or any tributary creeks.</p> <p>Land Degradation The proposed development does not include any physical changes to the land surface and would not contribute to land degradation.</p> <p>On-site Sewer Management The proposed development is connected to the existing Sydney Water sewer system and will not have any on-site sewer management.</p> <p>River-related Uses' The proposed development is not related to any river uses.</p> <p>Sewer Overflows The proposed development is unlikely to cause any additional sewer overflows. The disposal of liquid</p>

	<p>wastes to the sewer system will occur with a Sydney Water license and any conditions which are imposed by Sydney Water will be adhered to.</p> <p>Urban/Stormwater Runoff The proposed development will not alter the existing urban runoff environment. There will be no changes to the existing hard/impermeable surfaces at the site.</p> <p>Urban Development Areas The proposed development is located within an area which has already been developed, not a new development area.</p> <p>Vegetated Buffer Areas The proposed development will not impact on any vegetated buffer areas.</p> <p>Water Quality and River Flows The proposed development will not impact on water quality and river flows.</p> <p>Wetlands The proposed development will not impact on wetlands.</p> <p>In summary, the proposal will not impact the provisions of this policy".</p>
Comment	The proposal is satisfactory in this regard, subject to conditions of consent and agreement from Sydney Water for a trade waste agreement which can form as a condition of consent.

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) (INFRASTRUCTURE) 2007

The applicants have sought approval under the provisions of the SEPP (Infrastructure) 2007 as the proposed use is not listed as permitted or prohibited use under the IN1 General Industrial zone under the HLEP 2013.

Under the SEPP (Infrastructure) 2007 the proposed use is best defined as a "waste or resource management facility". A waste or resource management facility under the SEPP is defined as;

"waste or resource management facility means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a) (c)".

Under the SEPP a waste or resource management facility is permitted with consent within the following land use zones;

- (a) RU1 Primary Production,
- (b) RU2 Rural Landscape,
- (c) IN1 General Industrial,
- (d) IN3 Heavy Industrial,
- (e) SP1 Special Activities,
- (f) SP2 Infrastructure.

As the site on which the proposed use is to take place is zoned IN1 General Industrial, the use is permitted with consent.

The waste or resource management facility term refers to three (3) separate uses which could qualify as a waste or resource management facility and they are a resource recovery facility, a waste disposal facility and a waste or resource transfer station. From the above three uses the proposal is best defined as a "waste disposal facility". A waste disposal facility under the SEPP is defined as;

"waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal".

As the proposal involves the processing of liquid waste including the separation of solid waste and sludge from the liquid waste using machinery and then disposing the solid waste via an external source, it is concluded that the proposed use best fits the definition of waste disposal facility.

HOLROYD LOCAL ENVIRONMENTAL PLAN 2013**2 LAND USE TABLE****Zone IN1 General Industrial**

Objectives of zone:

- To provide a wide range of industrial, warehouse and related land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

Comment: The proposed development is an industrial activity which is permissible within the zone and satisfies the zone objectives of the IN1 General Industrial Zone.

4 PRINCIPAL DEVELOPMENT STANDARDS**4.3 Height of buildings: N/A**

Comment: Existing industrial building. Proposal is use only with no change to building height.

4.4 Floor space ratio: N/A

Comment: Existing industrial building. Proposal is use only no change to building FSR.

5.6 Architectural roof features

Comment: Existing building with no change to architectural roof features proposed.

5.9 Preservation of Trees or Vegetation

Comment: N/A

5.10 Heritage

Comment: The site is not listed as a heritage item and is not in the vicinity of a heritage item.

6.1 Acid sulfate soils

Comment: Site is not affected by Acid sulfate soils.

6.4/6.7 Flood Planning & Stormwater Management

Comment: Site is not flood affected.

6.8 Salinity

Comment: Moderate salinity no impact.

HOLROYD DEVELOPMENT CONTROL PLAN 2013**Part A – General Controls****2.4 Access: Vehicular Crossings, Splay Corners, Kerb & Guttering**

Controls	Complies (Yes/No)
VC to be reconstructed if in poor condition, damaged or design doesn't comply (check on site)	Existing VC

Avoid services/facilities in road reserve, existing trees, pedestrian crossing, pram ramps etc or condition their relocation (check on site and survey plan)	Existing
Corner sites VC to be min. 6m from the tangent point	N/A
Corner sites require 3m x 3m splay corner to be dedicated	N/A

2.7 Road Widening: check maps in Appendix K

Comment: N/A

3.3 Car Parking, Dimensions & Gradient for Factory/Industrial Unit

Controls	Complies (Yes/No)
Min. 1 space/70m ² of Factory/Industrial Unit GFA and 1 space/40m ² of Office GFA	Existing to comply
Min. clear length 5.5m	Existing to comply
Min. clear width 2.4m for open space; 3m for garage and between walls/fence (or 3.6m if for bin access); 5.5m for double garage (or 6.1m if for bin access)	Existing to comply
Max. 1:6 (17%)	Existing to comply

The site is currently used for industrial purposes (printing press). The site is proposed to be used for industrial purposes. Therefore, there is no intensification in the use of the site. There is no increase in gross floor area. Therefore, existing parking credit must be given to the site and the use does not generate any additional parking. Existing to comply.

4 Tree & Landscape Works

Comment: N/A

5 Biodiversity

Comment: N/A

6.1 Retaining Walls: max. 1m (if >1m need engineering detail)

Comment: None proposed

6.4 Erosion and Sediment Control Plan

Comment: Accurate

7/8 Stormwater Management & Flood Prone Land

Comment: Site is not flood affected.

9 External Noise & Vibration

Comment: N/A

11 Site Waste Minimisation and Management Plan (SWMMP)

Controls	Complies (Yes/No)
Check the SWMMP	NO
Bin storage area to be in rear yard; unobstructed access to collection point or if in garage/carport must be screened from the street	Yes

The proposal was referred to Council's Environmental Health Unit and was not considered acceptable. A condition shall be imposed requiring an amended WMP with details of the recycling / disposal facility to be used.

Part D – Industrial**1 Subdivision**

Comment: Use application only no subdivision proposed

2.1 Site area, Frontage and Gross Floor Area

Comment: Application is for change of use, there is no change to site area, frontage or GFA.

2.2 Site Layout

Comment: No change to site layout.

2.3 Amenity Impacts on Nearby and Adjoining zones

Comment: Subject site does not adjoin another zone and is completely surrounded by IN1 General Industrial zoning.

2.4 Building Design and Appearance

Comment: Existing no change

2.5 Setbacks

Required:

- Front setback not to be used for storage or display of goods
- Min 1m setback to at least one side boundary
- Building setbacks must provide fire resistance and stability

Comment: Existing building to be retained, therefore setbacks remain the same.

2.6 Parking and Vehicular Access

Comment: Existing to comply. **Condition:** The two tandem carspaces within the building shall be deleted from the ground floor plan.

2.7 Road Design and Construction within Industrial Zones

Comment: N/A

2.8 Fences

Comment: No fence proposed

3 Landscaping of Industrial Sites

Comment: Landscaping of site does not change

4 Retail & Commercial uses in Industrial Zones

Comment: No commercial or retail component is proposed as part of the industrial unit.

C4 The Council under normal circumstances restricts the hours of industrial operations to the hours of 7.00am to 7.00pm, Monday to Friday; 7:00am to 12 noon, Saturday and no work on Sunday.

Comment: 7.00am to 7.00pm, Monday to Friday; 7:00am to 12 noon, Saturday and no work on Sunday.

5 Pollution Control

Comment: Can be addressed through conditions of consent.

6 Factory Units

Comment: Existing factory unit no change proposed to floor layout.

7 Prospect Creek

Comment: N/A

8 Planning Controls for Sex Services Premises

Comment: N/A

PART E

1.2 PUBLIC PARTICIPATION

Comment: Application was notified for a month from 18 September 2013 to 18 October 2013 and no objections were received.

PART J

1 – 8 SITE SPECIFIC GUIDELINES

Comment: Not applicable.

REFERRALS

The subject Development Application has been referred to the following departments for comments: -

- **Traffic**

Schedule A conditions:

1. The applicant shall provide swept path analysis for the largest vehicle (i.e. Small Rigid Vehicle) that will enter and exit the site in a forward direction.

Other conditions:

1. All vehicles shall enter / exit the site in a forward direction.
2. Size of delivery vehicle shall be restricted to Small Rigid Vehicle.
3. Service vehicles not to load / unload on the street.

- **Building Services**

Application has been reviewed by Councils Building Services department and no concerns were raised.

- **Environmental Health**

The proposal was considered satisfactory subject to conditions in addition to the following condition (refer comments):

1. The recommendations provided in the report: *Proposed Residential Development at 14 Kiara Crescent, Yennora Prepared by Benbow Environmental Dated 21 January 2014* shall be implemented.

- **Waste Management**

No objections subject to conditions (refer comments).

- **EPA**

The EPA has granted concurrence to the proposed use. Include EPA conditions in any consent given and advise them of any determination granted.

RECOMMENDATION

The application be approved (Deferred Commencement) subject to the following conditions in addition to conditions from Traffic, EHU, Waste, EPA and Building services.

1. The amount of liquid/sludge/effluent to be processed is not to exceed 900 tonnes per year.
2. The two tandem carspaces within the building shall be amended to loading/unloading area.
3. The hours of operation shall be restricted to be within 7.00am to 7.00pm, Monday to Friday, 7:00am to 12 noon, Saturday and no work on Sunday.
4. The maximum numbers of employees who work at the waste processing site shall be two (2).

Our Reference: 2013/351
Contact: William Attard
Phone: 9840 9835

30 October 2013

Stimson Consultant Services
PO Box 4308
WINMALEE NSW 2777

Dear Sir/Madam

DEVELOPMENT APPLICATION: 2013/351/1

SITE: 14 KIORA CRESCENT, YENNORA

**PROPOSAL: INTEGRATED PROPOSAL FOR FIT OUT AND USE OF PREMISES FOR
A LIQUID WASTE FACILITY**

DEFERRAL OF DETERMINATION

I refer to the abovementioned Development Application and advise that further consideration of the proposal cannot be given until the following issues have been addressed:-

Development Services Unit

1. Council's Development Services Unit advise of the following issues with regard to abovementioned application:-
 - i) The Statement of Environmental Effects (SEE) provided with the application has indicated that eight (8) car spaces have been provided, six (6) being external spaces and two (2) internal spaces for vehicles to pump liquid waste into the sludge separator. There is also a proposed truck wash-down facility. These spaces have not been shown on the plans provided and therefore amended plans are required that clearly indicate the location of all external and internal vehicles spaces and the truck-wash down facility.
 - ii) All tanks and processing equipment are to be clearly indicated on the amended plans provided.
 - iii) The amended plans are to clearly indicate the Gross Floor Area (GFA) of the industrial unit.
 - iv) The proposed hours of operation fail to comply with the hours of operation permitted on Saturdays, which is only permitted until noon. Therefore, an amended SEE is required that limits the hours of operation on Saturdays to 12 noon.

Moreover, it has been stated that the facility has been designed to operate 24hrs a day in the event of emergencies. Therefore, Council requires an acoustic report to be submitted that details all noise emitters from the facility over a 24hr period and their potential noise impacts on the locality in the hours that exceed the hours of operation permitted in Council's Development Control Plan.

Traffic Engineering Department

2. Councils Traffic Engineering Department has advised of the following issues with regard to abovementioned application:-
- i) The applicant shall provide a loading / unloading area in accordance with Australian Standards.
 - ii) All parking spaces shall be shown on the plans.
 - iii) The applicant shall provide a swept path analysis for the largest vehicle entering and exiting the site in a forward direction.
 - iv) The applicant shall provide further information regarding the number of deliveries and the size of vehicles.

Environmental Health Unit

3. Councils Environmental Health Unit has advised of the following issues with regard to abovementioned application:-
- i) No details have been provided as part of the application that addresses any issues associated with odour. Solid waste receptacles shall be contained within the building to avoid the generation of unnecessary odours from solid waste being stored outside.

There has been no odour impact assessment undertaken as part of this Development Application. The Council requires an odour impact assessment to be prepared by a suitably qualified person. The report is required to be prepared in accordance with the EPA "Assessment and Management of Odour from Stationary Sources in NSW". A copy of this report will need to be submitted to both Council and the EPA for assessment and comment. Details of any ventilation will need to be addresses as part of the application process.
 - ii) Council notes that 24 hour operation for the proposal has been outlined in the application. There has been no acoustical assessment provided for the proposal. Council requires that an acoustical report be prepared in accordance with the EPA Industrial Noise Policy. A copy of the acoustical report is required to be submitted to Council for assessment and comment.
 - iii) No details have been provided regarding Incident Management. Council requires a Draft Incident Management Plan to be submitted to Council and the EPA for assessment and comment. Part 5.7 of the NSW Protection of the Environment Operations Act, 1997 outlines the "Duty to Notify" requirements.
 - iv) Approval from Sydney Water Trade Waste Unit is required as part of this application. A copy of the Trade Waste agreement needs to be provided.

Waste Management Plan

4. Councils Waste Management Plan has advised of the following issues with regard to abovementioned application:-
- i) An amended waste management plan is to be provided that provides the name and address of the recycling and waste disposal facilities that are to be used.

You are requested to lodge **four (4) hardcopies** of additional information and/or amended plans (including A4 reduced plans) within **fourteen (14) days** hereof. If amended plans are submitted, you are to ensure that architectural, landscaping and engineering plans correspond. Failing this, Council may determine the application on the basis of available information, in which case it is likely to be refused.

If you have any further enquiries please contact William Attard of Council's Environmental and Planning Services Department on 9840 9835, Monday to Friday.

Yours faithfully,

Merv Ismay
GENERAL MANAGER

Per:
MANAGER, DEVELOPMENT

CC: Mrs M Hawach
PO Box 706
PARRAMATTA NSW 2124

Cumberland Council

16 Memorial Avenue (PO Box 42)
MERRYLANDS NSW 2160
T 02 9840 9840 | F 02 9840 9734
www.cumberland.nsw.gov.au
DX 25408 MERRYLANDS
TTY 02 9840 9988
ABN 22 798 563 329

Development, Environment & Infrastructure

Our Reference: 25/2016/10/1
Contact: Mr A J McDermott
Phone: 02 9840 9817

4 August 2016

Mr W Chen
16 Kiora Crescent
YENNORA NSW 2161

Dear Sir/Madam

BUILDING CERTIFICATE PREMISES: 16 KIORA CRESCENT YENNORA

I refer to your application received at Council on 17 February 2016 and enclose herewith Certificate No. 2016/10/1.

Yours faithfully,

Malcolm Ryan
INTERIM GENERAL MANAGER

Per:



MANAGER DEVELOPMENT

Cumberland Council

16 Memorial Avenue (PO Box 42)
MERRYLANDS NSW 2160
T 02 9840 9840 | F 02 9840 9734
www.cumberland.nsw.gov.au
DX 25408 MERRYLANDS
TTY 02 9840 9988
ABN 22 798 563 329

BUILDING CERTIFICATE ISSUED UNDER THE Environmental Planning & Assessment Act, 1979 SECTION 149D

Certificate No: 2016/10/1
Your Reference:

Cumberland Council certifies that, in relation to the building or part of the building identified below:

- (a) there is no matter discernible by the exercise of reasonable care and skill that would entitle the Council, under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993*:
 - (i) to order the building to be demolished, altered, added to or rebuilt, or
 - (ii) to take proceedings for an order or injunction requiring the building to be demolished, altered, added to or rebuilt, or
 - (iii) to take proceedings in relation to any encroachment by the building onto land vested in or under the control of the council, or
 - (iv) there is such a matter but, in the circumstances, the Council does not propose to make any such order or take any such proceedings.
- Refer Notes on Page 4

IDENTIFICATION OF BUILDING

LOCATION

Address: 16 KIORA CRESCENT YENNORA

PARTICULARS

Classification of building: Class 10a

Description of part (if applicable): Unauthorised development consisting of a 32m2 pre-fabricated and non-habitable Class 10 "display" unit/cabin

Owner: Mr W Chen

Date of Inspection of building or part: 25 February 2016

DESCRIPTION OF LAND

Lot: 50 DP: 18211,

Lease No. and type of Holding (if Crown land):

District, town or village: Yennora

County Cumberland Parish: St John

SCHEDULE

The following written information has been used by the Council in deciding to issue this Certificate -2016/10/1.

1. Email from Farmlink Engineering dated Tuesday, 31 May 2016 11:15AM, which addresses all outstanding Building Certificate requirements for a non-habitable Class 10a "display" unit / cabin;
2. Statutory declaration from Wei Chen, the business owner at 16 Kiora Crescent, Yennora, declaring that "no persons will be living in the display unit", and that the unit is for display only and will never be used for living or any other purposes, at 12:01pm on 30 May 2016;
3. Sydney Water " Building Plan Assessment " approval of "Structure 1 of 1: display unit only", which is located at 16 Kiora Cres, Yennora 2161 that is dated 30 May 2016;
4. Annual Fire Safety Statement from Fairdeal Fire Protection for Portable Fire Extinguisher (AS2444), which includes Date of Assessment dated 17 February 2016;
5. Architectural Site plan , that shows the "display room only" in relation to the allotment boundaries and existing factory building at the subject premises, which is dated 8 February 2016;
6. Glazing certificate from Michael Khazma on behalf of Khazma Aluminium Windows and Doors Pty Ltd for the glazing installed at 16 Kiora Crescent, Yennora NSW 2161 nominating compliance with AS1288-2006, which is dated 30 May 2016;
7. Builders licence from Christopher Tomasich (Contractor Licence No.191272C);
8. Mecano Transportable Building (Non-habitable Class 10 Display Unit / Cabin) document;
9. Form 15 - Compliance Certificate for Building Design or Specification from Vic Bacud (Licence No: RPEQ 3647) for the Standard Mecano Wall Frames, Trusses, Steel Floor System dated 23 October 2014;

NOTE: This Building Certificate excludes all development that fails to comply with the Building Code of Australia and Cumberland Council's Development requirements.

Dated this 4th day of August 2016

Yours faithfully,

Malcolm Ryan
INTERIM GENERAL MANAGER

Per: 
MANAGER DEVELOPMENT

Fee:	-\$1,359.70
Receipt Number:	1474879

Applicant's Name and Address:

Mr W Chen
16 Kiora Crescent
YENNORA NSW 2161

NOTES

This certificate operates to prevent the Council:

- (a) From making an order (or take proceedings for the making of an order or injunction) under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) From taking proceedings in relation to any encroachment by the building onto land vested in or under the control of the council,

in relation to matters existing or occurring before the date of issue of this certificate.

This certificate operates to prevent the council, for a period of seven (7) years from the date of issue of this certificate:

- (a) from making an order (or taking proceedings for the making of an order or injunction) under the *Environmental Planning and Assessment Act 1979* or the *Local Government Act 1993* requiring the building to be repaired, demolished, altered, added to or rebuilt, and
- (b) from taking proceedings in relation to any encroachment by the building onto land vested in or under the control of the council,

in relation to matters arising only from the deterioration of the building as a result solely of fair wear and tear.

