

**DETERMINATION NOTICE NO. 0051.97**

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION**

**Endorsed Date of Consent:** 29 August 1997  
(Council's File No. DA 51/97)

**TO:** PMT Pty Ltd  
28 Hebe Street  
GREENACRE NSW 2190

Being the applicant in respect of Development Application No. DA 51/97 and pursuant to Section 92 of the Act, Notice is hereby given of the determination of the Consent Authority of Development Application No. DA 51/97 relating to:

**PROPERTY:** Lot A DP 103140, 81 Gow Street, Padstow

**PROPOSAL:** Transfer Station Handling 80,000 Tonnes per Annum of Road Waste Material

The Development Application has been determined by **GRANTING OF CONSENT** subject to conditions specified in this Notice.

**CONDITIONS OF APPROVAL:**

1. Development shall take place generally in accordance with plans and details submitted to Council on 30 January 1997 in respect of Development Application 51/97 except where varied by the conditions that follow.
2. This consent will lapse five years from the endorsed date of consent unless either the use together with the completion of necessary building works has physically commenced, or an extension of the consent has been granted by Council.
3. The submission of a Certificate under Section 73 of the Water Board (Corporatisation) Act, 1994, prior to the release of the Building Application. For further information contact the Urban Development Officer at the Parramatta Office of Sydney Water, Telephone 9843 6236 or 9843 6241.

## **SOIL AND WATER MANAGEMENT**

4. All activity shall be conducted in a manner that has no impact upon the amenity and environment of the nearby area by reason of the emission or discharge of dirt, dust, silt, sand or otherwise from the site. In this regard a soil and water management plan prepared by a registered surveyor or engineer shall be submitted to Council with the Building Application for approval showing the existing sediment controls together with proposed control methods to ensure compliance with this condition. Soil and water management controls shall include the heavy duty concrete paving of all areas subject to vehicle movements and connection to the stormwater drainage system via a sediment trap, and the method of ensuring that all vehicles that access the site do not trail waste material onto the roadway. Soil and water management controls detailed in the approved plan shall be implemented and maintained to the satisfaction of Council at all times.

## **STORMWATER DRAINAGE**

5. All stormwater runoff shall be collected and conveyed to an inspection pit on the site and adjacent to the existing drainage easement in accordance with a drainage design approved by Council. The drainage design submitted for approval with the building plans shall comply with the requirements of Council's policy of Control of Stormwater Runoff from Development Sites.

## **CARPARKING**

6. Carparking spaces for 30 vehicles shall be provided for the overall site in marked spaces in the manner generally shown on the approved site plan and such spaces are to be kept clear and available at all times.

## **USE OF THE SITE**

7. All waste materials shall be stored in containers located either within the building or behind screen walls in accordance with the requirements of Council.
8. All loading and unloading of vehicles, storage of goods or materials and all industrial activity shall take place wholly within the site, in a manner that does not interfere with parking areas, driveways or landscaping.
9. The hours of operation shall be limited to between 6.00am - 6.00pm on weekdays and 7.00 am - 6.00 pm weekends.

## **ENVIRONMENTAL PROTECTION**

10. The use of the premises shall incorporate facilities that will prevent the discharge of any pollutant, including noise, which may degrade the environment or be prejudicial to its inhabitants.

11. All pollution control devices (including drainage systems, sumps and traps) shall be regularly maintained.
12. All liquid wastes shall be collected and disposed of in a manner which does not pollute the stormwater system.
13. All paints, chemicals and other liquids shall be stored in approved receptacles which are to be located in a bunded area constructed in accordance with Council's guidelines.

**ADVICE TO APPLICANT  
(Not Conditions of Approval)**

- A. Prior to commencement of any building work for fitout a Building Application must be submitted and approved by Council. You should ensure that the drawings submitted with the Building Application comply with Council's requirements.
- B. The WorkCover Authority of N.S.W. should be consulted regarding registration of the proposed use (ph. 9370-5378 or 9370-5380).
- C. The Environment Protection Authority of NSW should be contacted regarding the need for Licensing of the proposed facility.
- D. Please also be advised that:
  - (1) This Consent operates or becomes effective from the endorsed date of Consent (See top of first page).
  - (2) If you are dissatisfied with this decision, section 97 of the Environmental Planning and Assessment Act, 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
  - (3) These conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.
  - (4) The reasons for imposing the above conditions are to achieve the objectives of the relevant planning instruments and policies including appropriate provision of landscaping, parking and manoeuvring areas, drainage structures, and the minimisation of any adverse impact arising from the construction and occupation of the development.

For further information, please contact Michael Tierney of Council's Civic Approvals Unit on 9707 9942 .

Yours faithfully,



**RICHARD MARSHMAN**  
**PRINCIPAL PLANNER**  
das0051.97

24 September 2013

RPS Australia East P/L  
PO Box 428  
HAMILTON NSW 2303

Dear Sir/Madam,

**APPLICATION NUMBER: DA-51/1997/2**

**PROPOSAL:** Transfer Station Handling 80,000 Tonnes Per Annum of Road Waste Material - S96(1A) Amendment: Clarify material permitted under "road waste material", changes to car parking and 24-hour operation

**PROPERTY:** Lot A DP 103140, No. 81 Gow Street, PADSTOW NSW 2211

I refer to your application to modify the above development consent under the provision of Section 96(1A) of the *Environmental Planning and Assessment Act, 1979*. It is advised that the modifications, seeking to:

- clarify the material permitted under "road waste material";
- changes to car parking; and
- 24-hour operation,

have been approved.

Accordingly, Conditions 1, 6 and 9 of Determination Notice No. DA-51/1997 dated 29 August 1997, as amended by Section 96 Modification No. DA-51/1997/1 dated 1 June 1999, are amended to read as follows (amendments in italics):

- 1) Development shall take place generally in accordance with plans and details submitted to Council on 30 January 1997 in respect of Development Application 51/97, *unless altered amended or superseded by the Section 96(1A) Amendment Application No. DA-51/1997/2, lodged with Council on 1 June 2012, and accompanied by Plans: REF: 1229-1 dated 3 June 2013, prepared by G.J. Atkins & Associates and CAD REF: 116785 – 2A, dated 20 June 2013, prepared by RPS Australia East P/L (indicative layout only – no building works approved), all affixed with Council's approval stamp dated 24 SEP 2013, except where varied by the conditions that follow.*
- 6) Carparking spaces for *sixteen (16)* vehicles shall be provided for the overall site in marked spaces in the manner generally shown on the approved site plan, *as amended in red*, and such spaces are to be kept clear and available at all times.



- 9) The hours of operation shall be limited to between 6.00am – 6.00pm on weekdays and 7.00am – 6.00pm on weekends.
- a) *The hours of operation of the approved use shall be unlimited, 24 hours a day, 7 days per week, for a period of 12 months from the date of this determination notice. Once the 12-month trial period has lapsed, the hours of operation shall revert to the approved hours detailed in Condition 9 above, unless a further application has been submitted to and approved by Council for hours outside those specified in Condition 9.*

*The 24 hour operation of the facility shall at all times comply with the relevant recommendations/conclusions of the Noise Assessment Report No. 13151 Version A, prepared by Wilkinson Murray, dated 6 June 2013, noting that no approval has been granted for the installation and/or operation of a crushing machine under the subject determination notice.*

The following additional condition shall also be imposed:

- 16) For the purposes of a transfer station operating on the site, the types of materials permitted to be brought to the site under the term “road waste material” and resulting purely from roadworks, are limited to the following:
- a) General solid waste (non-putrescible):
- i) Glass, plastic, rubber, plasterboard, ceramics, bricks, concrete or metal;
  - ii) Virgin excavated material;
  - iii) Building and Demolition waste;
  - iv) Asphalt waste;
  - v) Cured concrete waste;
  - vi) Any mixture of the wastes referred to above.
- b) Drilling mud, meaning a mixture of naturally occurring rock and soil, including but not limited to materials such as sandstone, shale and clay, and drilling fluid generated during drilling operations such as horizontal or directional drilling or potholing. This does not include drilling mud that has been generated by:
- i) Deep drilling for mineral, gas or coal exploration; or
  - ii) Drilling through contaminated soils, acid sulphate soils (ASS) or potential acid sulphate soils (PASS).