However, this certificate does not operate to prevent the council:

- (a) from making Order No. 6 in the Table to Section 121B of the *Environmental Planning and Assessment Act 1979*, or
- (b) From taking proceedings against any person under Section 125 of the *Environmental Planning and Assessment Act 1979 with respect to that person's failure:*

 - (i) To obtain a development consent with respect to the erection or use of the building, or
 - (ii) To comply with the conditions of a development consent.

23rd September 2014

The General Manager
Holroyd City Council
Po Box 42
Merrylands NSW 2160

Attention: Planning Department

Dear Sir/Madam,

RE: 14 Kiora Crescent, Yennora NSW 2161

Occupation Certificate – 14/821 – Alterations to an Existing Industrial Premises and Fit out for a Liquid Waste Facility

Please find attached a copy of the Occupation Certificate for the above development that has been granted by the Principal Certifying Authority.

The certificate relates to proposed alterations to an existing industrial premises and fit out for a liquid waste facility at the above address.

Together with the Certificate, we have enclosed the following for Council's record:

1. Occupation Certificate Application Form
2. Other documents relied upon

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this payment it is requested that reference be made to the address of the premises.

If you have any queries regarding the above please do not hesitate to contact Omar Zaher on 0411653613.

Yours faithfully,


Ramanathan Shanmugananthan
Accredited Certifier

OCCUPATION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979
Sections 109C (1) (c) and 109H

Certificate No.: 14/821

Subject Land: 14 Kiora Crescent, Yennora NSW 2161

Applicant: Melissa Hawach

Address: 20 Coronet Court, North Rocks NSW 2151

Owner: Melissa Hawach

Address: 20 Coronet Court, North Rocks NSW 2151

Type of Certificate: Final

Determination: Approved

Date of Determination: 23/09/2014

Attachments:

- Occupation Certificate Application Form
- Other documentation relied upon

Whole/Part of building works: Whole

Description of part (if applicable): Alterations to an existing industrial premises and fit out for a liquid waste facility

BCA Classification: Class 7

CC No.: 14/821

Issued by: AR Building Certifiers Pty Ltd

DA No.: DA-2013/351/1

Consent Authority: Holroyd City Council

Accreditation Level: Building Surveyor Grade A1


Registration No.: BPB 0371

Accreditation Body: Building Professionals Board

I certify that:

- the health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued, and
- a current development consent or complying development certificate is in force for the building, and
- if any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building, and
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and
- a fire safety certificate has been issued for the building, and

Signed:



Ramanathan Shanmuganathan

Principal Certifying Authority

Date: 23rd September 2014



RECEIVED
20/5/2014

Building Certifiers Building Regulations & Fire Safety Consultants

☐ Interim

☒ Final

OCCUPATION CERTIFICATE APPLICATION FORM

Environmental Planning & Assessment Act 1979, s.109C
Environmental Planning & Assessment Regulation 2000, cl.126 or 139

APPLICANT

Name: Melissa Haworth

Address: 20 Coronet Court, North Rocks

Signature & Date:

20/5/2014

Email & Mobile:

info@lwaste.com.au

0450 257 827

OWNER

Name:

Address:

AS ABOVE

Signature & Date:

SUBJECT LAND

Address: 14 Kiara Crescent, Tennora

Lot & DP: Lot 49, DP 18211

PROPOSAL

Description:

Change of use to Liquid Waste Facility

Part or Whole of Building:

DEVELOPMENT CONSENT

Not applicable for applications for CDC

DA No.:

2013/351/1

Date of Determination:

12/2/2014

CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE

Construction or

Complying

Development

Certificate No.:

Date:

Final/Interim Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000.

CERTIFICATE

Type of certificate

see note 1

☐ Interim ☐ final

Certificate

name owner/agent

address

I, MELISSA HAWACH
of 14 KIORA CREW YENNORA NSW 2161
certify that:

see note 2 assessment
requirements

(a) each of the essential fire measures listed below:

- has been assessed by a person (chosen by me) who was properly qualified to do so, and
- was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.

see note 3 relevant fire safety
schedule

Essential Fire and Other Safety Measures	Standard of Performance
Emergency Lighting	BCA Clause E4.2 & E4.4 AS 2293.1 – 2005
Exit Signs	BCA Clause E4.5, BCA Clause (NSW) E4.6, E4.8, AS 2293.1 – 2005
Hose Reel Systems	BCA E1.4, AS 2441 – 2005, AS 1851 – 2005
Portable Fire Extinguishers	BCA E1.6, AS 2444 – 2001, AS 1851 – 2005

(b)

the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Identification of building

Particulars of building

whole/part: Part _____

Date of assessment

9th April 2014

Owner's details


name

address

Melissa Hawach

Date of certificate

Signature


owner/agent

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades.

FIRE SAFETY SCHEDULE

(Clause 168 of the Environmental Planning and Assessment Regulation 2000)

Premises: 14 Kiora Crescent, Yennora NSW 2161

Construction Certificate: 14/821

SCHEDULE

Essential Fire and Other Safety Measures	Standard of Performance	Existing	Proposed
Emergency Lighting	BCA Clause E4.2 and E4.4 & AS 2293.1 - 2005		x
Exit Signs	BCA Clause E4.5 NSW E4.6, E4.7 and E4.8, AS 2293.1 - 2005		x
Fire Hose Reels	BCA Clause E1.4, AS 1851 – 2005, AS 2444 – 2001		x
Portable Fire Extinguishers	BCA Clause E1.6, AS 1851 – 2005, AS 2444 – 2001		x

ATTACHMENT SHEET

TO (Top copy to Records, carbon copy to Development Services)
(delete whichever is **not** applicable)

2013/351.

RECORDS - (1 x set plans/documents + cover letter)

DEVELOPMENT SERVICES - (All other plans/documents + cover letter)

Received by (CSU Officer Name) BELINDA Date 12.3.14

DA NUMBER 2013 / 351

PROPERTY ADDRESS: 14 KIORA CRESCENT YENNORA

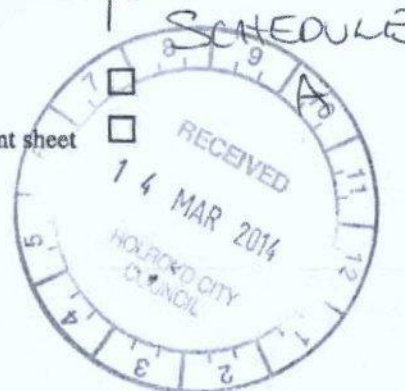
APPLICANT NAME: EDDY HANAWA

TELEPHONE #: 04 50 25 7827

Referred to Development Officer: Roopali PANDAY

OFFICE USE ONLY

1. One set of documentation/plans and this cover sheet to Records
2. All other documentation/plans referred to D/O with Carbon copy attachment sheet



Roopali. P.

To whom it may concern,

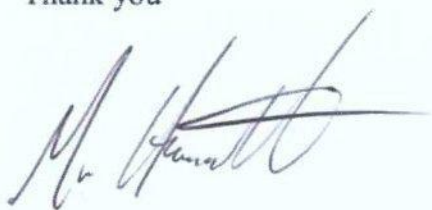
I Melissa Hawach owner of 14 Kiora Cres Yennora N.S.W

Allow Eddy Hawach to engage all correspondence for DA Application 2013/351.

All documents regarding DA can be posted to PO Box 706 Parramatta, NSW 2124

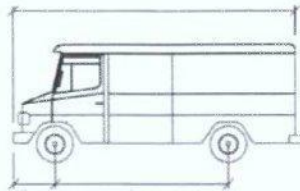
If you have any questions please contact me on 0450257827.

Thank you

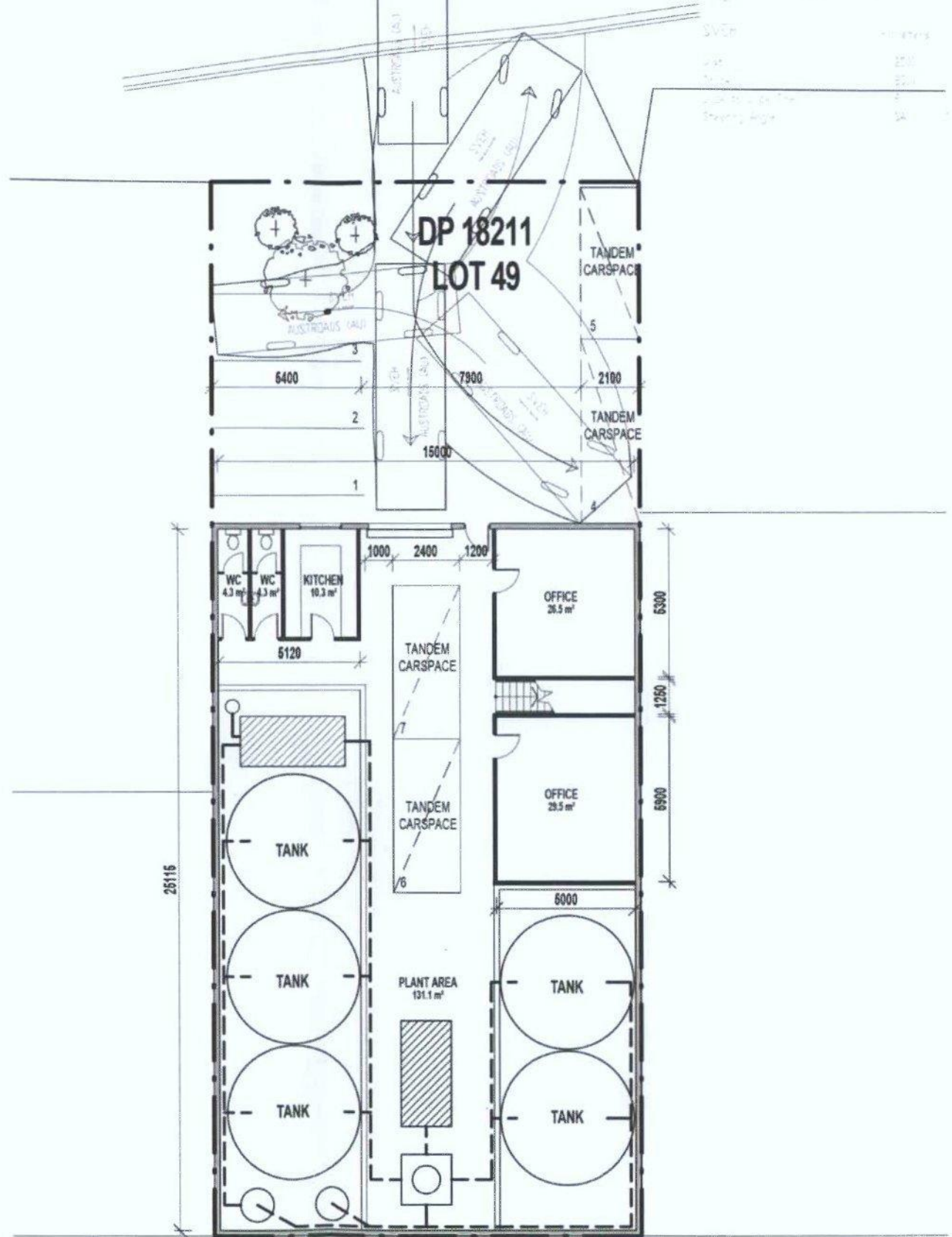


Melissa Hawach

KIORA
CRESCENT



SVC	
Unit	2500
Trailer	2200
Clearance to 4th Floor	8'
Swinging Arm	54'



2013/351
GIS

CERTIFICATES RECEIVED FROM PRIVATE CERTIFIERS CHECKLIST

☐ D/A NO. 2013/351 ADDRESS 14 KIDRA CL YEMNOLA
☒ CONSTRUCTION CERTIFICATE ☐ INTERIM OCCUPATION CERTIFICATE
☐ OCCUPATION CERTIFICATE Date Received 26/6/14

CSU - Customer Service Unit

☒ Entered into Authority

☒ Payment received

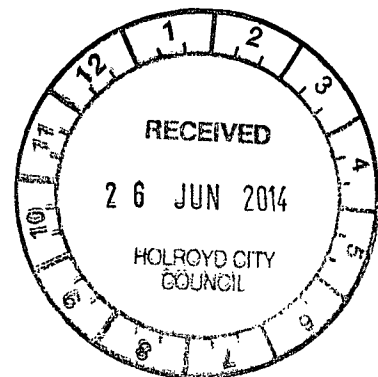
Amount: 36.00 Date: 26/6/14 Receipt No: 1153125

☒ Long Service Levy - LSL - raised and paid

☒ Fees and Bonds paid

Development Clerk

- ☐ Details checked in Authority
☐ Photocopy certificate on green for Consent Register
☐ Waste Management Plan to Waste Officer



Tracking

- ☐ Send to Records to attached to D file
☐ Send to: Landscape/Land Use Section
☐ Send to: Engineers - OSD inspection
- Bond refund

Lillian W.

Building Certifiers and Building Regulation and Fire safety Consultants

18th June 2014

The General Manager
Holroyd City Council
PO Box 42
Merrylands NSW 2160

Attention: Planning Department

Dear Sir/Madam,

RE: 14 Kiora Crescent, Yennora NSW 2161
Construction Certificate – 14/821 – Alterations to an Existing Industrial
Premises and Fit out for a liquid waste facility

Please find attached the Construction Certificate for the proposed development that has been granted by the Accredited Certifier.

The certificate relates to the proposed alterations to existing industrial premises and fit out for a liquid waste facility at the above address.

Together with the certificate, we have enclosed the following for Council's record:

1. Application Forms
2. Approved Plans
3. Other Documentations relied upon

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

If you have any queries regarding the above please do not hesitate to call Omar Zaher on 0411653613 during business hours.

Yours faithfully,


Ramanathan Shanmugananthan
Accredited Certifier

Building Certifiers and Building Regulation and Fire safety Consultants

CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.: 14/821
Subject Land: 14 Kiora Crescent, Yennora NSW 2161
Lot & DP: Lot 49, DP 18211
Applicant: Melissa Hawach
Address: 20 Coronet Court, North Rocks NSW 2151
Mobile: 0450257827
Owner: Melissa Hawach
Address: 20 Coronet Court, North Rocks NSW 2151
Description of Building Works: Alterations to an existing industrial premises and fit out for a liquid waste facility
BCA Classification: Class 7b
Cost of Building Works: \$50,000.00
Builder: Michael Zahra Lic # 5904C
DA No.: DA-2013/351/1
Determination Date: 12/02/2014
Consent Authority: Holroyd City Council
Date of Receipt of CC application: 20/05/2014
Determination: Approved
Date of Determination: 18/06/2014
Approved Plans: DA01
Attachments:


- Application Forms
- Approved Plans
- Other Documentations relied upon

Accreditation Level: Building Surveyor Grade A1
Registration No.: BPB 0371
Accreditation Body: Building Professionals Board

I certify that:

- the work, if completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation), will comply with the requirements of *Environmental Planning & Assessment (EP&A) Regulation 2000* as are referred to in sec. 81A (5) of the *EP&A Act 1979*.

Signed:



Ramanathan Shanmuganathan

Accredited Certifier

Date: 18th June 2014



Building Certifiers Building Regulations & Fire Safety Consultants

RECEIVED
20105 12014

APPLICATION FORM

Environmental Planning & Assessment Act 1979, s.109C
Environmental Planning & Assessment Regulation 2000, cl.126 or 139

☒ Construction Certificate (CC) ☐ Complying Development Certificate (CDC)

APPLICANT

Name: Melissa Hawach

Address: 20 Coronet Court, North Rocks

Signature & Date:

20/5/2014

Email & Mobile:

info@waste.com.au

0450 257 827

OWNER

Name:

Address:

As Above.

As the owner/s of the subject property, I/we hereby consent to this Application of the Certificate for the proposed development described below.

Signature & Date:

SUBJECT LAND

Address: 14 Kiara Crescent, Yennora

Lot & DP: Lot 49, DP 8211

PROPOSAL

Description:

Change of use to Liquid Waste Facility

DEVELOPMENT CONSENT NOT APPLICABLE FOR APPLICATIONS FOR CDC

DA Number: 2013/351/1

Date of Lodgement:

Date of Determination: 12/2/2014

VALUE OF WORKS

Estimated Cost of Works: \$ 50'000

24 Mackillop Drive
Baulkham Hills NSW 2153
ABN: 49766176577
Tel: (02) 8014 4036
Email: arbcertifiers@gmail.com

Parramatta CBD BC
PO Box 604
Parramatta NSW 2124
Fax: (02) 8008 1523
<http://www.arbuildingcertifiers.com.au>

ABS Schedule to Construct Certificate Application

particulars of the proposal

What is the area of the land (m²) 456.7 m²
 Gross floor area of existing building (m²) 392.9 m²
 What are the current uses of all or parts of the building(s)/land?
 (if vacant state vacant) Vacant

Location Use

Does the site contain a dual occupancy? NO
 What is the gross floor area of the proposed addition or new building (m²) N/A
 What are the proposed uses of all parts of the building(s)/land?

Location Use

Liquid Waste Facility

Number of pre-existing dwellings 1
 Number of dwellings to be demolished N/A
 How many dwellings are proposed? N/A
 How many storeys will the building consist of? N/A

materials to be used

Place a tick () in the box which best describes the materials the new work will be constructed of:

walls	code	roof	code
brick veneer	12	aluminium	70
full brick	11	concrete	20
single brick	11	concrete tile	10
concrete block	11	fibrous cement	30
concrete/masonry	20	fibreglass	80
concrete	20	masonry/terracotta shingle tiles	10
steel	60	slate	20
fibrous cement	30	steel	60
hardiplank	30	terracotta tile	10
cladding - aluminium	70	other	80
curtain glass	80	unknown	90
other	80		
unknown	90		
floor		frame	
concrete	20	timber	40
timber	10	steel	60
other	80	other	80
unknown	90	unknown	90



Notification of Mandatory Inspections

Environmental Planning and Assessment Act 1979 Sections 81A & 86 and Regulation 2000 Clauses 103A & 135A

SUBJECT LAND

Address: 14 Kiara Crescent, Tennora

Description of Works: Change of use to Liquid Waste Facility

CONSENT

DA/CDC No.: 2013/351/1 CC No.:

PRINCIPAL CERTIFYING AUTHORITY

Name: Ramanathan Shanmuganathan

Accreditation no.: BPB0371

THE FOLLOWING ARE CRITICAL STAGE MANDATORY INSPECTIONS

They are required pursuant to Section 109E (3) (d) of the Act & Clause 162A of the Regs

(1) In the case of a class 1 or 10 building,

- a) after excavation for, and prior to the placement of, any footings, and
- b) prior to pouring any in-situ reinforced concrete building element, and
- c) prior to covering of the framework for any floor, wall, roof or other building element, and
- d) prior to covering waterproofing in any wet areas, and
- e) prior to covering any storm water drainage connections, and
- f) after the building work has been completed and prior to any occupation certificate

In the case of swimming pool:

- g) after the construction of the swimming pool is completed and the barrier (if one is required under the Swimming Pools Act 1992) has been erected and before the pool is filled with water

(2) In the case of a class 2, 3 or 4 building,

- a) after excavation for, and before the placement of any footings, and
- b) waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas, and
- c) prior to covering any storm water drainage connections, and
- d) after the building work has been completed and prior to any occupation certificate

(3) In the case of a class 5, 6, 7, 8 or 9 building,

- a) after excavation for, and before the placement of, any footing, and
- b) prior to covering any storm water drainage connections, and
- c) after the building work has been completed and prior to any occupation certificate

PERSON WITH THE BENEFIT OF THE DEVELOPMENT CONSENT/CDC

Name Melissa Haward Signature Melissa Haward Date 20/5/2014

Please Note: If a builder is appointed the legislation requires you to notify them of these inspections. A missed inspection may result in the PCA being prohibited from issuing an Occupation Certificate.