The approval is subject to full compliance with all other conditions contained within Development Consent DA-51/1997 and any associated Building Approval/Construction Certificate.

Copies of the approved plans are attached for your information.

If you have any enquiries, please contact Nicholas Aley in Development Services on 9707 9473 and please quote the application number.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'N. Aley', with a long horizontal flourish extending to the right.

Nicholas Aley  
**DEVELOPMENT ASSESSMENT OFFICER**

17 February 2015

Stuart Greville  
RPS Australia East P/L  
PO Box 428  
HAMILTON NSW 2303

Dear Sir/Madam,

**APPLICATION NUMBER: DA-51/1997/3**

**PROPOSAL: Transfer Station Handling 80,000 Tonnes Per Annum of Road Waste Material – S96(1A) Amendment**

**PROPERTY: Lot A DP 103140, No. 81 Gow Street, PADSTOW NSW 2211**

I refer to your application to modify the above development consent under the provision of Section 96(1A) of the *Environmental Planning and Assessment Act, 1979*. It is advised that the modification, seeking to extend the trial period for 24 hour/7 days-a-week operation for a further period of 12 months, has been approved.

Accordingly, Condition Nos. 1 and 9 of Determination Notice No. DA-51/1997 dated 29 August 1997, as amended by Section 96 Modification No. DA-51/1997/1 dated 1 June 1999 and Section 96(1A) Modification No. DA-51/1997/2 dated 24 September 2013, are amended to read as follows (amendments in italics):

- 1) Development shall take place generally in accordance with plans and details submitted to Council on 30 January 1997 in Respect of Development Application 51/97, unless altered, amended or superseded by the Section 96(1A) Amendment Application No. DA-51/1997/2, lodged with Council on 1 June 2012, and accompanied by Plans: REF: 1229-1 dated 3 June 2013, prepared by G.J. Atkins & Associates and CAD REF: 116785 – 2A, dated 20 June 2013, prepared by RPS Australia East P/L (indicative layout only – no building works approved), all affixed with Council's approval stamp dated 24 SEP 2013, *or unless altered, amended or superseded by the Section 96(1A) Amendment Application No. DA-51/1997/3, lodged with Council on 24 September 2014*, except where varied by the conditions that follow.
- 9) The hours of operation shall be limited to between 6.00am – 6.00pm on weekdays and 7.00am – 6.00pm on weekends.
  - a) The hours of operation of the approved use shall be unlimited, 24 hours a day, 7 days per week, for a *further* period of 12 months from the date of this determination notice. Once the 12-month trial period has lapsed, the hours of operation shall revert to the approved hours detailed in Condition 9 above, unless a further application has been submitted to and approved by Council for hours outside those specified in Condition 9.

The 24 hour operation of the facility shall at all times comply with the relevant recommendations/conclusions of the Noise Assessment Report No. 13151 Version A, prepared by Wilkinson Murray, dated 6 June 2013, noting that no approval has been granted for the installation and/or operation of a crushing machine under the subject determination notice.

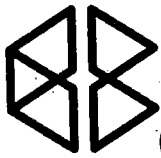
The approval is subject to full compliance with all other conditions contained within Development Consent No.: DA-51/1997 dated 29 August 1997, as amended by Section 96 Modification No.: DA-51/1997/1 dated 1 June 1999 and Section 96(1A) Modification No.: DA-51/1997/2 dated 24 September 2013, and the associated Building Approval/Construction Certificate.

If you have any enquiries, please contact Nicholas Aley in Development Services on 9707 9473 and please quote the application number.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'N. Aley', written in a cursive style.

Nicholas Aley  
**DEVELOPMENT ASSESSMENT OFFICER**

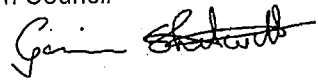


**CANTERBURY  
BANKSTOWN**

# Complying Development Certificate

**No. CD-91/2019**

issued under section 4.28 Environmental Planning and Assessment Act 1979

<b>APPLICATION</b>	
<b>Applicant</b> Name Address	<b>Abode Design</b> Attn: Ivan Schvetz PO Box 767 RICHMOND NSW 2753
<b>Subject Land</b> Address Lot no. DP Zoning	No. 81 Gow Street, PADSTOW NSW 2211 Lot A DP 103140 IN1 General Industrial
<b>Proposed Complying Development</b> Description / Use	Demolition of existing Warehouse / Storage Shed (64m x 20m x 5m)
<b>Classification of Building</b> Building Code of Australia	Demolition only x Class 10 (or 7b/8)
<b>Date of Receipt</b>	4 March 2019
<b>DETERMINATION</b>	
<b>Determination</b> Date of Determination	<b>APPROVED</b> 3 May 2019 (A Complying Development Certificate becomes effective and commences from the dated endorsed on the Certificate)
<b>Date of Lapse</b> 5 Years from Date of Certificate	3 May 2024
<b>Plans and Specifications Referenced:</b>	
<ul style="list-style-type: none"> <li>3450-6 'A' Site &amp; Demolition Plan by Abode Design dated 21.03.2019, lodged 01/05/2019</li> <li>3450-7 - Sediment Control Plan by Abode Design dated 08.02.2019, lodged 04/03/2019</li> <li>"Description of proposal / works" by Abode Design (tbc), undated, lodged 01/05/2019</li> <li>Demolition Work Plan by DECA Australia, (includes licence details) lodged 01/05/2019</li> <li>'Asbestos Clearance Certificate' issued by Beau Walker of Sydney Environmental Consulting Services, dated 15/02/2019, received 04/03/2019</li> </ul>	
<b>Attachments</b>	<ul style="list-style-type: none"> <li>Conditions of approval (includes the prescribed conditions in the Environmental Planning and Assessment Regulation 2000 that relate to the development or other condition required to be attached by the Regulation or relevant EPI or DCP including any condition relating to the payment of a section 7.12 contribution)</li> <li>Schedule of essential fire safety measures (<i>delete whichever is not applicable</i>)</li> </ul>
<b>Environmental Planning Instrument Decision Made Under</b>	State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 – <b>Part 7 'Demolition Code'</b>
<b>CERTIFICATE</b>	
<b>Certificate</b>	Canterbury-Bankstown Council states that the development is complying development and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning and Assessment Regulation 2000 concerning the issue of the certificate.
<b>Certifying Authority</b> Name Signature Accreditation No.	Canterbury-Bankstown Council Gavin Stidwill  1655A BPB 1655
<b>Date of Certificate</b>	3 May 2019
Canterbury-Bankstown Council PO Box 8, Bankstown NSW 1885 Ph: 9707 9000 Fax: 9707 9632	<i>* prior to commencement of work section 6.6 of the Environmental Planning and Assessment Act 1979 must be satisfied (see Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority).</i>

## **Notice of Determination of a Development Application**

Environmental Planning and Assessment Act, 1979. Section 81(1)(a)

### **Development Application No. DA-818/2016**

Mr Mick Muscat  
81 Gow St  
PADSTOW NSW 2211

**Date of Determination:** 21 September 2016

**Determination Notice No.:** DA-818/2016

**Property:** Lot A DP 103140, No. 81 Gow Street,  
PADSTOW NSW 2211

Canterbury-Bankstown Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

**Description of Development:** Installation of a weighbridge

**Planning Instrument:** Bankstown Local Environmental Plan 2015  
Published 5 March 2015

**Zoning of Property:** IN1 General Industrial

**Consent to Operate From:** 21 September 2016

**Consent to Lapse On:** 21 September 2021

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

#### **Notes:**

1. This Determination Notice does not constitute permission to begin works associated with the development. A Construction Certificate (where applicable) must be obtained prior to the commencement of any development works.
2. This Determination Notice operates or becomes effective from the endorsed date of Consent.