Building Certifiers Building Regulations & Fire Safety Consultants

Notice of Commencement of Building Work and Appointment of Principal Certifying Authority

Environmental Planning and Assessment Act 1979
Sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

SUBJECT LAND

Address: 14 Kiora Crescent, Yennora

OWNER

Name: Melissa Hawach
Address: 20 Coronet Court, North Rocks

PROPOSAL

Description: Change of use for Liquid waste Facility

CONSENT

DA/CDC No.: 2013/3511
Date of Determination: 12/2/2014

PRINCIPAL CERTIFYING AUTHORITY

Name: Ramanathan Shanmuganathan
Accreditation no.: BPB0371
Accreditation grade: Grade 1
Accreditation body: Building Professionals Board

COMPLIANCE WITH CONDITIONS & H.O.W. INSURANCE

Address: 24 Mackillop Drive, Baulkham Hills NSW 2153

- Have relevant conditions of development consent/CDC been complied with? ☒ Yes ☐ No
- Have the requirements under the Home Building Act 1989 been complied with? ☒ Yes ☐ No

DATE WORK IS TO COMMENCE

- After 48 hours from the date of lodgement of this form with the consent authority
- The owner agrees to this appointment

Owner's signature:

Date: 20/5/2014

PCA signature:

Date: 18/6/2014

24 Mackillop Drive
Baulkham Hills NSW 2153
ABN: 49766176577
Tel: (02) 8014 4036
Email: arbcertifiers@gmail.com

Parramatta CBD BC
PO Box 604
Parramatta NSW 2124
Fax: (02) 8008 1523
<http://www.arbuildingcertifiers.com.au>



ABN #:20661226966
Holroyd City Council
PO Box 42
MERRYLANDS NSW 2160
Ph 9840 9914 Fax
Email: hcc@holroyd.nsw.gov.au
Website: www.holroyd.nsw.gov.au

Date 13/05/2014 12:27
Receipt 01123306:0001 Terminal 2:3209
Enviro Services Group
PO Box 706
PARRAMATTA NSW 2124

Details	Amount
Long Service Levy	210.00
DA 2013/351	
- Bond - K&G over \$	782.00
Merchant Service Fee	6.55
Total Value:	998.55
Tendered	
Credit	998.55
Change	0.00



INFINITYFIRE PROTECTION



Certificate of Compliance

BUILDING NAME:

BUILDING ADDRESS: 14 Kiora Crescent

Building description: whole / part

Description of part:

Essential Fire Safety Measure	Standard of Performance	Date of Assessment
Fire Hose Reels	AS 1851 – 2005 Section 17	9 th April 2014
Portable Fire Extinguishers & Fire Blankets	AS 1851 – 2005 Section 14	9 th April 2014

I, Boyd Chatillon of **INFINITY FIRE PROTECTION**

Certify that the Essential Fire Safety Measures specified above have been assessed, inspected, tested and maintained by a properly qualified person and was found, when it was assessed, to be capable of performing to the Standard of Performance for that Fire Safety Measure.

The information contained in this certificate is to the best of my knowledge and belief, true and accurate.

Signed:

Date: 27/5/2014

'An essential services solution through unparalleled customer service'

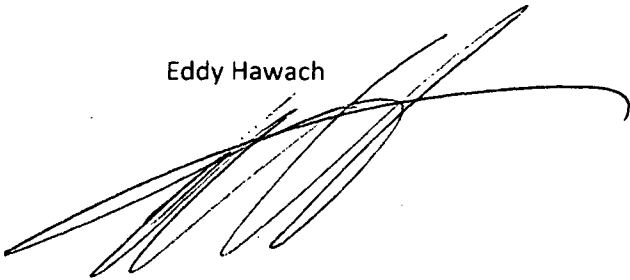
Infinity Fire Protection Pty Ltd A.B.N. 57 067 135 246
U33, 1a Coulson St, ERSKINEVILLE NSW 2043 Phone: 1300 787 622 Fax: (02) 8594 3444
E-mail: info@infinityfire.com.au

27/05/14

To whom it may concern,

- I Eddy Hawach Intent to Comply with Conditions 23, 24, 27, 28, 36, 37, 38, 43, 44, 45, 46 of the plans approved at 14 Kiora Cres Yennora, by Holroyd city council.
- I Eddy Hawach Intent to comply that "No Structural Work to be carried out on site' at 14 Kiora Cres Yennora.

Eddy Hawach

A handwritten signature in black ink, consisting of several overlapping, elongated loops and a long horizontal stroke extending to the right.



16 Memorial Avenue
PO Box 42
Merrylands NSW 2160

T 02 9840 9840
F 02 9840 9734
E hcc@holroyd.nsw.gov.au
www.holroyd.nsw.gov.au

DX 25408 Merrylands
TTY 02 9840 9988
ABN 20 661 226 966

Environmental & Planning Services Department

Our Reference: 2013/351
Contact: Ms Roopali Pandey
Phone: 02 9840 9659

10 April 2014

Stimson Consultant Services
PO Box 4308
WINMALEE NSW 2777

Dear Sir/Madam

PREMISES: 14 Kiora Crescent, Yennora
DEVELOPMENT CONSENT NO: 2013/351/1
DATE FROM WHICH CONSENT OPERATES: 10 April 2014

I refer to the abovementioned Development Consent which was determined by granting of "Deferred Commencement" consent pursuant to S.80(3) of the Environmental Planning & Assessment Act, 1979 (Amended), and the additional information received on 3 April 2014.

It is stipulated that Schedule "B" consent for alterations to an existing industrial premises and fit out for a liquid waste facility, shall not operate until such time as Schedule "A" conditions have been complied with to Council's satisfaction.

Accordingly, you are advised that conditions set forth in Schedule "A" of Development Consent No. 2013/351/1 have now been complied with to Council's satisfaction and Schedule "B" consent shall become operative. The date from which the consent operates is **10 April 2014**.

If you have any further enquiries please contact Ms Roopali Pandey of Council's Environmental & Planning Services Department on 02 9840 9659, Monday to Friday.

Yours faithfully,

Merv Ismay
GENERAL MANAGER

Per:


MANAGER DEVELOPMENT

a place for everyone





16 Memorial Avenue
PO Box 42
Merrylands NSW 2160

T 02 9840 9840
F 02 9840 9734
E hcc@holroyd.nsw.gov.au
www.holroyd.nsw.gov.au

DX 25408 Merrylands
TTY 02 9840 9988
ABN 20 661 226 966

Environmental & Planning Services Department

Our Reference: 2013/351
Contact: Ms Roopali Pandey
Phone: 9840 9659

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
NOTICE OF DETERMINATION OF APPLICATION**

DEFERRED COMMENCEMENT

12 February 2014

Stimson Consultant Services
PO Box 4308
WINMALEE NSW 2777

Dear Sir/Madam

Pursuant to Section 81 of the Act, Council has granted "deferred commencement" to your Development Application described as follows:

PROPERTY: Lot 49, DP 18211

STREET ADDRESS: 14 Kiora Crescent, Yennora

DEVELOPMENT CONSENT NO: 2013/351/1

DECISION: Delegated Authority

**DATE FROM WHICH
CONSENT OPERATES:** TO BE ADVISED UPON SATISFACTORY
COMPLETION OF SCHEDULE 'A'

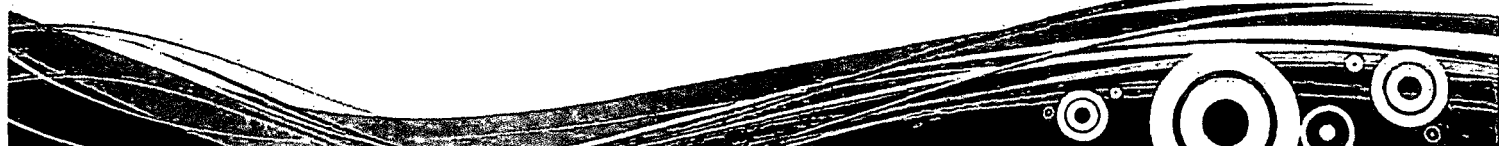
DATE OF EXPIRY OF CONSENT: 12 February 2017

PROPOSED DEVELOPMENT: ALTERATIONS TO AN EXISTING INDUSTRIAL
PREMISES AND FIT OUT FOR A LIQUID WASTE
FACILITY

This Development Application is APPROVED in accordance with the Environmental Planning & Assessment Act 1979 and is subject to compliance with the requirements of Holroyd City Council, the Building Code of Australia, the Local Government Act 1993, and the following conditions as set out hereunder and/or endorsed upon the attached plans.

**PURSUANT TO SECTION 80(3) OF THE ACT, THIS CONSENT IS NOT TO OPERATE
UNTIL COUNCIL IS SATISFIED THAT ALL SCHEDULE 'A' CONDITIONS HAVE
BEEN SATISFIED.**

a place for everyone



IMPORTANT**English**

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss this letter with Council's staff using the Telephone Interpreter Service.

IMPORTANTE**Italian**

Questa lettera contiene informazioni importanti. Se non la comprende chiedi ad un parente od amico di tradurgliela, o venga al Municipio a discuterla col personale del Comune con l'aiuto del Servizio Telefonico Interpreti.

IMPORTANTE**Spanish**

Esta correspondencia contiene información importante. Si no la entiende, por favor solicite a un familiar o alguna amistad que se la traduzca, o concurra al Municipio e infórmese de su contenido con funcionarios municipales, utilizando el Servicio Telefónico de Intérpretes.

ΣΗΜΑΝΤΙΚΟ**Greek**

Αυτή η επιστολή περιέχει ενδιαφέρουσες πληροφορίες. Αν δεν τις καταλαβαίνετε ζητήστε από κάποιο συγγενή ή φίλο να τις μεταφράσει ή ελάτε στη Δημαρχία να μιλήσετε στο προσωπικό σχετικά μ' αυτή την επιστολή χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

IMPORTANTI**Maltese**

Din l-ittra fiha tagħrif importanti. Jekk ma tifimhiex, jekk jogħgbok staqsi lil qarib jew habib biex jittraducihiekk jew ejja sal-Kunsill u ddiskuti din l-ittra ma' l-istaff tal-Kunsill billi tuza s-Servizz Telefoniku tal-Interpreti.

重要的信息**Chinese**

此信含有重要的信息。如果你看不懂，你可請親戚或朋友譯成中文或前往市府並通過電話傳譯服務與市府的工作人員討論此信。

TIN QUAN TRỌNG**Vietnamese**

Tin tức trong thư này rất quan trọng. Nếu quý vị không hiểu rõ, xin hỏi những người thân hoặc bạn bè phiên dịch cho quý vị hoặc đến hỏi nhân viên Tòa Hành Chánh, tại đây có phương tiện Thông Ngôn Qua Điện Thoại.

هام**Arabic**

تحتوي هذه الرسالة على معلومات هامة. إذا لم تكن تفهمها يُرجى طلب ترجمتها من قريب أو صديق أو إحضر إلى المجلس وناقش هذه الرسالة مع موظفي المجلس عن طريق الاستعانة بخدمة الترجمة الهاتفية.

SCHEDULE "A"

Consent to the alterations to an existing industrial premises and fit-out for a liquid waste facility shall not operate until all of the following Schedule "A" conditions have been complied with to Council's satisfaction.

Please note that this consent shall lapse if the approved development is not physically commenced by the "date of expiry of consent" shown on the front page of this document. It is therefore in your interest to attend to the following matters as soon as possible. When Council is satisfied that Schedule "A" has been complied with, a letter will be issued advising of the "date from which Consent operates".

Swept Path Analysis

1. Swept path analysis for the largest vehicle (i.e. Small Rigid Vehicle) shall be provided to Council that will demonstrate that the vehicle can enter and exit the site in a forward direction.

SCHEDULE "B"

This consent cannot operate until such time as Council is satisfied with the evidence produced in response to Schedule "A" and has notified the applicant in writing of the date from which the consent operates.

PRELIMINARY

1. This consent shall lapse if the above development is not physically commenced by the date of expiry shown on the front page of this Consent. Any person entitled to act on the consent may apply to Council at least 30 days before this three year period expires, for an extension of one year (in accordance with Section 95A of the Environmental Planning & Assessment Act 1979), provided that good cause is shown. **Note: Failure to lodge an application for extension of consent will mean the consent lapses and a fresh application will be required that will be assessed in accordance with current controls.**
2. Development shall take place in accordance with the attached endorsed plans:
 - Architectural prepared by Morson Group Pty Ltd, Drawing Number DA01, Issue A, dated 7 December 2013; as amended to satisfy Conditions 13 and 14;
 - General Terms of Approval letter issued by NSW Environmental Protection Authority, dated 17 October 2013;
 - Odour Impact Assessment Report prepared by Benbow Environmental, dated 21 January 2014;
 - Amended Waste Management Plan to satisfy Condition 12;

a) As amended in red by Council. All amendments are to be incorporated in the Construction Certificate plans.
3. All building work shall be carried out in accordance with the requirements of the Building Code of Australia. Fully detailed plans including fire safety details shall be submitted with the Construction Certificate application. No work is to commence until such time as a Construction Certificate is obtained for the work/building permitted by this Consent.

Appointment of Council or a Private Certifier as the Principal Certifying Authority (PCA)

4. Either Council or a Private Certifier is to be appointed as the Principal Certifying Authority (PCA) for the development in accordance with Section 109E of the Act.

Accordingly, wherever reference is made to the Principal Certifying Authority in this Consent, it refers to Council or the Private Certifier as chosen by you.

Note: Once you have chosen either Council or a Private Certifier as the PCA, you cannot change from one to the other, or from one Private Certifier or another, without the approval of Department of Planning & Infrastructure.

5. The applicant shall consult with, as required:
- (a) Sydney Water Corporation Limited
 - (b) Integral Energy
 - (c) Natural Gas Company
 - (d) A local telecommunications carrier
- regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public road(s).
6. Building materials, builders sheds, waste bins, site fencing, gates or any material of any description shall not be left or placed on any footway, road or nature strip. Footways and nature strips shall be maintained, including the cutting of vegetation, so as not to become unsightly or a hazard for pedestrians. Offenders will be prosecuted.

NOTE: FEES, BONDS & CONTRIBUTIONS INDICATED IN CONDITIONS OF THIS CONSENT MAY VARY IN ACCORDANCE WITH THOSE ADOPTED BY COUNCIL AT SUBSEQUENT ANNUAL REVIEWS OF ITS "FEES AND CHARGES" AND SUBSEQUENT CHANGES TO THE BUILDING PRICE INDEX. FEES CHARGED WILL BE THOSE CURRENT AT THE TIME OF PAYMENT.

PRIOR TO ISSUE/RELEASE OF CONSTRUCTION CERTIFICATE

The following conditions must be complied with prior to the issue of a Construction Certificate. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate:-

Payment of Bonds, Fees and Long Service Levy

7. The Principal Certifying Authority is to ensure and obtain written proof that all bonds, fees and contributions as required by this consent have been paid to the applicable authority. This includes all Long Service Levy payments to be made to the Long Service Payments Corporation.

Consistency with Endorsed Development Consent Plans

8. The Principal Certifying Authority must ensure that any certified plans forming part of the Construction Certificate, are in accordance with the Development Consent plans.

Damage Deposit

9. A cash bond/bank guarantee of \$782.00 must be paid/lodged with Council to cover making good any damage caused to the property of Council, during the course of construction associated with the development. This will be held for 'six (6) months after the completion of works' or six (6) months after the issue of 'Final Occupation Certificate' (whichever occurs last) to remedy any defects that may arise within this time.

Note:- The applicant/owner shall be held responsible for and may be required to pay the full reinstatement costs for damage caused to Council's property unless the applicant/owner notifies Council in writing and provides photographic proof of any existing damage to Council's property. Such notification shall occur prior to works/demolition commencing. However, if in the opinion of Council, during the course of construction existing damage has worsened, Council may require full reinstatement. If damage does occur during the course of construction, prior to reinstating any damage to Council's property, the applicant/owner shall obtain design specifications of all proposed restoration works. Restoration/construction works within the road reserve shall be carried out by a licensed construction contractor at the applicant/owners expense and shall be inspected by Council prior to placement of concrete and/or asphalt.

Fire Safety Upgrading & Essential Services

10. The applicant/owner is to give written notice to the Certifying Authority of the measures that are currently implemented in the building or premises to ensure the safety of persons in the building in the event of fire. The schedule of measures must be provided with the Construction Certificate application.
11. Prior to the issue of a Construction Certificate, the applicant / owner must submit plans to the Accredited Certifier or Council, confirming that the fire safety measures contained within the subject building have been upgraded under the provisions of Clause 94 of the Environmental Planning & Assessment Regulations 2000, into total conformity with the Building Code of Australia and are adequate:

- (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
- (ii) to restrict the spread of fire from the building to other buildings nearby.

Required Submissions to Certifying Authority

- 12. A Waste Management Plan shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate, providing the details of the recycling and waste disposal facilities that are to be used.
- 13. Amended architectural plans shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate, designating the two tandem carspaces within the building on the ground floor as unloading area.

Accessibility

- 14. Prior to the issue of a Construction Certificate, amended plans must be submitted to the Accredited Certifier or Council, indicating that the new development (and any affected part of the existing building) has been upgraded to comply with the requirements of the Disability (Access to Premises – Building) Standards 2010.

PRIOR TO WORKS COMMENCING

The following conditions are to be complied with prior to any works commencing on the site:

Appointment of Principal Certifying Authority and Notification of Commencement of Work

15. The person having the benefit of the development consent, not the principal contractor (builder), must: -
- a) Appoint a Principal Certifying Authority in accordance with Section 81A(2)(b) of the Act.
 - b) Have the Principal Certifying Authority complete the 'Accredited Certifier Details' on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.
 - c) Notify Council of the appointment of the Principal Certifying Authority and of the intention to commence building work, such notification is to be given to Council at least two (2) working days prior to the proposed commencement date, and be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

If nominated, Council can provide this service for you and act as the Principal Certifying Authority.

N.B. The Principal Certifying Authority must also notify the person having the benefit of the Development Consent of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work such notification must comply with Clause 103A of the Regulations.