**BANKSTOWN CUSTOMER SERVICE CENTRE** Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown NSW 2200

PO Box 8, Bankstown NSW 1885 **CAMPSIE CUSTOMER SERVICE CENTRE** 137 Beamish Street, Campsie NSW 2194

PO Box 77, Campsie NSW 2194 **CANTERBURY-BANKSTOWN COUNCIL** ABN 45 985 891 846

INDCOM

**PHONE** 9707 9000 **FAX** 9707 9700 **WEBSITE** [www.canterburybankstown.nsw.gov.au](http://www.canterburybankstown.nsw.gov.au)

3. If you are dissatisfied with this decision, you may apply for a review of determination pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 (does not apply to Integrated Development proposals) or appeal to the Land and Environment Court pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979. Any application for a review of determination pursuant to Section 82A must be received, assessed and determined by Council within 6 months after the date of receipt of this Notice.
4. Section 125 of the Environmental Planning and Assessment Act, 1979 confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under that Act.
5. This consent will lapse 5 years from the endorsed date of consent unless the use has commenced, or any building works have physically commenced.
6. The applicant or any other person entitled to act on this Consent may apply to modify the Development Consent in accordance with Section 96 of the Environmental Planning and Assessment Act, 1979.
7. Failure to comply with a condition contained within this Development Consent may result in a fine or prosecution by Council.

## **CONDITIONS OF CONSENT**

- 1) The proposal shall comply with the conditions of Development Consent. A Construction Certificate shall not be issued until the plans and specifications meet the required technical standards and the conditions of this Development Consent are satisfied.
- 2) Development shall take place in accordance with Development Application No.DA-818/2016, submitted by Mick Muscat, accompanied by Drawing No. 1/1, dated 19/08/2016, prepared by Circle Z Design Pty Ltd and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.
- 3) Use of the subject premises shall be in accordance the existing approval. No modification to the existing approval is granted under this application.
- 4) A separate application shall be submitted to Council prior to the erection of any additional signage unless the proposed signage is "exempt development" in accordance with the relevant legislation.

## **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

- 5) The Certifying Authority must ensure that any certified plans forming part of the Construction Certificate are not inconsistent with this Development Consent and accompanying plans.

- 6) Approval in accordance with Council's Tree Preservation Order (TPO) is granted to lop or remove only the trees identified to be lopped or removed on the approved plans. Separate approval shall be obtained to prune or remove trees on adjoining properties or other trees located on the site. Failure to comply with Council's TPO may result in a fine of up to \$100,000.
- 7) A soil erosion and sediment control plan must be prepared by a suitably qualified professional, in accordance with the Bankstown Demolition and Construction Guidelines and Council's Development Engineering Standards, and submitted to the certifying authority for approval prior to the issue of a construction certificate.
- 8) The Council Approved building plans, including demolition plans, must be submitted to Sydney Water for assessment. This will determine if the proposed structure(s) would affect any Sydney Water infrastructure or if there are additional requirements. Building plan approvals can be submitted online via Sydney Water Tap in™.

Please refer to [www.sydneywater.com.au/tapin](http://www.sydneywater.com.au/tapin)

For Sydney Water's Guidelines for building over or next to assets, visit [www.sydneywater.com.au](http://www.sydneywater.com.au) 'Plumbing, building & developing' then 'Building Plan Approvals' or call 13000 TAPIN.

Prior to release of a construction certificate Sydney Water must issue either a Building Plan Assessment letter which states that your application is approved, or the appropriate plans must be stamped by a Water Servicing Coordinator.

- 9) A Construction Certificate shall not be issued until written proof that all bonds, fees and/or contributions as required by this consent have been paid to the applicable authority.
- 10) A long service levy payment which is 0.35% of the total cost of the work is to be paid to the Building and Construction Industry Long Service Payments Corporation.
- 11) Finished surface levels of all internal works and at the street boundary, including driveways, landscaping and drainage structures, must be as shown on the approved plans. The levels at the street boundary must be consistent with the Street Boundary Alignment Levels issued by Council.
- 12) As any works within, or use of, the footway or public road for construction purposes requires separate Council approval under Section 138 of the Roads Act 1993 and/or Section 68 of the Local Government Act 1993, Council requires that prior to any Construction Certificate for this development being issued, evidence of lodgement of an application for a Works Permit and or a Roadway/Footpath Building Occupation Permit shall be obtained where one or more of the following will occur, within, on or over the public footway or public road:

**A PRIVATE CERTIFIER CANNOT ISSUE THESE PERMITS**



## WORKS REQUIRING A 'WORKS PERMIT'

- a) Dig up, disturb, or clear the surface of a public footway or public road,
- b) Remove or interfere with a structure or tree (or any other vegetation) on a public footway or public road,
- c) Connect a road (whether public or private) to a classified road,
- d) Undertake footway, paving, vehicular crossing (driveway), landscaping or stormwater drainage works within a public footway or public road,
- e) Install utilities in, under or over a public road,
- f) Pump water into a public footway or public road from any land adjoining the public road,
- g) Erect a structure or carry out a work in, on or over a public road
- h) Require a work zone on the public road for the unloading and or loading of vehicles
- i) Pump concrete from within a public road,
- j) Stand a mobile crane within a public road
- k) Store waste and recycling containers, skips, bins and/or building materials on any part of the public road.
- l) The work is greater than \$25,000.
- m) Demolition is proposed.
- n) Subdivision is proposed.
- o) A Swimming pool is proposed.

Assessment of Works Permits (a to e) includes the preparation of footway design levels, vehicular crossing plans, dilapidation reports and issue of a Road Opening Permit.

All proposed works within the public road and footway shall be constructed under the supervision and to the satisfaction of Council. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress.

For commercial or multi-unit residential developments within the designated CBD or an urban village area, footway design and construction and street tree supply, installation and tree hole detailing shall be as per the Council master plan for that area. Full width footways are to be supplied and installed at full cost to the developer to specification as supplied by Council. Layout plan of pavement to be submitted to Council for approval prior to the issue of the Works Permit.

All Council fees applicable, minimum restoration charges and inspection fees shall be paid prior to the assessment of the Work Permit in accordance with Council's adopted fees and charges. Note: Additional fees after approval will be charged where the Work Permit requires occupation of the Road or Footpath ie Hoardings, Work Zones etc.

In determining a Works Permit, Council can impose conditions and require inspections by Council Officers.

Forms can be obtained from Councils Customer Service counter located on the ground floor of Council's administration building at 66 - 72 Rickard Road, Bankstown or Council's website [www.bankstown.nsw.gov.au](http://www.bankstown.nsw.gov.au)

Part of any approval will require the person or company carrying out the work to carry public liability insurance to a minimum value of ten million dollars. Proof of the policy is to be provided to Council prior to commencing any work approved by the Work Permit including the Road Opening Permit and must remain valid for the duration of the works.

The commencement of any works on public land, including the footway or public road, may incur an on the spot fine of not less than \$1100 per day that work continues without a Works Permit and/or a Roadway/Footpath Building Occupation Permit.

All conditions attached to the permit shall be strictly complied with prior to occupation of the development. Works non-conforming to Council's specification (includes quality of workmanship to Council's satisfaction) shall be rectified by the Council at the applicant's expense.

- 13) Stormwater runoff from all areas proposed for development shall be collected and connected to the existing stormwater system within the site, subject to the existing system being evaluated by a qualified professional Civil Engineer and found to be structurally adequate and to have the required hydraulic capacity, as required in Council's Development Engineering Standards. The existing system shall be upgraded or replaced as necessary to comply with the requirements above.

## **CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION**

- 14) The installation of the weighbridge in accordance with the development consent must not be commenced until:
  - a) a construction certificate for the work has been issued by the council or an accredited certifier, and
  - b) the person having benefit of the development consent has:
    - i. appointed a principal certifying authority for the work, and
    - ii. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
  - c) the person having the benefit of the development consent, if not carrying out the building work as an owner-builder, has:
    - i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and

- ii. notified the principal certifying authority of any such appointment, and
    - iii. unless the person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
  - d) the person having the benefit of the development consent has given at least 2 days' notice to the council of the person's intention to commence the building / subdivision work.
- 15) Existing trees within the vicinity of the construction works or paths of travel for construction vehicles accessing the development that are to be retained shall be protected with temporary fencing of a style non injurious to tree roots, placed 2m from the trunk base of the existing tree to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order. There is to be no stockpiling of materials within the 2m fenced zone.
  - 16) Suitable erosion and sediment control measures shall be erected in accordance with the plans accompanying the Construction Certificate prior to the commencement of construction works and shall be maintained at all times.
  - 17) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the construction period.
  - 18) Prior to the commencement of work, the applicant must provide a temporary on-site toilet if access to existing toilets on site is not adequate.
  - 19) Prior to the commencement of work, a fence must be erected around the area of the works, except where an existing 1.8m high boundary fence is in good condition and is capable of securing the area. Any new fencing shall be temporary (such as cyclone wire) and at least 1.8m high. All fencing is to be maintained for the duration of construction to ensure that the work area is secured.

Where the work is located within 3.6m of a public place then a Type A or Type B hoarding must be constructed appropriate to the works proposed. An application for a Work Permit for such hoarding must be submitted to Council for approval prior to the commencement of work.

- 20) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted during and outside normal working hours or when the site is unattended.
- 21) A sign must be erected in a prominent position on any site on 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
- c) stating that unauthorised entry to the work site is prohibited.

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.

## **CONDITIONS TO BE SATISFIED DURING CONSTRUCTION**

- 22) The hours of site works shall be limited to between 7.00am and 6.00pm on weekdays and 7.00am and 1.00pm on Saturdays. No work shall be carried out on Sundays and public holidays, and weekends (Saturdays and Sundays) adjacent to public holidays.
- 23) The building work must be carried out in accordance with the requirements of the Building Code of Australia.
- 24) All Civil and Hydraulic engineering works on site must be carried out in accordance with Council's Development Engineering Standards. All Civil and Hydraulic engineering works associated with Council's assets and infrastructure must be carried out in accordance with Council's Work Permit requirements and to Council's satisfaction.
- 25) All excavations and backfilling must be executed safely and in accordance with the relevant Australian Standards.
- 26) If soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provisions must be made for drainage. Separate approval may be required for retaining walls should they be required.
- 27) If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
  - a) protect and support the adjoining premises from possible damage from the excavation, and
  - b) where necessary, underpin the adjoining premises to prevent any such damage.
- 28) Prior to the commencement of work, the builder shall prepare a photographic record of the road reserve which clearly shows its condition prior to works occurring on site. For the entirety of demolition, subdivision or construction works, there shall be no stockpiling of building spoil, materials, or storage of equipment on the public road, including the footway and the road reserve shall be maintained in a safe condition at all times. No work shall be carried out on

the public road, including the footway, unless a Work Permit authorised by Council has been obtained.

## **CONDITIONS TO BE SATISFIED PRIOR TO OCCUPATION**

- 29) The use of the structure must not be commenced unless an final compliance certificate has been issued.

## **SCHEDULE A: ADVICE TO APPLICANTS**

Inspection of building works shall be undertaken as determined by the PCA. If Canterbury-Bankstown Council has been nominated as the PCA then details of inspection type and number required will be determined prior to the issue of a construction certificate.

Also, before you dig, call "Dial before you Dig" on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no. /name, side of street and distance to nearest cross street) for underground utility services information for any excavation areas.

For further information regarding this notice please contact Priscilla Prakash in Development Services on 9707 9418.

Yours faithfully,



**Priscilla Prakash**  
**DEVELOPMENT ASSESSMENT OFFICER**

## **Notice of Determination of a Development Application**

Environmental Planning and Assessment Act, 1979. Section 81(1)(a)

### **Development Application No. DA-34/2004**

Mr Michael Amed  
6 Draper Ave  
ROSELANDS NSW 2196

**Date of Determination:** 18 October 2004  
**Determination Notice No.:** DA-34/2004  
**Property:** LOT A DP 103140, No. 81 Gow Street, PADSTOW  
NSW 2211

Bankstown City Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

**Description of Development:** Subdivision into two (2) lots  
**Planning Instrument:** Bankstown Local Environmental Plan 2001  
Gazetted 17 May 2002  
**Zoning of Property:** 4(a) - General Industrial  
**Consent to Operate From:** 18 October 2004  
**Consent to Lapse On:** 18 October 2009  
**Building Classification Under  
The BCA:** Class N/A

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 79(C) of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

#### **Notes:**

1. This Determination Notice does not constitute permission to begin works associated with the subdivision. A Construction Certificate must be obtained prior to the commencement of any subdivisional works.
2. This Determination Notice operates or becomes effective from the endorsed date of Consent (see above).

3. If you are dissatisfied with this decision, you may appeal to the Land and Environment Court pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 within 12 months after the date of receipt of this Notice.
4. Section 125 of the Act confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under the Act.
5. This consent will lapse 5 years from the endorsed date of consent unless either the use has commenced, or any building works have physically commenced.
6. The applicant or any other person entitled to act on this consent may apply to modify a development consent in accordance with Section 96 of the Act.

## **CONDITIONS OF CONSENT**

- 1) The proposal shall comply with the conditions of Development Consent. In this regard a Construction Certificate shall not be issued until the plans and specifications meet the required technical standards (i.e. compliance with Council's DCP 30) and that the relevant conditions of this Development Consent are satisfied.
- 2) Development shall take place in accordance with Development Application No. DA-34/2004, submitted by Michael Amed, accompanied by Drawing No. 203425-1B, prepared by G V Hull and Associates, dated October 2003 and affixed with Council's approval stamp, except where otherwise altered or amended by the conditions listed hereunder.
- 3) This approval relates to the subdivision of the site into two (2) lots only and in no way shall be construed as support or otherwise for the concept building footprint shown on the drainage plan. A separate Development Application shall be submitted to Council for any future use or development of the subdivided lots.

## **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

*Prior to the release of a Construction Certificate the following conditions MUST be satisfied and nominated fees/contributions/bonds paid:*

- 4) Separate approval shall be obtained from Bankstown City Council to lop or remove trees, in accordance with Bankstown City Council's Tree Preservation Order (TPO), prior to the issue of the Construction Certificate. Failure to comply with Council's TPO may result in a fine of up to \$20,000.
- 5) Stormwater drainage from the development shall be designed so as to comply with DCP No. 30 - Engineering Requirements for Development. The drainage design shall be approved by Council prior to issue of the Construction Certificate.
- 6) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water web site [www.sydneywater.com.au/customer/urban/index](http://www.sydneywater.com.au/customer/urban/index) or telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A Notice of Requirements must be issued prior to the release of the Construction Certificate.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the linen plan/occupation of the development.

- 7) Where a service authority (Electricity, Gas, Water) easement exists on the site or immediately adjacent to proposed subdivisional work documentary evidence of the authorities approval and conditions for construction shall be submitted to Council prior to the release of the Construction Certificate. All conditions imposed by these service authorities must be satisfied prior to the release of the Subdivision Certificate.
- 8) Prior to issue of a Construction Certificate, a public footway/roadway damage inspection form and payment of non-refundable damage inspection fee (at the rate applicable at the time of payment) shall be submitted to Bankstown City Council. The current damage inspection fee is \$244.
- 9) Prior to issue of a Construction Certificate, a vehicular crossing fee (at the rate applicable at the time of payment) shall be paid to Council to obtain plans and specifications for the vehicular crossing and associated road and footpath works. The current vehicular crossing fee is \$641.00.
- 10) The construction certificate will not be issued until a copy of the Part 3A Permit, issued by the Department of Infrastructure, Planning and Natural Resources, has been provided to Council.
- 11) The designed finished surface levels for the Vehicular Crossing (VC) Footway Design Levels (FDL's) must be obtained by payment of the appropriate fee to Council.

These levels must be incorporated into the design and construction of internal pavements stormwater drainage and landscaping. The applicant is to note that these levels shall be strictly adhered to.

As a site survey and design by Council is required to determine the necessary information, payment must be made at least twenty-one (21) days prior to the levels being required.

- 12) Finished surface levels of all internal works including driveways, landscaping and drainage structures, at the street boundary must be as shown on the approved plan. These levels must be consistent with the VC and FDL's issued by Council.
- 13) The following works shall be constructed by the applicant under Council supervision in accordance with plans and specifications to be approved by Council/Accredited Certifier-Civil.
  1. The floodway.
  2. The culvert system.