Notification of Principal Contractor (Builder)/Owner-Builder

16. The person having the benefit of the Development Consent must:-
- (a) Notify the Principal Certifying Authority that the person will carry out the work as an owner-builder, if that is the case;
- OR
- (b) Appoint a Principal Contractor for the building work (who must be the holder of a contractor licence if any residential building work is involved), and notify the Principal Contractor of any mandatory critical stage inspections and other inspections that are to be carried out in respect of the building work.
 - (c) Notify the Principal Certifying Authority of any such appointment.

Where Council is the Principal Certifying Authority, such notification is to be on the approved form provided by Council for this purpose, an original of which is attached to this Development Consent.

Signs to be Erected on Sites

17. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted **outside working hours and at any time for business purposes**, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign must be rigid and durable and be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Note: Principal Certifying Authorities and Principal Contractors must also ensure that signs required by this clause are erected and maintained (clause 227A of the Regulations currently imposes a maximum penalty of \$1,100).

DURING CONSTRUCTION

The following conditions are applicable during construction:-

Endorsed Plans & Specifications

18. A copy of the endorsed stamped plans and specifications, together with a copy of the Development Consent, Construction Certificate and approved Traffic Management Plan are to be retained on site at all times.

Hours of Work & Display of Council Supplied Sign

19. For the purpose of preserving the amenity of neighbouring occupations building work including the delivery of materials to and from the site is to be restricted to the hours of 7.00am to 6.00pm Mondays to Fridays and 8.00am to 4.00pm Saturdays. Work on the site on Sundays and Public Holidays is prohibited. **Note: Demolition work is not permitted on weekends or Public Holidays - refer to specific demolition condition for approved hours.**

The yellow "Hours of Building Work" sign (supplied by Council with the approval), is to be displayed in a prominent position at the front of the site for the duration of the work.

20. Builder's refuse disposal and storage facilities are to be provided on the development site for the duration of construction works and all rubbish shall be removed from the site upon completion of the project.
21. The approved Waste Management Plan must be implemented and complied with during all stages of works on site.

Compliance with Critical Stage Inspections and other Inspections nominated by the Principal Certifying Authority

22. Section 109E(3)(d) of the Act requires certain specific inspections (prescribed by clause 162A of the Regulations) and known as 'Critical Stage Inspections' to be carried out for building work. Prior to permitting commencement of the work your Principal Certifying Authority is required to give notice of these inspections pursuant to clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

PRIOR TO ISSUE OF FINAL OCCUPATION CERTIFICATE

The following conditions are to be complied with prior to the issue of a final occupation certificate:-

Trafficable Bund

23. All service entries to workshop areas shall be provided with a trafficable bund with a minimum height of 100mm to prevent any spillage exiting the workshop area and entering the stormwater system.

Emergency Spill Response Management Plan

24. A policy on 'spill procedures' is to be developed and implemented to ensure that all staff are aware of what to do in the event of a spill. A copy of this policy is to be submitted to Council.

Removal of Signage on Change of Occupation

25. All signage associated with the previous use is to be removed from the premises.

Fire Safety Upgrading & Essential Services

26. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure the fire safety measures contained within the subject building have been upgraded under the provisions of Clause 94 of the Environmental Planning & Assessment Regulations 2000, into total conformity with the Building Code of Australia and are adequate:
- i. to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
 - ii. to restrict the spread of fire from the building to other buildings nearby.

Incident Management

27. A Draft Incident Management Plan shall be submitted to Council and the NSW Environmental Planning Authority prior to the issue of an Occupation Certificate.

Trade Waste Licence

28. A Trade Waste Dischargers' Licence is to be obtained from Sydney Water prior to the issue of an Occupation Certificate.

CONDITIONS RELATING TO USE

The following conditions are applicable to the use of the development:-

Safety & Amenity

29. No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footpath, utility service land, customer and/or employee parking area, the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.
30. For the purposes of preserving the amenity of neighbouring occupations and residents, hours of operation are to be restricted to between:-
 - 7.00am and 7.00pm Monday to Friday;
 - 7.00am and 12.00noon Saturdays
31. All industrial activities are to be confined within the building and no such activity shall occur externally to the building and this shall include loading and unloading, also storage of new and used materials.
32. Business is to be conducted and patrons are to be controlled at all times so that no interference occurs to the amenity of the adjoining occupations.
33. The operation of the premises shall be conducted in such a manner as not to interfere with or materially affect the amenity of the neighbourhood by reason of noise, vibration, odour, fumes, vapour, steam, soot, ash, dust, particulate matter, waste water, waste products or other impurities which are a nuisance or injurious to health.
34. All industrial activity is to be conducted so that it causes no unreasonable interference to adjoining industrial occupations.

Alarms

35. Where an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

Disposal of waste and Spills

36. The business is to be operated in a manner so that no contaminants from the workshop are permitted to enter the stormwater drainage system by the washing down of work areas or the disposal of waste and spills.
37. Sufficient supplies of appropriate absorbent materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin. Absorbent materials used to clean up must be disposed of to an appropriately licensed waste facility.
38. Disposal of liquid waste via the sewer shall only be carried out after approval from Sydney Water via a Trade Waste Agreement. Alternatively, liquid waste shall be removed by a licensed liquid waste contractor.

Traffic / Parking

39. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles.
40. All vehicles shall enter / exit the site in a forward direction.
41. The size of delivery vehicles shall be restricted to a small rigid truck.
42. Service vehicles shall not load / unload on or from the street.

Air Emissions

43. The use of the premises shall not give rise to air impurities in contravention of the *Protection of the Environment Operations Act 1997* and shall be controlled in accordance with the requirements of such Act.
44. In the event of Council receiving complaints regarding air pollution or odour from the premises, the person(s) in control of the premises shall at their own cost arrange for an environmental investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of odour exiting the premises.
45. Any discharge to the atmosphere must not result in any odour or other air impurity detectable outside the boundaries of the property.
46. In the event of Council receiving complaints regarding excessive odour from the garbage bay area, the person(s) in control of the premises shall at their own cost arrange for an environmental investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of odour emanating from the garbage bay area.

Noise

47. The operation of all plant and equipment shall not give rise to an equivalent continuous (LA_{eq}) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA_{90} level (in the absence of the noise under consideration).
48. In the event of Council receiving complaints regarding excessive noise, the person(s) in control of the premises shall at their own cost arrange for an acoustic investigation to be carried out (by a suitably qualified person) and submit a report to Council specifying the proposed methods for the control of noise emanating from the premises.

Clean Water Discharge

49. The operation of the premises shall be conducted in a manner, which does not pollute waters as defined by the *Protection of the Environment Operations Act 1997*.

Signage on Stormwater Drains (Commercial/Industrial)

50. Signs shall be displayed adjacent to all stormwater drains on the premises indicating that only clean water is allowed to enter these drains. Examples of possible signage include: 'Clean Rainwater Only', 'Clean water only - NO waste' or 'H₂O only'.

Waste Collection

51. Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the *Protection of the Environment Operation Act 1997*. Records shall be kept of all liquid and solid waste disposal from the site, and be made available to Council Officers on request.

Maintenance of Bunded Area

52. Bunded areas shall be properly maintained and all spillages and/or wastes within the bunded areas cleaned up as soon as practicable and disposed of in a manner that does not pollute waters.

Amount of Liquid

53. The amount of liquid/sludge/effluent to be processed shall not exceed 900 tonnes per year.

Number of Employees

54. The maximum number of employees who work at the waste processing site shall be two (2).

ADVISORY NOTES

Other Necessary Approvals

- A. The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary activity not approved by this consent, including:
- (a) Works, including the pruning or removal of any tree(s) not authorised in the preceding conditions or on the approved plans. Council's Tree Preservation Order protects trees by definition taller than 3.5m or having a trunk circumference exceeding 500mm measured one metre above ground level. If in doubt contact Council's Tree Management Officer.
 - (b) Any fencing located forward of the proposed building and exceeding the limitations specified in Local Environmental Plan 2013, Part 3 "*Exempt and Complying Development*".
 - (c) The erection of any advertising sign, not being exempt from the need to obtain approval.
 - (d) The installation of any furnace, kilns, steam boiler, chemical plant, sand blast, spray painting booth or the like.

NOTE: * If you carry out building work as an owner builder and sell your home within seven (7) years from the date of completion (date of final occupation certificate), then a Certificate of Insurance must be attached to your Contract of Sale.

- B. Section 97 of the Act provides that an applicant who is dissatisfied with the Council's determination of the Development Application may appeal to the Land and Environment Court within 6 months of the date of determination, or as otherwise prescribed.
- C. Section 82A of the Act provides that an applicant may request, within 6 months of the date of determination of the Development Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.

It should also be noted that an application under Section 82A of the Act cannot be reviewed/determined after 6 months of the date of determination. Therefore, the submission of a Section 82A Application must allow sufficient time for Council to complete its review within the prescribed time frame, including the statutory requirement for public notification.

- D. The applicant and Owner are advised that the Commonwealth Disability Discrimination Act 1992 may apply to this particular proposal. Approval of this application does not imply or confer compliance with this Act. Applicants and owners should satisfy themselves as to compliance and make their own enquiries to the Australian Human Rights Commission. Attention is also drawn to the provisions of Parts 2, 3 and 4 of Australian Standard 1428 - Design for Access and Mobility.
- E. A Construction Certificate shall be obtained in accordance with Section 81A (2)(a) of the Act, prior to the commencement of any work on site. Council can provide this service for you.
- F. An Occupation Certificate is to be issued by the Principal Certifying Authority prior to the occupation of the building.

G. CONSTRUCTION/OCCUPATION CERTIFICATE FEES

An administration fee of \$36.00 per certificate is payable to Council on lodgement of Construction and Occupation Certificates from Principal Certifying Authorities.

Yours faithfully

**Merv Ismay
GENERAL MANAGER**

Per: 
MANAGER DEVELOPMENT

General Terms of Approval - Issued

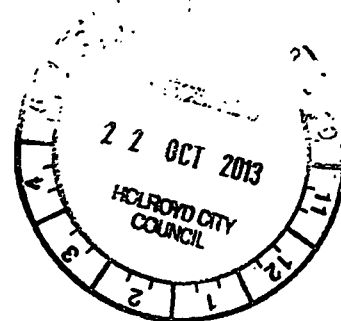


Notice No: 1517545

The General Manager
Holroyd City Council
PO Box 42
MERRYLANDS NSW 2160

Attention: Mr W J Attard

Notice Number 1517545
File Number EF13/8371
Date 17-Oct-2013



**Re: Development Application: 2013/351/1 - 14 Kiora Crescent Yennora
Integrated Proposal for Fit Out and Use of Premises for a Liquid Waste Facility.**

Issued pursuant to Section 91A(2) Environmental Planning and Assessment Act 1979

I refer to the development application and accompanying information provided for the proposed liquid waste facility received by the Environment Protection Authority's (EPA) on 13 September 2013.

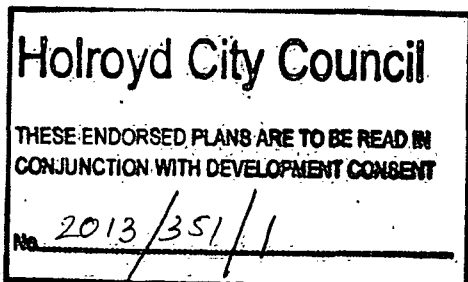
EPA has reviewed the information provided and has determined that it is able to issue a licence for the proposal, subject to a number of conditions. The applicant will need to make a separate application to EPA to obtain this licence.

The general terms of approval for this proposal are provided at attachment A. If Holroyd City Council grants development consent for this proposal these conditions should be incorporated into the consent.

These general terms relate to the development as proposed in the documents and information currently provided to EPA. In the event that the development is modified either by the applicant prior to the granting of consent or as a result of the conditions proposed to be attached to the consent, it will be necessary to consult with EPA about the changes before the consent is issued. This will enable EPA to determine whether its general terms need to be modified in light of the changes.

If you have any questions, or wish to discuss this matter further please contact Jeevan Jacob on 02 9995 5902.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Thomas'.

Greg Thomas
Manager Hazardous Materials Advice
Hazardous Materials, Chemicals & Radiation
(by Delegation)

William

General Terms of Approval - Issued



Notice No: 1517545

Administrative conditions

A1. Information supplied to the EPA

A1.1 Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- the development application DA2013/351/1 submitted to Holroyd City Council;
- any environmental impact statement "Statement of Environmental Effects - Use of Existing Tenancy, Liquid Waste Processing Facility 14 Kiora Crescent, Yennora, July 2013 relating to the development; and
- all additional documents supplied to the EPA in relation to the development.

A2. Fit and Proper Person

A2.1 The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the Protection of the Environment Operations Act 1997, having regard to the matters in s.83 of that Act.

Limit conditions

L1. Pollution of waters

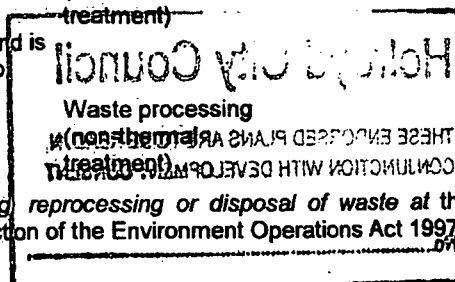
L1.1 Except as may be expressly provided by a licence under the Protection of the Environment Operations Act 1997 in relation of the development, section 120 of the Protection of the Environment Operations Act 1997 must be complied with in and in connection with the carrying out of the development.

L2. Waste

L2.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the Protection of the Environment Operations Act 1997.

Code	Waste	Description	Activity	Other Limits
K110	Grease trap waste	any grease, oil, solids, water or other matter results from the preparation or manufacturing of food and is collected in a grease trap	Waste processing (non-thermal treatment)	
K130	Sewage sludge and residues including night-soil and septic tank sludge		Waste processing (non-thermal treatment)	

L2.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the Protection of the Environment Operations Act 1997.



General Terms of Approval - Issued



Notice No: 1517545

L3. Noise limits

L3.1 All operations and activities occurring on the premises must be conducted in a manner that will not cause or permit any offensive noise beyond the boundaries of the premises.

Operating conditions

O1. Odour

The proponent must comply with section 129 of the *Protection of the Environment Operations Act 1997*.

Section 129 of the *Protection of the Environment Operations Act 1997* provides that the licensee must not cause or permit the emission of any offensive odour from the premises

O2. Dust

O2.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

O2.2 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

Monitoring and recording conditions

M1 Monitoring records

M1.1 The results of any monitoring required to be conducted by the EPA's general terms of approval, or a licence under the *Protection of the Environment Operations Act 1997*, in relation to the development or in order to comply with the load calculation protocol must be recorded and retained as set out in conditions M1.2 and M1.3.

M1.2 All records required to be kept by the licence must be:

- in a legible form, or in a form that can readily be reduced to a legible form;
- kept for at least 4 years after the monitoring or event to which they relate took place; and
- produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected: the date(s) on which the sample was taken;

- the time(s) at which the sample was collected;
- the point at which the sample was taken; and
- the name of the person who collected the sample.

General Terms of Approval - Issued



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Reporting conditions

R1.1 The applicant must provide an annual return to the EPA in relation to the development as required by any licence under the Protection of the Environment Operations Act 1997 in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable. If load based fees apply to the activity the applicant will be required to submit load-based fee calculation worksheets with the return.

General Terms of Approval - Issued



Notice No: 1517545

Attachment – Mandatory Conditions for all EPA licences

Administrative conditions

Operating conditions

Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner.

- This includes:
 - the processing, handling, movement and storage of materials and substances used to carry out the activity; and
 - the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

Maintenance of plant and equipment

- All plant and equipment installed at the premises or used in connection with the licensed activity:
 - must be maintained in a proper and efficient condition; and
 - must be operated in a proper and efficient manner.

Monitoring and recording conditions

Recording of pollution complaints

The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

- The record must include details of the following:
 - the date and time of the complaint;
 - the method by which the complaint was made;
 - any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
 - the nature of the complaint;
 - the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
 - if no action was taken by the licensee, the reasons why no action was taken.

The record of a complaint must be kept for at least 4 years after the complaint was made.

The record must be produced to any authorised officer of the EPA who asks to see them.

General Terms of Approval - Issued



Notice No: 1517545

Telephone complaints line

The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

This condition does not apply until 3 months after this condition takes effect.

Reporting conditions

Annual Return documents

What documents must an Annual Return contain?

- The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
 - a Statement of Compliance; and
 - a Monitoring and Complaints Summary.

A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, except as provided below

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

- Where this licence is transferred from the licensee to a new licensee,
 - the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
 - the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.
- Note: An application to transfer a licence must be made in the approved form for this purpose.*
- Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on
 - in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
 - in relation to the revocation of the licence - the date from which notice revoking the licence operates.

Deadline for Annual Return

The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

General Terms of Approval - Issued



Notice No: 1517545

Notification where actual load can not be calculated

(Licences with assessable pollutants)

Where the licensee is unable to complete a part of the Annual Return by the due date because the licensee was unable to calculate the actual load of a pollutant due to circumstances beyond the licensee's control, the licensee must notify the EPA in writing as soon as practicable, and in any event not later than the due date.

- The notification must specify:
 - the assessable pollutants for which the actual load could not be calculated; and
 - the relevant circumstances that were beyond the control of the licensee.

Licensee must retain copy of Annual Return

The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary

Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

- (a) the licence holder; or
- (b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

A person who has been given written approval to certify a Statement of Compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review this licence.

Notification of environmental harm

Note: The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment as soon as practicable after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act

Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.

The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Written report

Where an authorised officer of the EPA suspects on reasonable grounds that:

- (a) where this licence applies to premises, an event has occurred at the premises; or
- (b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,

and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

General Terms of Approval - Issued



Notice No: 1517545

The request may require a report which includes any or all of the following information:

- the cause, time and duration of the event;*
- the type, volume and concentration of every pollutant discharged as a result of the event;*
- the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and*
- the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;*
- action taken by the licensee in relation to the event, including any follow-up contact with any complainants;*
- (details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;*
- (any other relevant matters.*

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

Copy of licence kept at the premises or on the vehicle or mobile plant

A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

The licence must be produced to any authorised officer of the EPA who asks to see it.

The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.

WASTE MANAGEMENT PLAN

For Commercial and Industrial Fit Out/Change of Use

The relevant sections of this form must be completed and submitted to Council with your Development Application for Commercial/Industrial Fitout and/or use.

Completing this form requires you to identify and quantify the types of waste that will be generated during the proposed change of use as well as nominating how you intend to reuse, recycle or dispose of the excess, unwanted materials.

You are also required to provide Council with details relating to the types of waste that will be generated as a by-product of your business and details as to how you intend to ensure the on-going management of waste and recycling on-site.

The information provided on the form (and on your plans) will be assessed against the objectives of Development Control Plan No. 35 – *Guidelines for Planning for Less Waste*. Council will request the re-submission of Waste Management Plans if there is no obvious attempt made to reuse/recycle building materials generated as by-products of development.

If you would like a copy of the Western Sydney Recycling Directory or if you would like any assistance completing your Waste Management Plan, please contact Council's Waste Officer on 9840 9715.

OUTLINE OF PROPOSAL

Site Address: 14 Kewara Cres Yennara

Applicant's name and address: STIMSON CONSULTANT

SERVICES PTY LTD

P.O Box 4308 WINMALEE 2777

Phone: 0401 449101 Fax: _____

Buildings and other structures currently on the site: Vacant

Industrial Shed

Brief Description of Proposal: Use of Existing

Tenancy, Liquid Waste Processing

Facility

The details provided on this form are the intentions for managing waste relating to this project.

Signature of Applicant: [Signature] Date: 1.8.13

This form must be completed to accurately reflect the development proposal and estimated waste generation during development and ongoing operation.

It should be noted that with regard to ongoing waste management, Council offers a competitive commercial waste service. For more information about this service contact Council's Waste Services Depot on 9632 2241.

Council does NOT however offer a commercial recycling service. Council expects that a commercial recycling contractor will be employed to meet your ongoing waste reduction requirements.

For more information contact Council on 9840 9840.

WASTE MANAGEMENT PLAN

For Commercial and Industrial Fit Out/Change of Use

Type of Material	Waste Estimate - Volume (m ³) or Area (m ²)	On-Site Reuse Specify proposed reuse or on-site recycling methods	Off-Site Recycling Specify contractor and recycling outlet	Off-Site Disposal Specify contractor and landfill site
EXAMPLE Shelving (metal)	10m ²	Keep and reuse in new office	Remainder sent to <u>ABC Recycling Company</u>	Nil to Landfill
Bricks	40.2m ²			Offsite to landfill
Concrete	—			
Timber- please specify	—			
Plasterboard	—			
Metals- please specify	—			
Tiles	—			
Asbestos (roof or wall cladding)	—			A licensed facility must be nominated here -
Other- (eg. IT equipment, shelving, desks, fittings)	—			

Waste Management Plans must be development specific. Council will request the re-submission of a Waste Management Plan if there is no obvious attempt made to minimise waste by reusing/recycling building materials generated as by-products of development.

DESIGN OF FACILITIES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, offcuts etc.	<ul style="list-style-type: none"> litres see Appendix 3 of Part A of DCP 2007 for estimates 	For example: <ul style="list-style-type: none"> waste storage & recycling area on-site composting compaction equipment 	<ul style="list-style-type: none"> recycling disposal (specify contractor)
See attached S&S.			

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application

ON-GOING MANAGEMENT

Describe how you intend to ensure ongoing management of waste on-site (eg. lease conditions, caretaker/manager onsite) including any waste reduction initiatives you intend to implement.

Office waste as per commercial contractor.

Please Note – This form must be completed as part of a Development Application for works involving change of use/fit out of commercial/industrial premises only, where there is no proposed extension to the existing floor area. For further information about waste estimates/volumes (to assist in completing this plan) please refer to Appendix 3 of Part A of Council's DCP 2007.

KIORA CRESCENT

CONSTRUCTION CERTIFICATE

Approved Plans & Specifications relating to:

Certificate No:

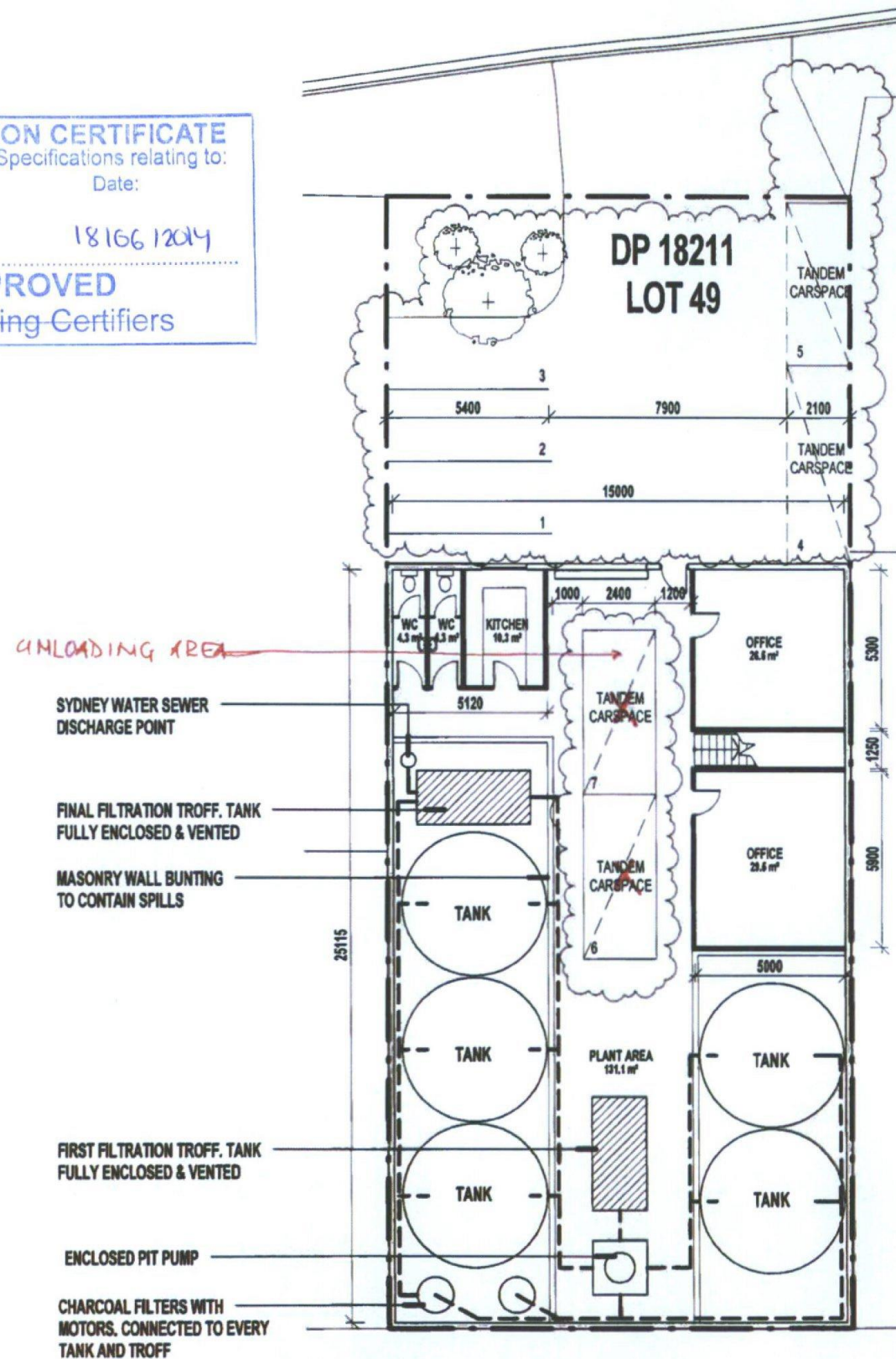
Date:

141821

18/06/2014

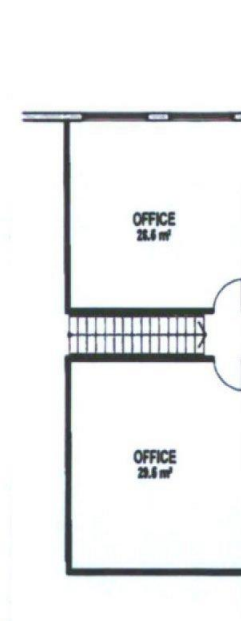
APPROVED

AR Building Certifiers



GROUND FLOOR PLAN

1:200



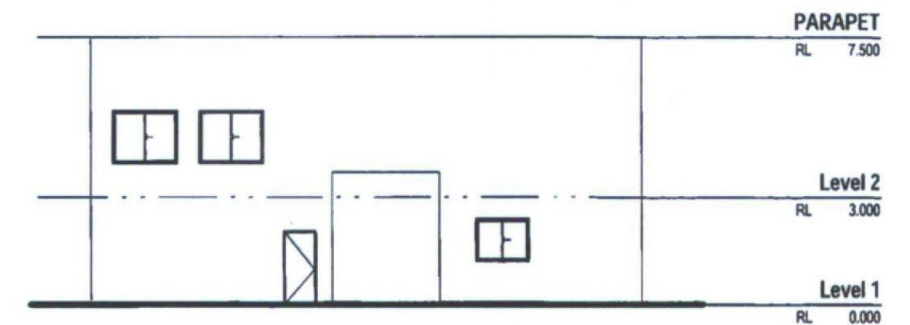
MEZANINE

1:200

Holroyd City Council

THESE ENDORSED PLANS ARE TO BE READ IN CONJUNCTION WITH DEVELOPMENT CONSENT

No. 2013/351/1



NORTH ELEVATION

1:200

GROSS FLOOR AREA SCHEDULE

Name	Area
FIRST FLOOR GFA	63.7 m²
GROUND FLOOR GFA	392.9 m²
Grand total: 2	456.7 m²

0 1 2 3 4 5 10m
SCALE BAR

ISSUE	DATE	AMENDMENT
A	22/03/2013	Revision 1 DA SUBMISSION
A	07/12/2013	REVISED DA SUBMISSION

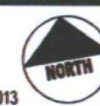
PROJECT
PROPOSED WASTE TRANSFER STATION
ADDRESS
14 KIORA CRESCENT, YENNORA, NSW, 2161

CLIENT
STIMSON CONSULTING SERVICES



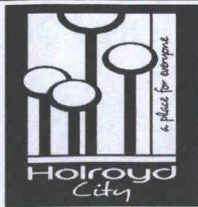
Morson Group Pty Ltd
NOMINATED ARCHITECT - P.F. MORSON
REGISTRATION NUMBER 8100
ACN 159 480 054, ABN 41 159 480 054
E: peter@morsonassociates.com
M: 0437 477 181
PO Box 170, Potts Point, NSW 1535

SCALE
1:200
DATE
JULY 2013



SHEET NAME
FLOOR PLANS
DRAWING NUMBER
DA01

B
ISSUE NO.



BUILDING CERTIFICATE APPLICATION FOR UNAUTHORISED WORKS

Made under the Environmental Planning and Assessment Act 1979 (Section 149D)
Disclaimer: The information provided by you on this form will be used by Holroyd City Council or its agents to process this application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or were you give permission for third party access.

PART 1 – Property, Applicant & Owner Details

2016/10

1. Property details

Address

Unit:	House:
Street: 16 Kiara Crescent	
Suburb: Yennora	Postcode: 2161 NSW
Lot: 50	DP/SP etc 18211
Name Mr. WEI CHEN	Ph: 96321588

Property access contract

2. Applicant details

Full name/company and contact person

Family name (Company): CHEN

Full given names: WEI

OR company Contact person:

Postal address

Contact details

Suburb: Yennora	Postcode: 2161
Mobile: 0410601917	Fax:
Email: info@formlinkengineering.com.au	Date: 12-2-2016

Note: Applicant is required to sign the last page of this application

3. Applicant's authority

Please (✓)

<input type="checkbox"/> public authority	<input type="checkbox"/> under contract
<input checked="" type="checkbox"/> owner (see below)	<input type="checkbox"/> with owner's consent (see below)

4. Owner's details

Full name/company

And contact person

Postal address

Family name (Company): CHEN

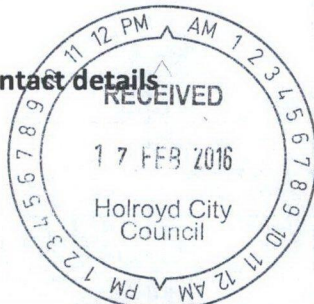
Full given names: WEI

16 Kiara Crescent

Suburb: Yennora	Postcode: 2161 NSW
Home phone: 0410601917	Mobile: 0410601917
Office phone: 96321588	Fax:
Email: info@formlinkengineering.com.au	

Note: Signatures of all registered are required on the last page of this application. Without the signatures of all registered owners Council cannot accept this application.

Contact details



OFFICE USE ONLY

Reference: BC/

BC Fee: \$ 1359.70

Scanning Fee:

Date:

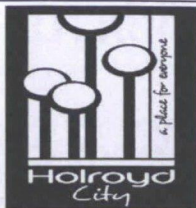
BC/

Receipt #: \$ 1474879

\$

$$DA = 245 + CC = 864.70 + BC = 250$$

Marge



BUILDING CERTIFICATE APPLICATION FOR UNAUTHORISED WORKS

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PART 2 – Building Details

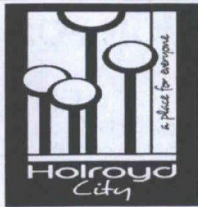
5. Building Description Description of building/part requiring certification Note: If the unauthorised Development is incomplete, has caused the Building Classification to change, or has intensified the existing use at the premises them separate Development Approval may be required (ie Section 96, Development Application (DA) or Complying Development Certificate)	<i>Light duty Removeable office</i>		
	Floor area of building (m ²):	<i>32 m²</i>	
	Estimated cost of works: \$	<i>30000.</i>	
	Date works were completed:	<i>not yet</i>	
Please (✓)	Owner/applicant is responsible for works	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>
	Certificate required for whole building	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>
	Certificate required for part of building	yes <input type="checkbox"/>	no <input type="checkbox"/>

Note: An increased fee will be imposed if works have been completed within the past 24 months, the applicant/owner was responsible for the work, AND the work was not authorised under the Environmental Planning & Assessment Act. This increased fee is equivalent to that of a combined development and construction certificate application, or a complying development certificate application (whichever is relevant). Addition inspection fees also apply.

PART 3 – Accompanying Documentation Checklist (Please note: The submission of all relevant certification does not guarantee approval of the unauthorised development)

AUTHORISED Building Works – All Applications – Generally

Identification Survey Report	<ul style="list-style-type: none"> Full drawings of the building (1:100 scale/1:200) i.e. site plan, floor plan depicting unauthorised work, elevations and sections. 	2		
Works as executed (built) architectural plans				
Floor plans indicating the extent of unauthorised works				
Installation certificates relating to essential fire safety measures				
Works as executed (built) Stormwater/drainage plan	Details of proposed and existing fire safety measures as required by the Building Code of Australia (BCA), including certification.			
A4 size notification plans	Full drawings of the building (1:100 scale/1:200).			
Sydney Water approval	Site & elevation plans reduced to A4 size, for all unauthorised work.			
	Stamped plans from Sydney Water to ensure the unauthorised development does not detrimentally impact Sydney Water infrastructure.			

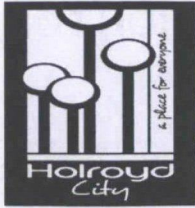


BUILDING CERTIFICATE APPLICATION FOR UNAUTHORISED WORKS

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PART 3 – Accompanying Documentation Checklist (continued)

Description	Notes NB: more information may be requested during the assessment of your application	Co Copies Required	Applicant (S)	Officer (S)
UNAUTHORISED Building Works – All Applications – Generally (continued)				
Shadow diagram/profiles	9am, 12pm and 3pm diagrams in winter solstice	2		
Certification confirming the structural elements, stormwater, health and amenity comply with BCA requirements	<ul style="list-style-type: none"> Structural engineers report for all structural elements Termite management Certification to AS3660 Wet area waterproofing certification to BCA and AS3740 Electrical certification to AS3000 Glazing certification to AS1288 and AS2043 Smoke alarm certification to BCA & AS3786 Building Code of Australia (BCA) Compliance Report/Audit by Level A1 Accredited Building Certifier. (Generally for "Habitable" development only) Other certification maybe requested 			
Statement of Environmental Effects	Full description of the proposal and assessment against relevant LEP and DCP requirements, including a numerical compliance report/table	2		
Energy and sustainability performance certificate (BASIX)	Can be sourced from www.basix.nsw.gov.au	2		
Aboriginal archaeological statement	For "high" and "medium" sensitivity sites	2		
Contamination report	If the site is potentially contaminated. (eg Asbestos, etc)	2		
Traffic Report	If requested by Council	2		
Flora fauna statement	If requested by Council	2		
Flood/Hydraulic Report	If requested by Council	2		
Heritage impact statement	If the subject site is a heritage item or is in a conversation area. See Heritage DCP or LEP on at www.holroyd.nsw.gov.au	2		
UNAUTHORISED Building Works – Non residential – In addition to above				
Annual Fire Safety Statement (class 2-9 buildings ONLY)				



BUILDING CERTIFICATE APPLICATION FOR UNAUTHORISED WORKS

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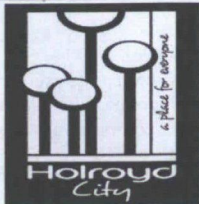
UNAUTHORISED Building Works – where Development consent obtained but no Construction Certificate issued

Copy of Development Consent & approved plans		2		
Demonstration of compliance with conditions of consent, pertaining to the Construction Certificate and Occupation Certificate		2		
Design certificates relating to essential fire safety measures		2		
Design certificate relating to structural elements, stormwater, health & amenity		2		
Works –as-executed plans for stormwater	Full drawings of the building (1:100 scale/1:200).	2		
As built drawings indicating the extent of unauthorised works	Full drawings of the building (1:100 scale/1:200) i.e. site plan, floor plan depicting unauthorised work, elevations and sections.			
Annual Fire Safety Statement (Class 2-9 buildings ONLY)		2		

PART 4 – Digital Requirements

6. Digital requirements	As of 10 th June 2013, all Applications must be accompanied by a digital data disc i.e. CD-ROM, DVD-ROM containing all documentation (including written documents). This is to assist Council in record keeping and processing.
	Applications without a digital data disc will not be accepted.
File format requirements	<ul style="list-style-type: none"> The files must be in PDF format <p>One PDF file should contain all plans and drawings (excluding internal residential floor plans) i.e. site plan, elevation plan, landscape plan, stormwater survey etc in the same single file</p> <p>Each additional accompanying document requires a separate PDF file e.g. application form, statement of environmental effects, heritage report, and internal residential floor plans, etc each in separate files.</p> <ul style="list-style-type: none"> Standard documents are not required to be above 400 dpi resolution whether they are single page or multipage documents and must not exceed 500MB in size. Please contact Council's Records Department on 9840 9840 if your document exceeds 500MB. <p>Files named as follows: Document Type – Property Address</p>

My disc contains files which are named correctly and their content Exactly matches hardcopies submitted with this application	yes <input type="checkbox"/>	no <input type="checkbox"/>
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BUILDING CERTIFICATE APPLICATION FOR UNAUTHORISED WORKS

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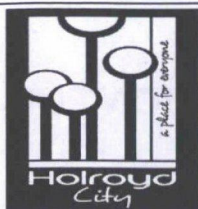
PART 7 – Council Officer Declaration

9. Owner declaration

I declare that this application is, to the best of my knowledge, complete including owner's consent and that all accompanying documentation outlined in the checklist in Part 3 of this application has been lodged including digital requirements.