3. The elevated reinforced concrete driveway. The finish driveway levels at the street boundary shall be consistent with the design levels issued by Council for the construction of the vehicular crossing. The driveway shall be located clear of the proposed 3.5 metre wide drainage easement, refer conditions below.
4. Stormwater drainage for runoff from both proposed lots. Drainage shall be collected and connected to the existing easement drainage system. For the rear (battleaxe block) to a pit in the north east corner of the proposed lot clear of the floodway. For the front lot, to a pit in the south east corner clear of the floodway or via the existing system.
5. The dish drains in the access handle.
6. The pool type security fencing.

Final plans suitable for construction shall be prepared by a qualified practising Civil Engineer in accordance with Council's Engineering Requirements for Development (DCP 30) and submitted to Council/Accredited Certifier-Civil for approval with the application for a Construction Certificate. The final plans shall be in accordance with the Flood Study plans prepared by Civic Design, drawings 04-05-061 sheets 1 of 2 and 2 of 2, Revision B. The final plans shall in particular provide the following:

1. A plan showing existing and proposed surface levels and contours relative to a marked benchmark, together with location and extent of retaining walls.
  2. A longitudinal section of the proposed driveway and floodway showing chainages, existing and proposed ground surface levels and profiles.
  3. Cross sections of the driveway, box culverts and floodway at the boundaries, critical sections and maximum 10m intermediate intervals.
  4. Locations of adjacent structures and trees.
- 14) The proposed access handle shall be designed to include an all weather pavement designed to withstand the anticipated wheel loads in accordance with the requirements of Austroads Pavement Design. This includes the construction of the proposed 8m wide driveway including a concrete footpath, for the full length of the proposed access handle.

Design details of the pavement together with compaction specifications prepared and signed by a qualified practising Civil Engineer shall be submitted to Council/Accredited Certifier-Civil for approval with the application for a construction certificate.

- 15) Where Council approved cut or fill exceeds 150mm and a stable batter of 1 vertical to 3 horizontal maximum grade cannot be achieved, then a concrete or masonry retaining wall shall be constructed within the development site. Note filling of the site needs specific approval from Council.

Any retaining walls shall be located so that they will not impede or obstruct the natural flow of stormwater except as designed as part of the flood study and shall be designed by a Chartered professional Civil / Structural Engineer. Plans and details prepared and signed by the Engineer are to be submitted to the Principal Certifying Authority (PCA) prior to the issue of the Construction Certificate.

- 16) Erosion and sedimentation control measures shall be implemented on site in accordance with Council's DCP 12 "Soil Erosion and Sedimentation Control". A sedimentation and erosion control plan prepared by a qualified engineer which complies with the above DCP shall be submitted to Council/Accredited Certifier-Civil, for approval with the application for the construction certificate. All controls shall be maintained at all times.
- 17) The applicant shall appoint Council as the Principal Certifying Authority (PCA) for subdivision work.

### **CONDITIONS TO BE SATISFIED PRIOR TO DEMOLITION AND SUBDIVISION WORKS COMMENCING**

- 18) Soil erosion and sedimentation control measures in accordance with the approved plans shall be implemented prior to site disturbance and commencement of works.
- 19) Any disturbance or damage caused to Council's property within the road reserve or drainage infrastructure within the easements shall be repaired by Council at the applicant's expense. The applicant shall notify Council of such damage immediately after it occurs, and of any pre existing damage prior to commencement of work within the site.
- 20) All material in the building which contains asbestos shall be removed in accordance with the guidelines of the WorkCover Authority (telephone 9370 5099) and requirements of the Environmental Protection Authority.
- 21) Prior to demolition commencing, erosion control measures shall be provided on site e.g.: siltation fences etc.
- 22) Demolition shall be limited to the hours of between 7.00am and 6.00pm weekdays, 7.00am and 1.00pm on Saturdays with no work being carried out on Sundays and Public Holidays.
- 23) Demolition of the building shall be carried out in accordance with the requirements of Australian Standard 2601 - 1991 where applicable.
- 24) Demolition shall be carried out in a safe manner without danger to the public.
- 25) The following matters must be satisfied prior to and during demolition.
  - a) The applicant shall give written notice to adjoining land owners and residents seven (7) days prior to the commencement of demolition advising of commencement date;
  - b) Safe access to and from adjoining buildings shall be maintained at all times;
  - c) No demolition activity shall cause damage to or adversely affect the structural integrity of any adjoining building;
  - d) Consideration shall be given to the need for shoring and underpinning, and to changes in soil conditions as a result of the demolition, and appropriate measures implemented.
  - e) The affects of vibration and concussion on adjoining buildings and their occupants must be minimised;

- f) Where the surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate.
  - g) The demolition of below ground walls which support the adjoining ground shall not be undertaken until it is established that demolition will not cause the collapse of the adjoining ground, or effective lateral support is provided to prevent collapse.
- 26) Access to the site shall be restricted to Authorised Persons Only and the site shall be secured against unauthorised entry when building work is not in progress or the site is otherwise unoccupied.
  - 27) A sign shall be erected on the site stating that unauthorised entry is not permitted.
  - 28) A sign shall be displayed on the site indicating the name of the builder or another person responsible for the site and a telephone number of which the builder or other person can be contacted outside normal working hours or when the site is unattended.
  - 29) A suitable hoarding shall be erected along the front boundary of the allotment to prevent unauthorised persons from gaining entry to the site.
  - 30) Any access to the site by way of temporary gates or movement of the fencing shall be directed into the site and shall not obstruct Council's footway.
  - 31) The subdivision works in accordance with this development consent must not be commenced until:
    - (a) Detailed plans and specifications have been endorsed with a construction certificate issued by Council, and
    - (b) The person having benefit of the development consent has appointed Council as the 'principal certifying authority' (PCA), and
    - (c) The person having benefit of the development consent has given at least 2 days notice to the Council of their intention to commence the subdivision works the subject of this consent.
  - 32) Existing trees, both on the site and adjoining footpath reserve, shall be protected with fencing to prevent damage during construction, and retained in accordance with Council's Tree Preservation Order.
  - 33) Prior to any works commencing on the site, the approved Erosion and Sedimentation Control Plan shall be implemented on site. These controls shall be maintained at all times. Critical areas include:
    - Stabilised access points to prevent materials leaving the site, &
    - Installing control devices at the lowest section of the site.
  - 34) Council warning sign for Soil and Water Management must be displayed on the most prominent point of the site, visible to both the street and site works. The sign must be displayed throughout the construction period.

- 35) A sign shall be displayed on the site indicating the name of the person responsible for the site and a telephone number of which that person can be contacted outside normal working hours or when the site is unattended.

### **CONDITIONS TO BE SATISFIED DURING SUBDIVISION**

- 36) The hours of site construction work shall be limited to between 7.00am and 6.00pm on weekdays, 7.00am and 1.00pm on Saturdays and no work shall be carried out on Sundays and public holidays.
- 37) The following engineering works shall be constructed/reconstructed in front of the site at the applicant's expense in accordance with plans and specifications to be obtained from Council's Civic Design Unit:-
- (i) A heavy duty vehicular crossing (VC) of width at the property boundary of 8 metres adjacent to the proposed driveway for the access handle.
  - (ii) Reinstatement of all redundant vehicle crossings, laybacks and repair/reshaping of the footway reserve.
  - (iii) Repair of any damage occasioned during site works.
  - (iv) Reinstatement of the footway reserve to match the footway design levels together with adjustment /relocation of services.
- 38) The footway shall not be obstructed during the subdivision works.
- 39) A "road opening permit" shall be obtained from Council prior to the commencement of works within the footway area. The stormwater drainage elements proposed within Bankstown City Council's road reserve and footway shall be constructed under the supervision and to the satisfaction of Bankstown City Council. All conditions attached to this permit shall be strictly complied with. Such works shall be constructed prior to the commencement of any internal stormwater drainage construction.
- 40) All works associated with Council's assets and infrastructure (such as drainage, public footway, kerb and gutter) must be carried out in accordance with Council's DCP 30 - Engineering Requirements for Development.
- 41) All excavations and backfilling must be executed safely and in accordance with appropriate professional standards.
- 42) All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.
- 43) If the soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided, and adequate provision must be made for drainage.
- 44) If the soil conditions require it, if an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
- (a) must preserve and protect the building from damage, and

- (b) if necessary, must underpin and support the building in an approved manner, and
- (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on an adjoining allotment of land.