Officer's name

Officer's signature



BUILDING CERTIFICATE APPLICATION FOR UNAUTHORISED WORKS

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PART 5 – Applicant Declaration

7. Applicant declaration

To ensure transparency in Council's decision making functions, any application which is made by a Council employee/Councillor and/or their immediate relative/s, will be independently reviewed for assessment.

I am an employee/Councillor or relative of an employee/Councillor of Holroyd City Council. **YES or NO** (Please circle applicable answer)

I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct and that digital requirements are met.

Applicant's signature

Date: 12-2-2016

PART 6 – Owner's Consent

8. Owner Consent

One or more of the owners is an employee/Councillor or relative of an employee/Councillor of Holroyd City Council. **YES or NO** (Please circle applicable answer)

I/we own the subject land, consent to this application and consent to Council officers entering the premises during normal office hours for the purpose of conducting inspections relative to this application. I accept that all communication regarding this application will be through the nominated applicant.

- If the owner is a company, this form must be signed by 2 directors or a director and a company secretary (unless it has a sole director). In addition to the signatures, a common seal must be stamped on this form if applicable. If there is no common seal, a company letterhead is acceptable. Alternatively a copy of the company's ASIC registration can be accepted in lieu of the common seal or company letterhead.
- If the property is a unit under strata title or a lot in a community title and approval is sought for work on or over common property, then the common seal of the body corporate must be stamped on this form and signed by the chairman or secretary of the Body Corporate.

Owner's signature(s)

Date: 12-2-2016

Date:

Date:

Date:

16 KIORA CRESCENT YENNORA



SCALE IN METRES



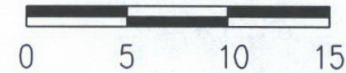
REVISION	DATE	DESCRIPTION
A	080216	

TITLE	AUTHOR	DATE	SIGNATURE	PROPOSED BLOCK 16 KIORA CRESCENT YENNORA	
DRAWN BY:	LC	2016		DRAWING No	CAD FILE NAME
CHKD BY:					
CO-ORDINATOR					
R.A.S. APPROVED					
COMPUTER AIDED DRAWING - DO NOT REVISE BY HAND				SCALE	REV A

16 KIORA CRESCENT YENNORA



SCALE IN METRES



REVISION	DATE	DESCRIPTION
A	080216	

TITLE	AUTHOR	DATE	SIGNATURE	PROPOSED BLOCK 16 KIORA CRESCENT YENNORA	
DRAWN BY:	LC	2016		DRAWING No	CAD FILE NAME
CHKD BY:					
CO-ORDINATOR					
R.A.S. APPROVED					
COMPUTER AIDED DRAWING - DO NOT REVISE BY HAND				SCALE	REV A

Form 15—Compliance Certificate for building Design or Specification

NOTE	<p>This is to be used for the purposes of section 10 of the <i>Building Act 1975</i> and/or section 46 of the <i>Building Regulation 2006</i>.</p> <p>RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>
<p>1. Property description This section need only be completed if details of street address and property description are applicable. EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (include no., street, suburb / locality & postcode)</p> <p>16 Kiora Crescent Yennora NSW Postcode 2161</p> <p>Lot & plan details (attach list if necessary)</p> <p>Lot14 & 15 on DP728, Section 7</p> <p>In which local government area is the land situated?</p>
<p>2. Description of component/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p>Standard Mecano Wall Frames, Trusses, Steel Floor System N3 wind Rating Site Assumed Class M or Better 450x1000 PAD Footing founded on natural stiff or dense soils, Building Certifier to Assess</p>
<p>3. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.</p>	<p>AS1170.0, 0.1, 0.2, AS4600, AS4100, AS3600, AS2870 Engineering Principles BCA-2013</p>
<p>4. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>DWG No, GYWC2-1 to GYWC2-5 DWG No, MBP-PF DWG No, Frame Engineering DWG No, House Engineering Sheet 1 of 3 and 2 of 3 DWG No, HT-5000-N3</p>

LOCAL GOVERNMENT USE ONLY

Date received	Reference Number/s
---------------	--------------------

The *Building Act 1975* is administered by the
Department of Housing and Public Works



**Queensland
Government**

5. Building certifier reference number

Building certifier reference number

6. Competent person details

A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Vic Bacud

Company name (if applicable)

Mecano Sheds

Contact person

Alex

Phone no. business hours

5482 5614

Mobile no.

Fax no.

5482 4527

Email address

alexk@mecano.com.au

Postal address

PO Box 758

Gympie Qld

Postcode 4570

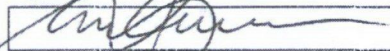
Licence or registration number (if applicable)

RPEQ 3647

7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

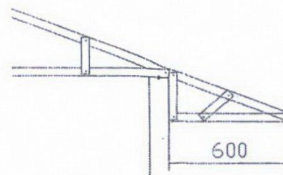
Signature



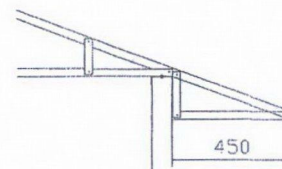
Date

23/10/2014

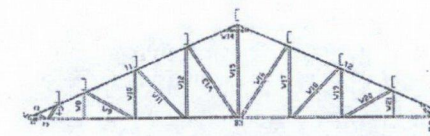
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**Knee Connection With
600mm Overhang**
(Optional)



**Knee Connection With
450mm Overhang**
(Optional)

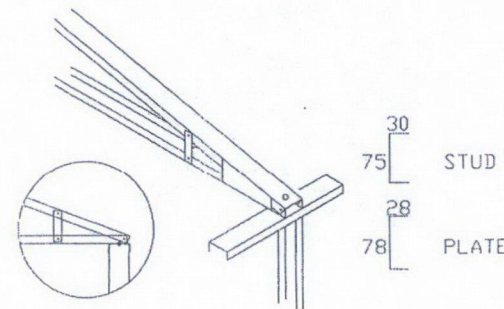
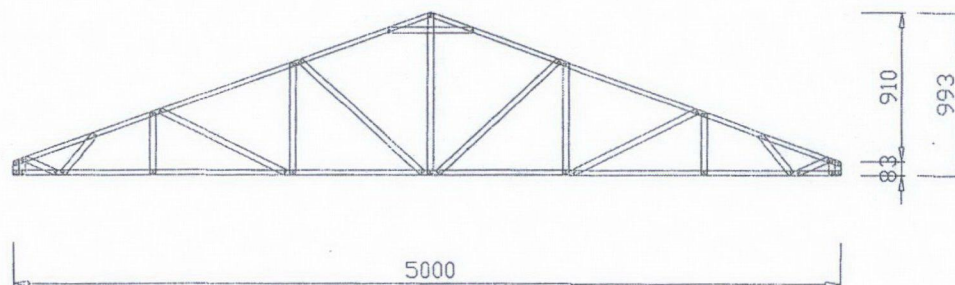


Web Orientation
All webs to face outwards



**Web Connection in
perspective**

Stud to Plate connection M6 x 1 x 15
Buildex Frame Screws
All Webs and splices are plate section
All top and bottom chords and noggins
are stud section



**Flat Truss Knee Connection in
perspective**

1 x M12 bolt connection with 2 x 38mm round washers

Truss Spacing for Dwellings
Maximum 1200mm Ctrs
0.95 Steel Thickness

Roof Battens 64TH0.55 @ 1200
ctrs max (N3)
2 - 12/14 teks per connection
6 - 12/14 teks per lap

Truss Spacings for Sheds
maximum 3000mm
0.95 Steel Thickness

Roof Battens 64TH0.75
@ 1200 ctrs max.

2 - 12/14 teks per connection
6 - 12/14 teks per lap

Manufacturer's material
Properties = Gr.550MPa
by Bluescope.

Registered Professional Engineer
Mr Vic Bacud, Jr
VIEAust CP Eng RPEQ 3647
Signature: *[Signature]* Date: 2/06/14
Registered on the NPER-3 in the Category of
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**5000mm 20°
N3 Truss**

DATE : 2/06/14

DES Sandie

DRWN Alex

CHK Vic

Truss

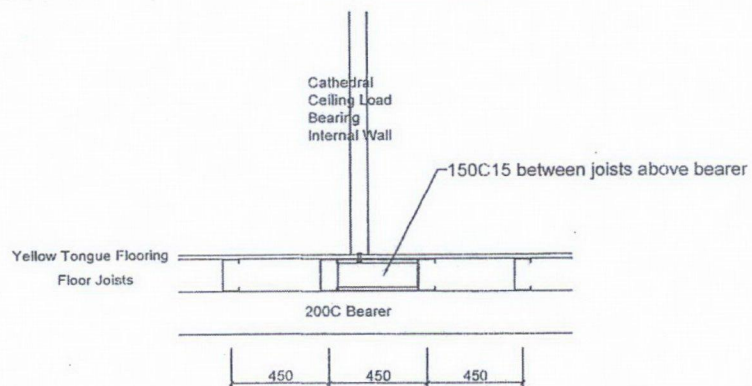
SHEET 1 of 1

DWG. NO.

HT-5000-N3

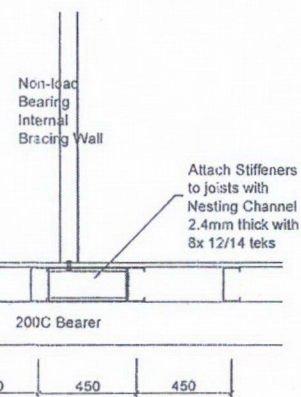
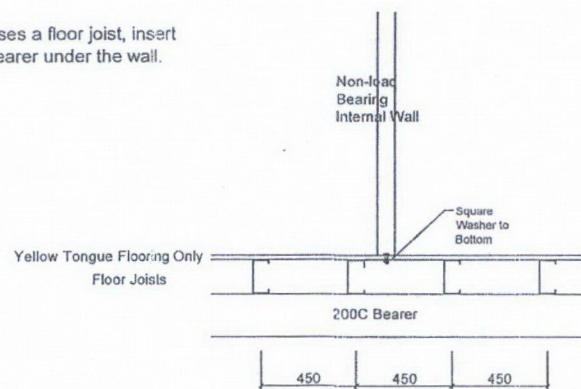
1
REV

Non-loadbearing internal wall for
Standard House Range



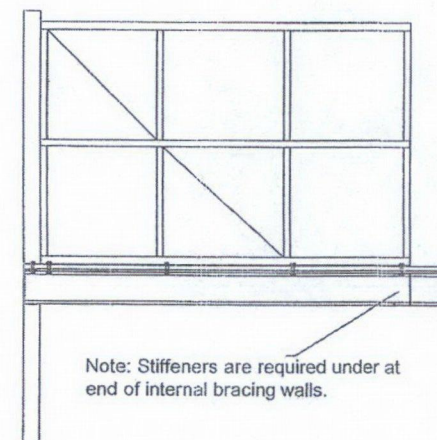
Note: When an Internal wall misses a floor joist, insert stiffener, as shown, on centre bearer under the wall.

Loadbearing internal wall for Standard
Graceville House Range

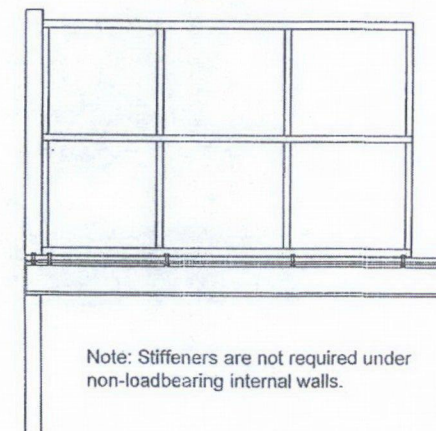


Note :- Stiffener
same size
member as joists

Non-loadbearing internal bracing
wall for Standard House Range



Note: Stiffeners are required under at
end of internal bracing walls.



Note: Stiffeners are not required under
non-loadbearing internal walls.

Mr Vic Bacud, Jnr
MIEAustCEng EC 26331
Signature *[Signature]* Date 30/10/2013 NPFR-3
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Standard Connection
Details for House wall
frame connection to
Floor System

DATE : 04/08/09

WALL SPECIFICATIONS 2

DES

SHEET 2 OF 3

DRWN

SP

DWG. NO.

CHK

HOUSE ENGINEERING

REV.

WALLING REQUIREMENTS USING MECANO STEEL-FRAMING

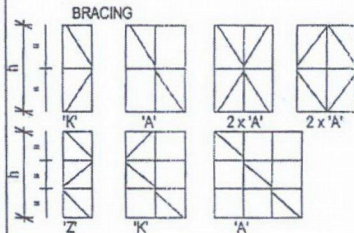


LOAD BEARING (EXTERNAL) WALLS

WIND CATEGORY	W33N (N2)	W41N (N3)	W50C (C2)
WALL HEIGHTS (mm)	$q_s = 0.92 \text{ KPa}$	$q_s = 1.4 \text{ KPa}$	$q_s = 2.1 \text{ KPa}$
2400	0.75mm@600ctrs 1 row of Nogging	0.75mm@600ctrs 1 row of Nogging	0.75mm@450ctrs 0.95mm@600ctrs 1 row of Nogging
2700	0.75mm@600ctrs 1 row of Nogging	0.75mm@450ctrs 0.95mm@600ctrs 1 row of Nogging	0.75mm@450ctrs 1 row of Nogging
3000	0.75mm@600ctrs 2 rows of Nogging	0.75mm@600ctrs 2 rows of Nogging	0.95mm@450ctrs 2 rows of Nogging
5000	0.75mm@600ctrs 1200 Max ctrs for Nogging	0.75mm@600ctrs 1200 Max ctrs for Nogging	0.95mm@450ctrs 1200 Max ctrs for Nogging

NOTE: THESE TABLES REPRESENT MINIMUM REQUIREMENTS
NON-LOAD BEARING WALLS (INTERNAL)

WALL HEIGHTS	STUD SPACING
2400	0.75@600
2700	0.75@600



NOTE FOR DOUBLE NOGGING WALLS
(1) Double Nogging is required for walls 3000 high and above
(2) Double Nogging required for floor loaded walls 2700 high and above
(3) Does not apply to non load bearing walls

BRACING STRENGTHS (kN)

WALL HEIGHTS		STUD SPACING (mm)			
		300	450	600	1000
2400	K	0.9	2.0	2.4	3.3
	A	2.2	3.3	4.2	6.5
2700	K	0.7	1.3	2.0	2.9
	A	1.8	2.8	3.5	4.9
3000	K	0.7	1.2	1.8	2.4
	A	1.4	2.5	3.2	4.0
2400	Z	1.0	1.8	2.8	X
	K	1.5	2.1	4.0	
2700	A	2.9	3.2	5.5	
	Z	0.9	1.5	2.0	
	K	1.5	2.2	2.9	
3000	A	2.7	3.9	4.9	
	Z	0.7	1.3	1.7	
	K	1.3	2.0	2.4	
2400	A	2.5	3.5	4.2	

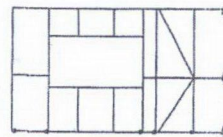
NOTES (General)

- All connections can be one of the following:
 - CRUNT rivet (J5481030) x 2
 - Handweld self piercing rivet x 2
 - 10 gauge tek screw x 2
 - 40 mm flat weld coated with anti-corrosive paint x 2
- For 0.75 mm steel - reduce bracing values by 20%
For 1.15 steel - increase bracing values by 10%
- Linear interpolation is permitted for stud spacings and wall heights not exactly to table values
- All steel - G450 Z275 (or AZ150) high tensile
- Wall is assumed to be clad on at least one side.
- Where cyclone resistant windows and doors have been fitted, the equivalent noncyclonic stud may be selected.
- These table values are designed for serviceability deflections in residential applications

ASSUMPTIONS

- Max allowable stress 2450MPa for W_s
- Max allowable deflection 712mm for W_s or height/200 whichever is the lesser
- Cpl = 0.2 for NonCyclonic & = 0.8 for Cyclonic

WALL TIE DOWN

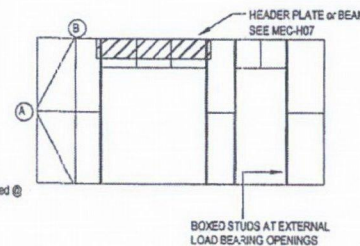


EXTERNAL WALLS TO FLOOR SYSTEM -
1 X M12x45 BOLT or Threaded Rod or strap

INTERNAL NON-LOAD BEARING WALLS -
1 No. 14 hexagon washer head self-tapping screws to every location of flange of joist.

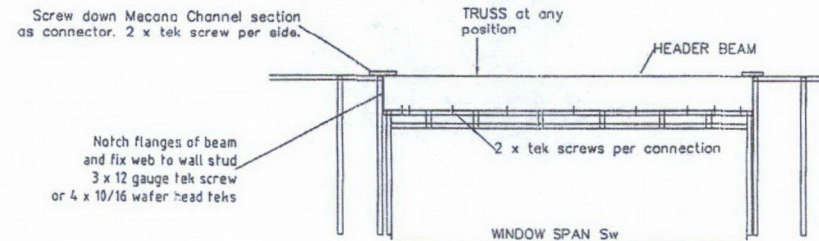
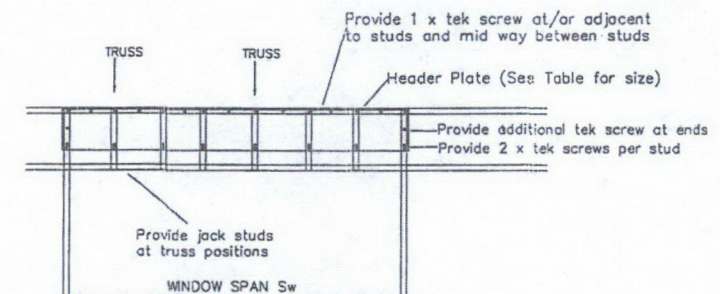
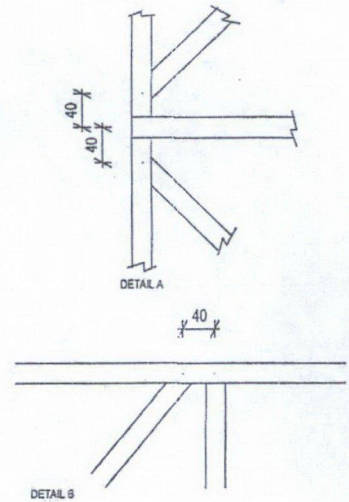
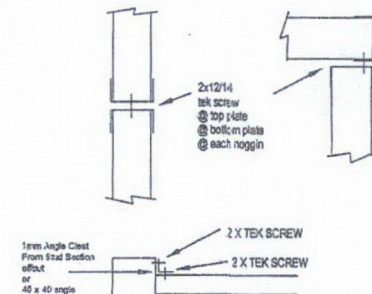
Opening Size	HEADER BEAM COVER 1 COVER 2	100 x 100 mm 100 x 150 mm	150 x 150 mm 150 x 200 mm
900	30	30	35.0
1200	30	30	35.0
1500	30	30	34.0
1800	28	30	31
2400	24	30	18
2700	20	27	14.5
3000	13	21	10.5
3600	10	16	8.5

MAX ALLOWABLE LOAD PER TRUSS (kN) (1200 CTRS)



ADDITIONAL JAMB STUD FOR OPENINGS 2461-3661mm 4 X TEK SCREWS TO BOXED STUDS

CONNECTING WALL FRAMES



This plan is to be read in conjunction with truss specifications

Mr Vic Bacud, Jr
MBAust 07 Reg RPBQ 3647
Signature: *[Signature]* Date: 06/02/2012
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National Professional Engineers Register Section Three

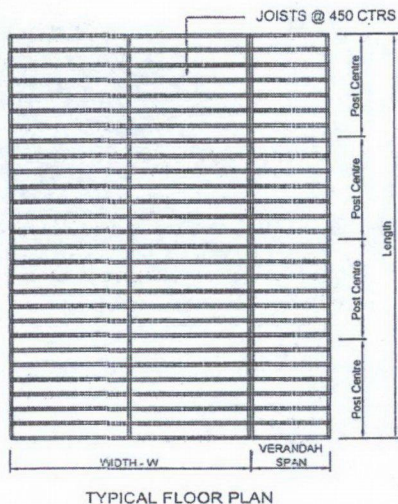
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Standard House Wall
Engineering for N2 and N3
& C2 Regions

DATE: 04/08/09		WALL SPECIFICATIONS 1	
DES		SHEET 1 OF 3	
DRWN	SP	DWG. NO.	
CHK		HOUSE ENGINEERING	
		1 REV.	

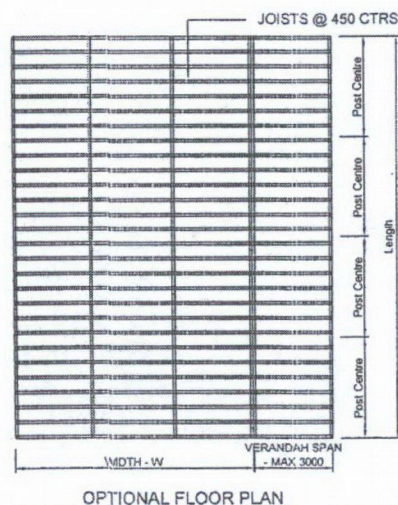
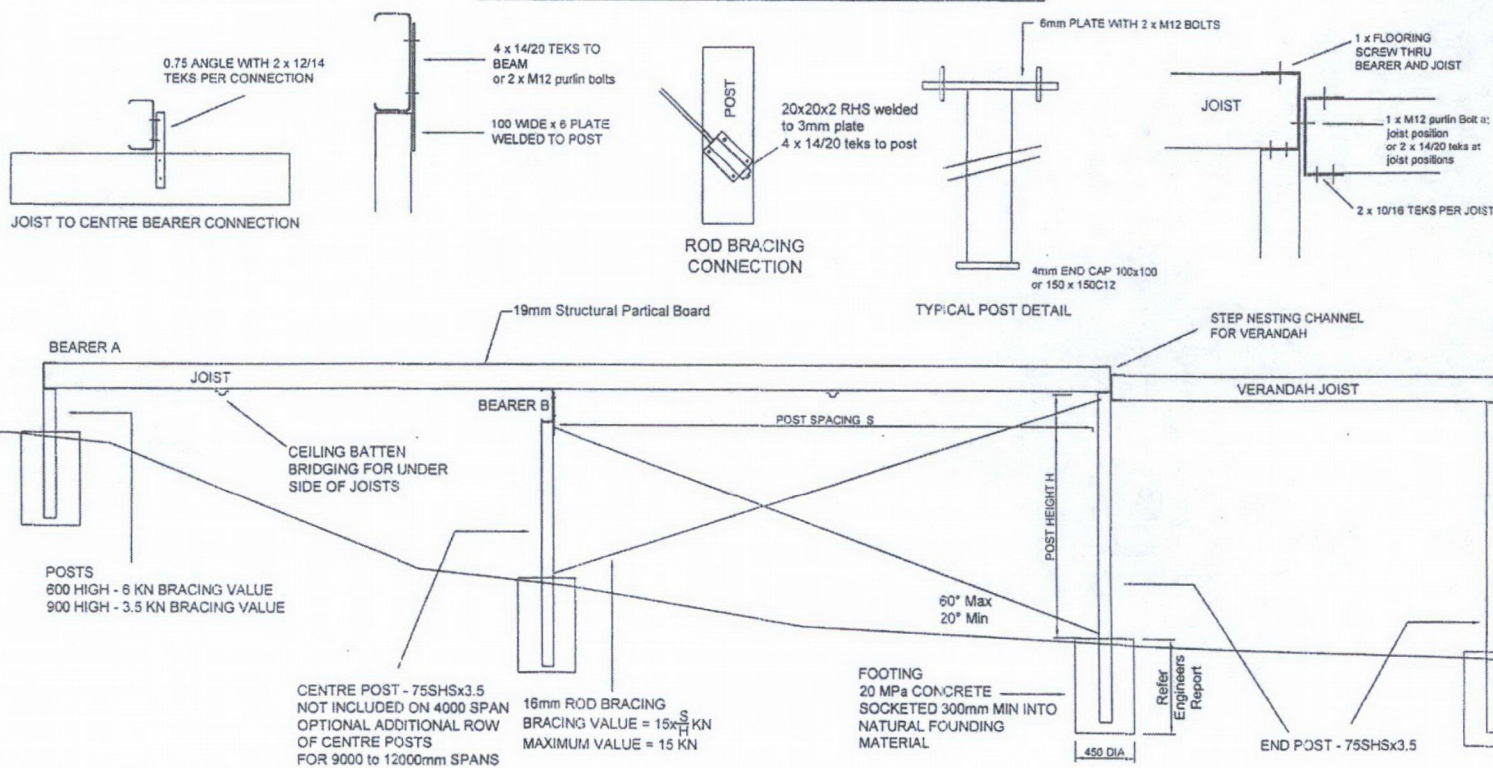
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NOTES
FLOOR SYSTEM IS DESIGN TO AS1170.1 FOR A LIVE LOAD CF 1.5 KPa
AND PT LOAD OF 1.8 KN
MINIMUM BEARING CAPACITY OF GROUND - 100KPa
LIMIT STATE DESIGN HAS BEEN USED
MAX POST HEIGHT 3000 mm
LOAD BEARING WALLS MUST BE BOLTED TO JOIST OR BEARER

MAIN FLOOR				
WIDTH W	JOIST	BEARER A	BEARER B	MAXIMUM POST CENTRES
3100	150C15 2 Rows 22TH	150NC24	NA	3200mm
3600	200C15 2 Rows 22TH	200NC24	NA	3200mm
4000	200C24 3 Rows 22TH	200NC24	NA	3200mm
5400	150C12	150NC24	200C24	3200mm
6300	150C15	150NC24	200C24	3200mm
7200	200C15	200NC24	200C24	3200mm
7650	200C15	200NC24	200C24	3200mm
8100	150C12	150NC24	200C24 at 2700 max ctrs	3200mm
9000	150C15	150NC24	200C24 at 3000 max ctrs	3200mm
10500	200C15	200NC24	200C24 at 3500 max ctrs	3200mm
12600	150C15	150NC24	200C24 at 3150 max ctrs	3200mm

VERANDAH		
WIDTH W	JOIST	BEARER A
2400	150C12	150NC24
2700	150C12	150NC24
3000	150C15	150NC24
3600	200C15	200NC24
4000	150C12	150NC24 200C15 MID BEARER



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Standard Engineering

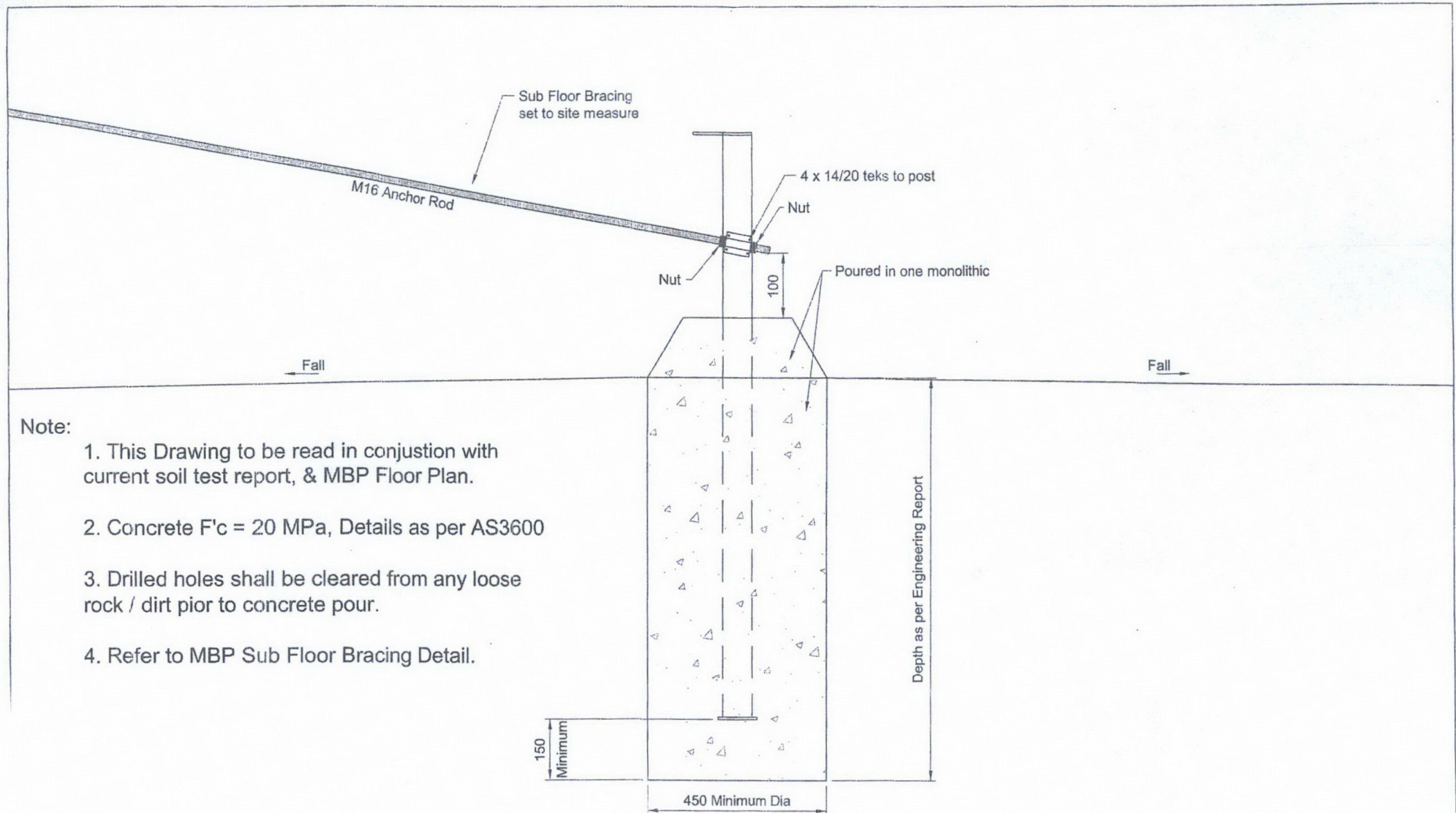
DATE: 06/08/10

FLOORSYSTEM

DES		SHEET 1 OF 1
DRWN	SP	DWG. NO.
CHK		FRAME ENGINEERING

1
REV

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Note:

1. This Drawing to be read in conjunction with current soil test report, & MBP Floor Plan.
2. Concrete F'c = 20 MPa, Details as per AS3600
3. Drilled holes shall be cleared from any loose rock / dirt prior to concrete pour.
4. Refer to MBP Sub Floor Bracing Detail.

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Typical Pad Footing
 NTS

DRWN	AK	DATE: 14/10/09
CHK		DWG NO MRP-PF

GENERAL NOTES

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE WORK. ALL DISCREPANCIES SHALL BE REFERRED FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G2 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK STARTS. VARIATIONS ARE TO BE CONFIRMED AND AGREED. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM THE DRAWING.
- G3 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS IN A STABLE CONDITION.
- G4 SAFETY REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK PLACE, HEALTH AND SAFETY ACT AS ADMINISTERED BY THE DIVISION OF ACCIDENT PREVENTION.
- G5 THE APPROVAL FOR THE USE OF ALTERNATIVES SHALL BE SOUGHT BEFORE THE WORK COMMENCES.
- G6 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL REDUCED LEVELS ARE EXPRESSED IN METRES AND ARE TO ASSUMED DATUM UNLESS NOTED OTHERWISE.

THESE DRAWINGS CONTAIN INFORMATION FOR OBTAINING A BUILDING PERMIT. THEY ARE NOT DETAILED SUFFICIENTLY FOR A SPECIFICATION FOR A BINDING CONTRACT WITH A BUILDER. AN ADDITIONAL SPECIFICATION SHOULD BE WRITTEN TO INCLUDE PAINTING, ELECTRICAL & PLUMBING FITTINGS, AND SECOND FIXINGS (KITCHENS, ROBES, CUPBOARDS ETC.).

WINDOWS & DOORS INCLUDING FRAMES, GLAZING & FIXINGS ARE TO COMPLY WITH AS 1288 - 1994 (GLAZING & IMPACT) AND AS 2047 - 1999 (CONSTRUCTION) AND BE CERTIFIED BY MANUFACTURER (INCLUDING FIXING DETAILS). REFER TO DTCM4/12/1-2 FOR DESIGN PRESSURE CRITERIA. BUILDER TO CHECK THAT FRAME SIZES SUITE CONSTRUCTED OPENINGS (ESP. BLOCKWORK). WINDOWS LESS THAN 1500mm FROM BASE OF BATH OR SHOWER] SUBSTRATE ARE REQUIRED TO BE SAFETY GLASS AS PER AS 1288.

SLIDING GLASS DOOR TO HAVE SAFETY MOTIFS AT MID HEIGHT. SAFETY GLASS IS REQUIRED WHERE GLASS PANELS EXCEED 0.5 SQ M. SMOKE ALARMS (COMPLYING WITH AS 3786) ARE TO BE INSTALLED WHERE SHOWN ON PLAN IN ACCORDANCE WITH BCA 3.7.2. PHOTO ELECTRIC OR IONISATION TYPES ARE TO BE FITTED IN OR UNDER CEILING (WITH NO DEAD AIR SPACES) AND IN HALLWAY BETWEEN BEDROOMS AND OTHER HABITABLE AREAS AS REQUIRED. SANITARY COMPARTMENTS (TOILETS) TO HAVE REMOVABLE DOOR AS PER BCA 3.8.3.3(C) IF DISTANCE FROM PAN TO NEAREST PART OF DOOR IS LESS THAN 1200mm, ALTERNATIVES INCLUDE SLIDING DOOR OR OPENING

PROPRIETARY ITEMS AND NON STRUCTURAL MATERIALS WITH UNSPECIFIED FIXING SHALL BE CONSTRUCTED AS PER MANUFACTURERS SPECIFICATION FOR THE RELEVANT REGION

TERMITE RISK MANAGEMENT

Termite control to be in accordance with AS 3660.1 & BCA 3.1.3

Monolithic concrete slab laid in accordance with AS 2870.1 with 75mm exposed vertical concrete edge for visual termite control.

All penetrations and construction joints to be fitted with Termimesh or other approved physical barriers installed or applied by licenced applicator to manufacturers specification.

Any untreated timber posts, stairs and the like shall be set 75mm minimum clear of ground for visual inspection.

Any active nest containing economically significant termites within the property boundaries up to a distance of 50m from the proposed building shall be eliminated prior to construction. All timber offcuts, building debris and other materials such as cardboard and paper containing cellulose shall be removed from the site.

Two approved notices shall be affixed to the dwelling as required advising owners of the method of termite risk management used, and their ongoing responsibility for the maintenance of the systems.

STEELWORK

1. Cold formed steel sections of 1.2mm thickness or less shall have a minimum yield stress of 500MPa and 450MPa for greater thickness.
2. Cold formed girts and purlins shall be Lysaght, Stramit or Mecano with equivalent sizes, and sections properties. Fabrication shall comply to all manufacturer's catalog and manuals conforming to AS1533-1988, The Cold Formed Steel Structures Code.
3. All M16 bolts shall be 8.8/S, 830MPa Minimum Tensile Strength to AS1252 and all M12 bolts shall be 4.6/S, 400MPa Minimum Tensile Strength to AS1111.
4. Steel flat bars, angular bars, universal beams/columns shall be Grade 250 to AS3679, with a 410MPa Minimum Tensile Strength.
5. RHS and SHS shall be as indicated in the drawing to comply with AS1163 and AS4100
- * Tru Blu, Big Blu with 350MPa minimum yield strength
- * Greens Tuf with 450MPa minimum yield strength.
6. Reinforcing round bars shall be as indicated in the drawing.
- * Low strength plain bars to AS1302-250R, Marked "R"
- * Low strength deformed bars to AS1302-250Y, marked "S"
- * High strength deformed bars to AS1302-400Y, marked "Y"
7. Wire mesh reinforcement for concrete slab shall be F-62 with 25mm top cover for light loading & F72 to F82 for heavier.
8. Roof, wall, away braces and fly braces shall be as shown in the drawing, or to manufacturer's manuals.
9. All weldments shall be 6mm fillet minimum and to receive an appropriate coat of anti-corrosive paint before any final finish coating is applied.
10. Stability of the structure during construction is the Builder's responsibility. Provide suitable temporary bracing as needed.

STRUCTURAL STEELWORK NOTES

- S1 All workmanship and materials shall be in accordance with AS4100-1990
- S2 Unless otherwise specified, all steelwork not hot dip Galvanised shall be shop painted with one coat of zinc phosphate primer.
- S3 Except where otherwise shown, welds to be 6mm, continuous fillet. E4 1XX electrode.
- S4 Unless otherwise shown, all bolts, nuts and washers shall be galvanised in accordance with AS1214
- S5 Site welds to be painted with zinc rich paint.
- S6 Dissimilar metals shall be separated so as to prevent galvanic corrosion.
- S7 All metal used in structural timber connections shall be provided with suitable corrosion protection for particular conditions in accordance with AS/NZS 4791 & AS 1214.

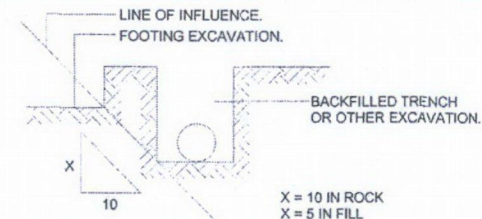
CONCRETE WORK

- C1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 - 1994.
 - C16 DAMPPROOF MEMBRANE TO BE 200um THK. POLYETHYLENE FILM. LAP JOINTS 200mm. SEAL LAP PENETRATIONS & PUNCTURES WITH DOUBLE SIDED BUTYL ADHESIVE TAPE.
 - C21 MAINTAIN MINIMUM COVER TO REINFORCEMENT AROUND PENETRATIONS OF THE SLAB.
1. Concrete for footing shall be 20MPa and 25MPa for slab, minimum compressive strength at 28th day with 20mm maximum aggregate size. At concrete pouring, slump shall be from 60mm to 100mm dependent from site conditions and shall be vibrated by an approved method. Curing of concrete shall be done just after initial set for 3 to 7 days continuous.
 2. All crack control joints shall be 4mm wide x 45mm deep saw cut. Locations shall be from 6.0m to 12.0m on centres.
 3. Reinforcement shall be aligned correctly using approved spacers.
 4. Prior to concrete pour, Builder shall comply to all Council requirements, seek advice and perform the best building practice.