- 45) The civil, access, stormwater and floodway works for the subdivision shall be constructed in accordance with the plans and details approved by Council / Accredited Certifier-Civil and Council's Engineering Requirements For Development DCP 30. This includes the construction of:

1. The floodway.
2. The culvert system.
3. The elevated reinforced concrete driveway and retaining structures.
4. Stormwater drainage for both lots.
5. The dish drains in the access handle.
6. The pool type security fencing.

The stormwater drainage element(s) proposed within the drainage easements shall be constructed in accordance with plans approved by Council under section 68 of the Local Government Act and under the supervision and to the satisfaction of Council's Assets Manager. The applicant/developer shall arrange for necessary inspections by Council whilst the work is in progress. Inspection fees shall be paid prior to commencement of works within the easement.

- 46) For concrete pavements built over drainage easements full depth construction joints shall be provided along the easement boundary, in accordance with the requirements contained in Council's "Engineering Requirements for Development" DCP 30.

Details suitable for construction prepared by a qualified professional Civil Engineer shall be submitted to Council / Accredited Certifier-Civil prior to the issue of the Construction Certificate. A copy of the approved details shall be submitted to Council for information.

- 47) Soil erosion and sedimentation control measures in accordance with the approved plans shall be implemented prior to site disturbance and commencement of works.
- 48) Any disturbance or damage caused to Council's property within the road reserve or drainage infrastructure within the easements shall be repaired by Council at the applicant's expense. The applicant shall notify Council of such damage immediately after it occurs, and of any pre existing damage prior to commencement of work within the site.
- 49) Council must be notified immediately of any new information that comes to light during construction works, which has the potential to alter previous conclusions regarding site contamination.

- 50) Any future excavations or major disturbances of soil shall implement all necessary safeguards including classification of soil to be removed as inert, solid or industrial waste.

## **CONDITIONS FROM THE DEPARTMENT OF INFRASTRUCTURE PLANNING AND NATURAL RESOURCES**

- 51) All works proposed must be designed, constructed and operated to minimise sedimentation, erosion and scour of the banks or bed of the watercourse/foreshore and to minimise adverse impacts on aquatic and riparian environments.
- 52) Erosion and sediment control measures are to be implemented prior to any works commencing at the site and must be maintained, for as long as necessary after the completion of works, to prevent sediment and dirty water entering the watercourse/foreshore environment. These control measures are to be in accordance with the requirements of Council or the consent authority and best management practises as outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" Manual (1998) - the 'Blue Book'.
- 53) The Part 3A Permit from the Department is issued for works on FREEHOLD land only. This permit is null and void for any works on Crown Land.
- 54) Rehabilitation of the area in accordance with the 3A Permit Conditions or any direction from the Department is the responsibility of the Permit holder and owner or occupier of the land.
- 55) Works as executed survey plans of a professional standard and including information required by the Department shall be provided to the Department on request.
- 56) If, in the opinion of a Departmental Officer, works are carried out in such a manner that they may damage or adversely affect the watercourse or foreshore environment, the Departmental Officer may issue an oral or written direction to immediately stop all work/s.
- 57) If any of the Department's Part 3A Permit Conditions are breached, the permit holder shall restore the site in accordance with these Conditions and any other necessary remedial actions as directed by the Department. If any breach of the Part 3A Permit Conditions requires a site inspection by the Department, then the permit holder shall pay a fee prescribed by the Department for this inspection and all subsequent breach inspections.

### **Special Conditions**

- 58) Existing native vegetation is to be protected, and exotic species progressively removed and replaced by local native tree, shrub and groundcover species.
- 59) Any disturbed areas along the watercourse are to be revegetated using a diverse range of native plant species appropriate to the site and local to the area.

- 60) A landscape plan is to be prepared with the approval of DIPNR **prior to the issue of a Part 3A Permit**. The plan is to describe in detail any stream or bank works, the proposed establishment and restoration of the riparian zone using native vegetation propagated from local species, vegetation to be retained, exotic/weed species removal and maintenance of the riparian zone.
- 61) Locally native vegetation is to be used in all landscaping within the subject property for an average distance of 10 metres measured from the watercourse located on the subject site. Landscaped areas are to be planned with a diverse range of appropriate native plant species local to the area, where possible it is to be fully structured (groundcovers, shrubs and trees), and is not to include hybridised plants. The landscaped area is to be free of impervious hardstand areas, such as roads, paths, services etc.

The objective of establishing locally native plant species is to create a continuous native vegetation corridor to ensure bed and bank stability, maintain water quality and to mitigate any adverse impacts of the proposed development on the streams. The planting schedule is to be addressed in a Landscape Plan with the approval of DIPNR **prior to issue of a Part 3A Permit**.

- 62) *A Soil and Water Management Plan (SWMP)* for all site works is to be prepared by a suitably qualified person to the satisfaction of Council and DIPNR, and approved by DIPNR **prior to the issue of the 3A Permit**. The SWMP is to meet the requirements outlined in Chapter 3 of the NSW Department of Housing's *"Managing Urban Stormwater: Soils and Construction"*. (1998) manual (the "Blue Book").

## **CONDITIONS TO BE SATISFIED PRIOR TO THE RELEASE OF THE SUBDIVISION CERTIFICATE**

- 63) An application for a Subdivision Certificate shall be submitted to Council upon all works being completed.
- 64) The subdivision certificate shall not be issued until the final Compliance Certificate has been issued for the works.
- 65) The following information shall be submitted to Council with an application for a Subdivision Certificate:
- a) Original plan of subdivision prepared by a qualified surveyor, plus five (5) copies;
  - b) Copy of the relevant development consent.
  - c) Works as executed engineering plans.
  - d) Evidence that all conditions of consent have been complied with,
  - e) A certificate of compliance (Section 73 Certificate) from Sydney Water,
- 66) The following fees will apply upon lodgement of an application for a Subdivision Certificate with Council:
- 1. Certification of Final Plans of Subdivision: \$57 per lot.
  - 2. 88B Instrument checking fee: \$193

- 67) The existing factory building and all other structures within the site shall be demolished prior to release of the linen plan of subdivision. If any structure/s is to be retained, a separate development application shall be submitted to Council demonstrating compliance with the relevant DCPs and the Building Code of Australia for the retention and use of such structure/s.
- 68) The premises being readily identified from the street with the allocated house numbers. Numbering of the development without Council's written approval is not permitted. An official house numbering letter will be sent to the applicant indicating the proposed house numbers of the new development. Note: The house numbers of the development are subject to change depending on the type of subdivision that may occur at a latter stage. Please contact Council's Land Information Services Unit on 9707 9400 for the relevant house numbers if the house numbering letter has not been received.
- 69) A Work As Executed Plan prepared by a registered surveyor, together with certification from a qualified professional Civil Engineer of the capacity and adequacy of the constructed floodway/flowpath shall be obtained prior to release of the plan of subdivision.

The Work As Executed information shall be shown on a copy of the approved plans and shall include construction information relating to the following:

1. All relevant natural ground and finish ground levels within the flowpath/floodway and relevant surrounding levels.
2. Determination and the extent of the 1 in 100 year water surface level in the floodway / flowpath.

A copy of the work as executed information together with the certification shall be submitted to Council for information prior to the release of the plan of subdivision.

- 70) A Restriction as to User under the provision of Section 88E of the Conveyancing Act shall be registered on the title of the proposed lots, requiring that:
- (i) "A flowpath for overland stormwater runoff / floodway, from upstream properties and Council's Road Reserve shall be maintained as constructed within the site.
  - (ii) "No trees or shrubs shall be planted within Council's drainage easement and constructed floodway boundaries."
  - (iii) "Changes to approved levels and/or the construction of walls and landscaping within Council's drainage easement and constructed floodway boundaries is not permitted unless approved by Council".
  - (iv) "Any fencing constructed across the floodway or overland flowpath shall be maintained to allow for the free passage of surface flow of stormwater to the satisfaction of Council".