SITE PREPARATIONS, EARTHWORKS AND FOUNDATIONS NOTES.

- E1 EARTHWORKS SHALL BE IN ACCORDANCE WITH AS 3798 AND AS FOLLOWS
 - E2 REFER GEOTECHNICAL REPORT AS NOTED ON DRAWINGS
 - E3 ALL VEGETATION AND TOPSOIL SHALL BE REMOVED TO STOCKPILE.
 - E4 THE CONTRACTOR SHALL CHECK ALL EXCAVATIONS FOR ORGANIC MATERIAL AND RUBBISH. IF ANY OF THIS MATERIAL IS FOUND, IT SHALL BE REMOVED FROM THE WORKS TO A PLACE DESIGNATED BY THE OWNER OR BUILDER.
 - E5 WHERE INDICATED IN THE SPECIFICATION OR ON THE DRAWINGS, EXCAVATED MATERIAL ADEQUATE FOR FILLING SHALL BE STOCKPILED FOR RE-USE.
 - E6 UNLESS NOTED OTHERWISE IN SPECIFICATION, FOOTING AND SLABS SHALL BE FOUNDED ON COMPACTED MATERIAL OR CONTROLLED FILL AS PER GEOTECHNICAL REPORT
 - E7 FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING PRESSURE OF 100 kPa. BEFORE ANY CONCRETE IS PLACED THE SAFE BEARING CAPACITY OF THE GROUND SHALL BE VERIFIED
 - E8 PRIOR TO CARRYING OUT EARTHWORKS OPERATIONS, THE CONTRACTOR SHALL LOCATE ALL SERVICES & ADVISE THE SUPERINTENDENT OF ANY CONFLICTS.
 - E9 LEVELS SHOWN ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK
 - E10 TERMITE TREAT UNDER SLAB IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS - AS PER A.S. 3660 P1.1.
- ANY ACTIVE NEST CONTAINING ECONOMICALLY SIGNIFICANT TERMITES WITHIN THE PROPERTY BOUNDARIES UP TO A DISTANCE OF 50m FROM THE PROPOSED BUILDING SHALL BE ELIMINATED PRIOR TO CONSTRUCTION ALL TIMBER CUT-OFFS, BUILDING DEBRIS, REMOVABLE FORMWORK AND OTHER MATERIALS CONTAINING CELLULOSE (EG. CARDBOARD, PAPER) SHALL BE REMOVED FROM THE SITE

- E11 THE LIMITATIONS OF EXCAVATIONS NEAR FOOTINGS SHALL BE AS FOLLOWS:



- E12 ALL FREE DRAINING GRANULAR FILL MATERIAL BEHIND RETAINING WALLS SHALL BE OF STRONG DURABLE PARTICLES CONFORMING TO THE FOLLOWING GRADINGS.

A.S. SIEVE SIZE	% PASSING
26.5mm	100
9.5mm	45 - 100
2.36mm	20 - 75
75 microns	0 - 15

- E13 DRAINAGE: FOR ALL FORMS OF TERMITE PROTECTION THE SUB FLOOR AREA BELOW A SUSPENDED FLOOR SHALL BE GRADED & DRAINED TO PREVENT THE PONDING OF WATER UNDER BUILDINGS. ALL PAVING & OTHER GROUND SURFACES ABUTTING EXTERNAL WALLS SHALL GRADE AWAY FROM THE BUILDING.

- E14 BUILDER TO COMPLY WITH HEALTH & SAFETY REGULATIONS & GOVERNMENT & LOCAL AUTHORITY REQUIREMENTS

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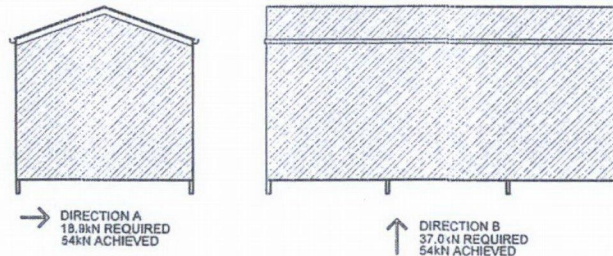
PROPOSED DWELLING FOR:

Wei Chen
16 Kiara Cresnet
Yennora NSW
NSW 2161

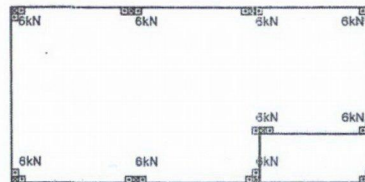
DATE :	22/10/14	General Notes	
DES	Gemini	SHEET	1 of 5
DRWN	Alex	DWG. NO.	
CHK		GYWC2-1	
			1 REV

Subfloor Bracing

DIR A Area 13.5sq.m. x 1.4 = 18.9kN
1684.2 for N3 and 1684.3 for C2. TABLE 8.1
DIR B Area 30.8sq.m. x 1.2 = 37.0kN
1684.2 for N3 and 1684.3 for C2. TABLE 8.3



Posts 600mm or less achieve 6kN in both directions
9 x 600mm posts @ 6kN achieves 54kN in both directions



REQUIREMENTS FOR SUSTAINABLE BUILDINGS MP 4.1

PERFORMANCE REQUIREMENTS	ACCEPTABLE SOLUTIONS
ENERGY EFFICIENCY P1 The thermal performance of a class 1 building attached to a class 10a building must comply with performance requirements p2.6.1 of the BCA 2010 (Volume 2)	A1 (1)A Class 1 Building including an enclosed class 10a building attached to a class 1 building complies with: (a) parts 3.12.1, 3.12.2, 3.12.3 and 3.12.4 of the BCA 2010 (Volume 2) except for buildings in climate zone 1 and 2, disregard 3.12.1.5(a)(i) and (ii); or (b) Verification using a reference building in accordance with V2.6.2.2 of the BCA 2010 (Volume 2); or (c) a software rating of not less than 6 stars; or (d) in climate zone 1, 2, and 5, a combination of a software rating of not less than 4.5 stars and a nominal credit obtained under (2) to reach a total of 6 stars; or (e) in climate zone 3 a combination of a software rating of not less than 5 stars and a nominal credit obtained under (2) to reach a total of 6 stars; or (f) part 3.12 of the BCA 2009 (Volume 2) where a nominal credit of not less than 1 star is obtained under (2) (2) For the purposes of (1)(d)-(f) the following nominal credits apply: (a) 0.5 star where a building includes an outdoor living area the roof covering of which achieves a Total R-Value of at least 1.5 for downward heat flow; (b) 1 star where a building includes an outdoor living area the roof covering of which achieves a Total R-Value of at least 1.5 for downward heat flow and the outdoor living area includes a permanently installed ceiling fan with a speed controller and a blade rotation diameter of not less than 900mm; (c) 1 star where a building has a solar photovoltaic system of at least 1kW in capacity (maximum power output) installed
ENERGY EFFICIENT DOMESTIC SERVICES P3 P5 For class 1 Building hot water systems comply with the Queensland Plumbing and wastewater code. P6 In class 1 and 2 buildings new and replacement air-conditioners must be energy efficient	A3 Class 1 Building, including a verandah, balcony or an enclosed class 10a building attached to a class 1 building, have: (a) artificial lighting that complies with part 3.12.5.5 of BCA 2010 (Volume 2); or (b) Energy efficient lighting for a minimum of 80 percent of total fixed artificial lighting A5 For hot water systems for a class 1 building: (a) Disregard BCA 2010 (Volume 2) 3.12.5.5 and instead (b) Comply with the Queensland Plumbing and Wastewater Code. A6 In class 1 and class 2 building, New and replacement air-conditioners have an EER of at least 2.9.
WATER CONSERVATION P7 In class 1 and class 2 buildings, in areas serviced by a water service provider, shower roses must facilitate the efficient use of water. P8 In class 1 and class 2 buildings in serviced by a water service provider, Toilet cisterns and bowls must facilitate the efficient use of water. P9 In class 1 and class 2 buildings, in areas serviced by a water service provider, tap ware must facilitate the efficient use of water.	P7 In class 1 and class 2 buildings, in areas serviced by a water service provider, all shower roses have a minimum 3-star Water Efficiency Labelling and Standards rating. NOTE: Water Efficiency Labelling and Standards (VELS) - references the Australian Government's labelling standards scheme for water efficient products. P8 In class 1 and class 2 building, in areas serviced by a water service provider, all toilet cisterns: (a) have a dual flush function and have a minimum 4-star water efficiency labelling and standards rating; and (b) are compatible with the size of the toilet bowl to allow for proper functioning of the toilet A8 In class 1 and class 2 buildings, in areas serviced by a water service provider, tap ware has a minimum 3-star Water Efficiency Labelling and Standards rating for taps serving: (a) laundry tubs; and (b) kitchen sinks; and (c) basins.

REQUIREMENTS FOR PLUMBING

All plumbing work to comply with energy requirements of AS/NZS 3500 All storage HWS to have a heat trap within 1m of the outlet & before the first branch if no heat trap is an integral part of the HWS.

PIPE INSULATION

SYSTEM ELEMENT	PIPING LOCATION	R-VALUE	ACCEPTED INSULATION MATERIAL
Cold water connection to HWS - Between closest valve & HWS	Internal & External	0.3	13mm Closed cell polymer.
Outlet piping from HWS. - First 500mm from HWS or to a point 150mm down the vertical leg of the heat trap.			As above
Non-recirculating hot water piping	External piping connected to primary kitchen sink		As above

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PROPOSED DWELLING FOR:

Wei Chen
16 Kiara Crescent
Yennora NSW
NSW 2161

DATE : 22/10/14

Sub Floor Bracing &
Energy Efficiency

DES Gemini

SHEET 2 of 5

DRWN Alex

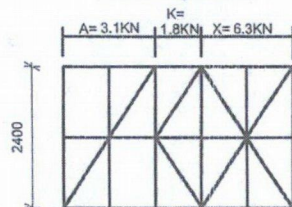
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1
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Bracing Descriptions

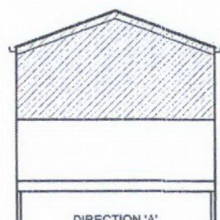


0.75 Steel @ 600 ctrs

Note: -

X, K or A denotes Bracing

DIR A Area 7.0sq.m. x 1.4 = 9.8kN
1684.2 for N3 and 1684.3 for C2 TABLE 8.1
DIR B Area 17.2sq.m. x 0.96 = 16.6kN
1684.2 for N3 and 1684.3 for C2 TABLE 8.2



DIRECTION 'A'
9.8kN REQUIRED
16.2kN ACHIEVED



DIRECTION 'B'
16.6kN REQUIRED
18.9kN ACHIEVED

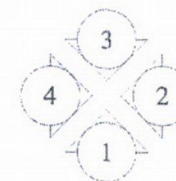
MIN. SETBACK FROM FRONT BOUNDARY ___m
MIN. SETBACK FROM SIDE BOUNDARY ___m

REAL PROPERTY DESCRIPTION

LOT - 14&15
REGISTERED PLAN NUMBER - DP728
LOCAL AUTHORITY - Fairfield

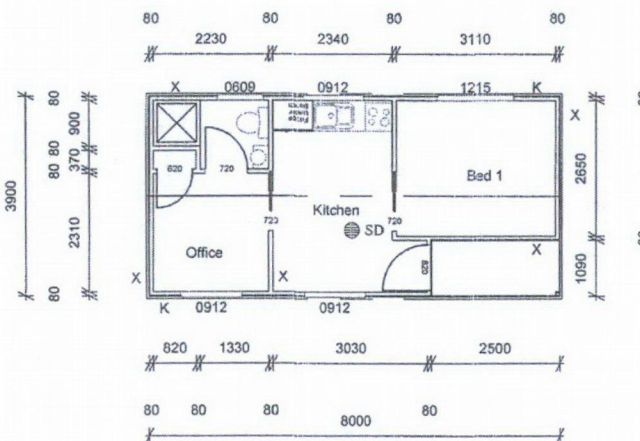
DESIGN CRITERIA

REGION - B
TERRAIN CATEGORY - TC2.5
TOPOGRAPHY - T1
SHIELDING - PS
WIND CLASSIFICATION - N3
CLIMATE ZONE - 2



SD Approved smoke alarm to comply with A.S. 3786 & Part 3.7.2 of BCA

FLOOR AREA 28.475sq.m.
VERANDAH AREA 2.725sq.m.
TOTAL AREA 31.2sq.m.



DO NOT SCALE OFF PLAN.

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PROPOSED DWELLING FOR:

Wei Chen
16 Kiara Crescent
Yennora NSW
NSW 2161

DATE : 22/10/14

DES Gemini

DRWN Alex

CHK

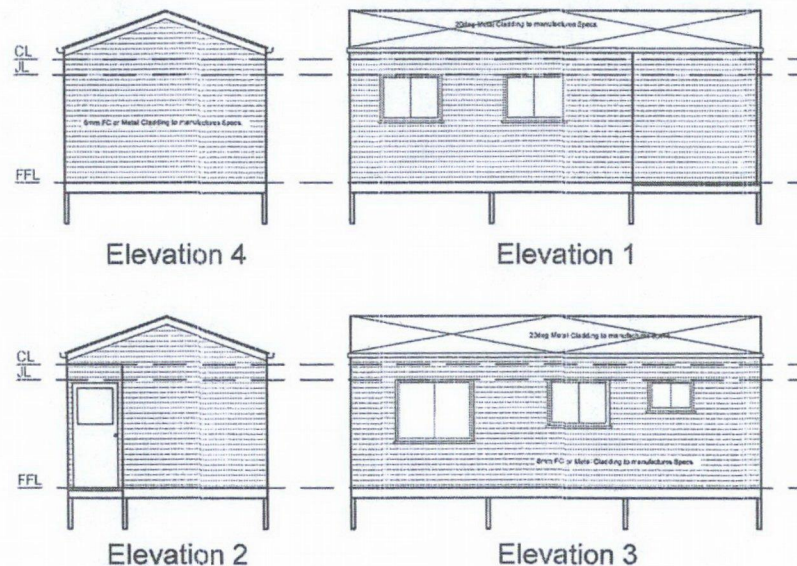
Floor Plan

SHEET 3 of 5

DWG. NO.

GYWC2-3

1
REV



Roof cladding to be installed according to manufacturer's requirements and in accordance with AS1562.1 - Design & Installation of sheet roof and wall cladding - metal.
Wall cladding to be installed in accordance with manufacturer's requirements and any referenced Standards.
Windows and glazing to be installed in accordance with AS2047 - Windows in buildings.
Upgrade at corners if required to suit specific site wind loadings.

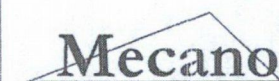
NOTES
The design of timber stairs, ramps and balustrades should be in accordance with the Building Code of Australia, sections D2.13 & D2.16.
Goings & risers must be constant throughout. Risers must not have any openings that would allow a 125mm sphere pass through between the treads.
Going (G) & Riser (R) and quantity (2R+G) must be in accordance with BCA Table D2.13.
Provide a handrail & balustrade along every side of any stairway or ramp, corridor, hallway, external access, balcony, bridge, patio, mezzanine or the like wherever the side is not bounded by a wall and is more than 915mm (or 5 risers in the case of a stair) above the adjoining floor or ground.

Provide at least one handrail to other stairs.
Fix handrails and balustrades at a vertical height of 1000mm above floor surface, and 805mm above the nosings of the stair treads.
Where the floor is more than 3.0m above the ground, balustrades must be vertical to prevent small children from climbing over the rail.
Every handrail to stairs shall be continuous between stair flights and landings and shall have no gap in the rail wider than 150mm and shall be so constructed that there will be no obstructions that will tend to break a handhold.
Balustrades must not have any openings that would allow a 125mm sphere to pass through between the balusters or between the bottom rail & the floor.

DO NOT SCALE OFF PLAN

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PROPOSED DWELLING FOR:

Wei Chen
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Yennora NSW
NSW 2161

DATE : 22/10/14

Elevations

DES	Gemini
DRWN	Alex
CHK	

SHEET 4 of 5

DWG. NO.

GYWC2-4

1
REV

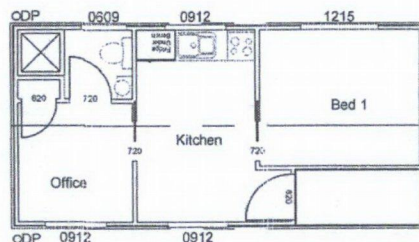
NOTES

Sanitary facilities shall comply with AS1428.1 - Design for access and mobility. Door circulation spaces shall be in accordance with cl.11.5.2.
Toilet seats of moulded plastics shall comply with AS1371. Water closets built especially for ambulant people with disabilities shall be in accordance with cl.15.3.
All work shall be in accordance with Local Authority by-laws and the BCA.

The Sewerage and Water Supply By-laws require that:
-All sanitary plumbing and drainage work be carried out only by licenced tradespersons.
-All fittings, fixtures and pipes comply with the requirements of the Joint Committee (Standard Sewerage By-laws 36 & 37 and Standard Water Supply By-laws 14a - 18a).
-Sanitary compartments must have doors and partitions that extend to a min. 1800mm above floor level.
Toilet areas without natural ventilation by means of a window must be mechanically vented.
-Waterproofing must comply with AS3740
-All wet areas to be treated to BCA3.8.1 with approved waterproofing system.

Gutter and downpipe selection to be in accordance with BCA 3.5.2.2(a).
Roof catchment area per downpipe is <40sq.m.
Size of gutter required as per Table 3.5.2.2(b) 'A' Medium Rectangular or 'D' 125mm Quad in accordance with AS3500.32.
Downpipe section as per BCA Table 3.5.2.2(c) - 60mm Ø.
Downpipes on a common gutter to be no more than 9m. apart.

Rainfall intensities per BCA Table 3.5.2.1 for Sydney, 5 minute rainfall intensity (mm/h) Average Recurrence Interval (ARI) once in 20 years 214. Once in 100 years 273.



PLUMBING PLAN

DO NOT SCALE OFF PLAN.

PLUMBING TO BE INSTALLED BY A REGISTERED PLUMBER

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PROPOSED DWELLING FOR:

Wei Chen
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DATE : 22/10/14		Plumbing Layout	
DES	Gemini	SHEET 5 of 5	
DRWN	Alex	DWG. NO.	
CHK		GYWC2-5	
		1 REV	