Note: The location of the "Flowpath/floodway" shall be shown on the film plan of subdivision.

Bankstown City Council shall be empowered to release, vary or modify such Restriction.



The Restriction and Positive Covenant shall be registered on title following satisfactory construction and certification of the overland flowpath / floodway system and prior to release of the plan of subdivision.

- 71) The existing drainage easement located along the western boundary of the proposed rear lot shall be widened to 3.5 metres, total width, centrally over the existing stormwater pipe within the site.
- 72) The following easements shall be registered on title of the relevant lots. Relevant documents for registration shall name Bankstown City Council as the only Authority empowered to release, vary or modify.
  1. The floodway easement 38 wide.
  2. The widening of any other existing easement for drainage.
  3. Easement for services over lot burdened, in favour of lot benefited.
- 73) The certification and documents in respect of the creation of easements shall be submitted to Council for approval prior to the release of the Subdivision Certificate.
- 74) A Registered Surveyor shall certify that all services (eg. Stormwater, drainage, water, gas, electricity, telephone, etc.) are contained separately within each lot or within easements created to accommodate such services.
- 75) Survey plans for easements, restrictions as to user and rights of carriageway and the design and construction of all internal pavements, stormwater drainage, landscaping and other works associated with the development shall be in accordance with Bankstown City Council's relevant Development Control Plans.

## **SCHEDULE A: ADVICE TO APPLICANTS**

Inspection of subdivision works shall be undertaken as determined by the PCA. If Bankstown Council has been nominated as the PCA then details of inspection type and number required will be determined prior to the issue of a construction certificate.

Where a combined development consent is issued for demolition of buildings and construction of new work, a Construction Certificate must be obtained for the work, including demolition.

Also, before you dig, call "Dial before you Dig" on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance to nearest cross street) for underground utility services information for any excavation areas.

For further information regarding this notice please contact Sindhu Kaphle of Council's Civic Approvals Unit on 9707 9469.

Yours faithfully,



**Sindhu Kaphle**  
**DEVELOPMENT ASSESSMENT OFFICER**

**DETERMINATION NOTICE NO. 0051.97**

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION**

**Endorsed Date of Consent:** 29 August 1997  
(Council's File No. DA 51/97)

**TO:** PMT Pty Ltd  
28 Hebe Street  
GREENACRE NSW 2190

Being the applicant in respect of Development Application No. DA 51/97 and pursuant to Section 92 of the Act, Notice is hereby given of the determination of the Consent Authority of Development Application No. DA 51/97 relating to:

**PROPERTY:** Lot A DP 103140, 81 Gow Street, Padstow

**PROPOSAL:** Transfer Station Handling 80,000 Tonnes per Annum of Road Waste Material

The Development Application has been determined by **GRANTING OF CONSENT** subject to conditions specified in this Notice.

**CONDITIONS OF APPROVAL:**

1. Development shall take place generally in accordance with plans and details submitted to Council on 30 January 1997 in respect of Development Application 51/97 except where varied by the conditions that follow.
2. This consent will lapse five years from the endorsed date of consent unless either the use together with the completion of necessary building works has physically commenced, or an extension of the consent has been granted by Council.
3. The submission of a Certificate under Section 73 of the Water Board (Corporatisation) Act, 1994, prior to the release of the Building Application. For further information contact the Urban Development Officer at the Parramatta Office of Sydney Water, Telephone 9843 6236 or 9843 6241.

## **SOIL AND WATER MANAGEMENT**

4. All activity shall be conducted in a manner that has no impact upon the amenity and environment of the nearby area by reason of the emission or discharge of dirt, dust, silt, sand or otherwise from the site. In this regard a soil and water management plan prepared by a registered surveyor or engineer shall be submitted to Council with the Building Application for approval showing the existing sediment controls together with proposed control methods to ensure compliance with this condition. Soil and water management controls shall include the heavy duty concrete paving of all areas subject to vehicle movements and connection to the stormwater drainage system via a sediment trap, and the method of ensuring that all vehicles that access the site do not trail waste material onto the roadway. Soil and water management controls detailed in the approved plan shall be implemented and maintained to the satisfaction of Council at all times.

## **STORMWATER DRAINAGE**

5. All stormwater runoff shall be collected and conveyed to an inspection pit on the site and adjacent to the existing drainage easement in accordance with a drainage design approved by Council. The drainage design submitted for approval with the building plans shall comply with the requirements of Council's policy of Control of Stormwater Runoff from Development Sites.

## **CARPARKING**

6. Carparking spaces for 30 vehicles shall be provided for the overall site in marked spaces in the manner generally shown on the approved site plan and such spaces are to be kept clear and available at all times.

## **USE OF THE SITE**

7. All waste materials shall be stored in containers located either within the building or behind screen walls in accordance with the requirements of Council.
8. All loading and unloading of vehicles, storage of goods or materials and all industrial activity shall take place wholly within the site, in a manner that does not interfere with parking areas, driveways or landscaping.
9. The hours of operation shall be limited to between 6.00am - 6.00pm on weekdays and 7.00 am - 6.00 pm weekends.

## **ENVIRONMENTAL PROTECTION**

10. The use of the premises shall incorporate facilities that will prevent the discharge of any pollutant, including noise, which may degrade the environment or be prejudicial to its inhabitants.

11. All pollution control devices (including drainage systems, sumps and traps) shall be regularly maintained.
12. All liquid wastes shall be collected and disposed of in a manner which does not pollute the stormwater system.
13. All paints, chemicals and other liquids shall be stored in approved receptacles which are to be located in a bunded area constructed in accordance with Council's guidelines.

**ADVICE TO APPLICANT  
(Not Conditions of Approval)**

- A. Prior to commencement of any building work for fitout a Building Application must be submitted and approved by Council. You should ensure that the drawings submitted with the Building Application comply with Council's requirements.
- B. The WorkCover Authority of N.S.W. should be consulted regarding registration of the proposed use (ph. 9370-5378 or 9370-5380).
- C. The Environment Protection Authority of NSW should be contacted regarding the need for Licensing of the proposed facility.
- D. Please also be advised that:
  - (1) This Consent operates or becomes effective from the endorsed date of Consent (See top of first page).
  - (2) If you are dissatisfied with this decision, section 97 of the Environmental Planning and Assessment Act, 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
  - (3) These conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.
  - (4) The reasons for imposing the above conditions are to achieve the objectives of the relevant planning instruments and policies including appropriate provision of landscaping, parking and manoeuvring areas, drainage structures, and the minimisation of any adverse impact arising from the construction and occupation of the development.

For further information, please contact Michael Tierney of Council's Civic Approvals Unit on 9707 9942 .

Yours faithfully,



**RICHARD MARSHMAN**  
**PRINCIPAL PLANNER**  
das0051.97

24 September 2013

RPS Australia East P/L  
PO Box 428  
HAMILTON NSW 2303

Dear Sir/Madam,

**APPLICATION NUMBER: DA-51/1997/2**

**PROPOSAL: Transfer Station Handling 80,000 Tonnes Per Annum of Road Waste Material - S96(1A) Amendment: Clarify material permitted under "road waste material", changes to car parking and 24-hour operation**

**PROPERTY: Lot A DP 103140, No. 81 Gow Street, PADSTOW NSW 2211**

I refer to your application to modify the above development consent under the provision of Section 96(1A) of the *Environmental Planning and Assessment Act, 1979*. It is advised that the modifications, seeking to:

- clarify the material permitted under "road waste material";
- changes to car parking; and
- 24-hour operation,

have been approved.

Accordingly, Conditions 1, 6 and 9 of Determination Notice No. DA-51/1997 dated 29 August 1997, as amended by Section 96 Modification No. DA-51/1997/1 dated 1 June 1999, are amended to read as follows (amendments in italics):

- 1) Development shall take place generally in accordance with plans and details submitted to Council on 30 January 1997 in respect of Development Application 51/97, *unless altered amended or superseded by the Section 96(1A) Amendment Application No. DA-51/1997/2, lodged with Council on 1 June 2012, and accompanied by Plans: REF: 1229-1 dated 3 June 2013, prepared by G.J. Atkins & Associates and CAD REF: 116785 – 2A, dated 20 June 2013, prepared by RPS Australia East P/L (indicative layout only – no building works approved), all affixed with Council's approval stamp dated 24 SEP 2013, except where varied by the conditions that follow.*
- 6) Carparking spaces for *sixteen (16)* vehicles shall be provided for the overall site in marked spaces in the manner generally shown on the approved site plan, *as amended in red*, and such spaces are to be kept clear and available at all times.

- 9) The hours of operation shall be limited to between 6.00am – 6.00pm on weekdays and 7.00am – 6.00pm on weekends.
- a) *The hours of operation of the approved use shall be unlimited, 24 hours a day, 7 days per week, for a period of 12 months from the date of this determination notice. Once the 12-month trial period has lapsed, the hours of operation shall revert to the approved hours detailed in Condition 9 above, unless a further application has been submitted to and approved by Council for hours outside those specified in Condition 9.*

*The 24 hour operation of the facility shall at all times comply with the relevant recommendations/conclusions of the Noise Assessment Report No. 13151 Version A, prepared by Wilkinson Murray, dated 6 June 2013, noting that no approval has been granted for the installation and/or operation of a crushing machine under the subject determination notice.*

The following additional condition shall also be imposed:

- 16) For the purposes of a transfer station operating on the site, the types of materials permitted to be brought to the site under the term “road waste material” and resulting purely from roadworks, are limited to the following:
- a) General solid waste (non-putrescible):
- i) Glass, plastic, rubber, plasterboard, ceramics, bricks, concrete or metal;
  - ii) Virgin excavated material;
  - iii) Building and Demolition waste;
  - iv) Asphalt waste;
  - v) Cured concrete waste;
  - vi) Any mixture of the wastes referred to above.
- b) Drilling mud, meaning a mixture of naturally occurring rock and soil, including but not limited to materials such as sandstone, shale and clay, and drilling fluid generated during drilling operations such as horizontal or directional drilling or potholing. This does not include drilling mud that has been generated by:
- i) Deep drilling for mineral, gas or coal exploration; or
  - ii) Drilling through contaminated soils, acid sulphate soils (ASS) or potential acid sulphate soils (PASS).

The approval is subject to full compliance with all other conditions contained within Development Consent DA-51/1997 and any associated Building Approval/Construction Certificate.

Copies of the approved plans are attached for your information.

If you have any enquiries, please contact Nicholas Aley in Development Services on 9707 9473 and please quote the application number.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'N. Aley', with a long horizontal flourish extending to the right.

Nicholas Aley  
**DEVELOPMENT ASSESSMENT OFFICER**

17 February 2015

Stuart Greville  
RPS Australia East P/L  
PO Box 428  
HAMILTON NSW 2303

Dear Sir/Madam,

**APPLICATION NUMBER: DA-51/1997/3**

**PROPOSAL: Transfer Station Handling 80,000 Tonnes Per Annum of Road Waste Material – S96(1A) Amendment**

**PROPERTY: Lot A DP 103140, No. 81 Gow Street, PADSTOW NSW 2211**

I refer to your application to modify the above development consent under the provision of Section 96(1A) of the *Environmental Planning and Assessment Act, 1979*. It is advised that the modification, seeking to extend the trial period for 24 hour/7 days-a-week operation for a further period of 12 months, has been approved.

Accordingly, Condition Nos. 1 and 9 of Determination Notice No. DA-51/1997 dated 29 August 1997, as amended by Section 96 Modification No. DA-51/1997/1 dated 1 June 1999 and Section 96(1A) Modification No. DA-51/1997/2 dated 24 September 2013, are amended to read as follows (amendments in italics):

- 1) Development shall take place generally in accordance with plans and details submitted to Council on 30 January 1997 in Respect of Development Application 51/97, unless altered, amended or superseded by the Section 96(1A) Amendment Application No. DA-51/1997/2, lodged with Council on 1 June 2012, and accompanied by Plans: REF: 1229-1 dated 3 June 2013, prepared by G.J. Atkins & Associates and CAD REF: 116785 – 2A, dated 20 June 2013, prepared by RPS Australia East P/L (indicative layout only – no building works approved), all affixed with Council's approval stamp dated 24 SEP 2013, *or unless altered, amended or superseded by the Section 96(1A) Amendment Application No. DA-51/1997/3, lodged with Council on 24 September 2014*, except where varied by the conditions that follow.
- 9) The hours of operation shall be limited to between 6.00am – 6.00pm on weekdays and 7.00am – 6.00pm on weekends.
  - a) The hours of operation of the approved use shall be unlimited, 24 hours a day, 7 days per week, for a *further* period of 12 months from the date of this determination notice. Once the 12-month trial period has lapsed, the hours of operation shall revert to the approved hours detailed in Condition 9 above, unless a further application has been submitted to and approved by Council for hours outside those specified in Condition 9.



The 24 hour operation of the facility shall at all times comply with the relevant recommendations/conclusions of the Noise Assessment Report No. 13151 Version A, prepared by Wilkinson Murray, dated 6 June 2013, noting that no approval has been granted for the installation and/or operation of a crushing machine under the subject determination notice.

The approval is subject to full compliance with all other conditions contained within Development Consent No.: DA-51/1997 dated 29 August 1997, as amended by Section 96 Modification No.: DA-51/1997/1 dated 1 June 1999 and Section 96(1A) Modification No.: DA-51/1997/2 dated 24 September 2013, and the associated Building Approval/Construction Certificate.

If you have any enquiries, please contact Nicholas Aley in Development Services on 9707 9473 and please quote the application number.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'N. Aley', written in a cursive style.

Nicholas Aley  
**DEVELOPMENT ASSESSMENT OFFICER**

**BANKSTOWN CITY COUNCIL**

Civic Centre, Bankstown. 2200  
Telephone: 707 9400

**DETERMINATION NOTICE NO. 9046**

P58/393/81/A

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT  
APPLICATION**

To: **A.M.L. Transport Pty. Ltd.**

of: **81-87 Gow Street  
PADSTOW NSW 2211**

being the applicant in respect of Development Application No. 373/94

Pursuant to Section 92 of the Act notice is hereby given of the determination by the consent authority relating to the land described as follows:-

**LOT A, D.P. 103140, H. NO. 81 GOW STREET, PADSTOW  
PARKING OF TRUCKS AND STORAGE OF FREIGHT AND MECHANICAL  
REPAIRS**

The development application has been determined by granting of consent subject to the conditions specified in the attached schedule.

The reasons for the imposition of the conditions are set out in the attached schedule.

Endorsement of date of consent: **July 13, 1994**

**NOTES:**

- (1) To ascertain the date upon which the consent becomes effective refer to Section 93 of the Act.
- (2) To ascertain the extent to which the consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 12 months after receipt of this notice.

**July 13, 1994**

Date



Signature on behalf of consent authority.

**DETERMINATION NOTICE NO. 9046 - P58/393/81/A**

- (a) Development shall take place generally in accordance with submitted plans and details prepared and submitted in respect of Development Application dated 1 June, 1994 except where varied by the conditions that follow. (1 P)
- (b) THIS CONSENT WILL LAPSE TWO YEARS FROM THE ENDORSED DATE OF CONSENT UNLESS EITHER THE USE HAS COMMENCED, OR ANY BUILDING WORKS HAVE PHYSICALLY COMMENCED, OR AN EXTENSION OF THE CONSENT HAS BEEN GRANTED BY COUNCIL.
- (c) Car parking provision shall be made for a minimum of nineteen (19) cars.
- (d) The carparking shall be in marked spaces in the manner generally shown on the approved site plan and such spaces are to be kept clear and available at all times.
- (e) No storage of goods or material or work shall take place on the driveway, parking areas, or landscaped areas.
- (f) The existing landscaped area(s) on the site shall be maintained.
- (g) The hours of operation shall be limited to between 6.00 a.m. and 6.00 p.m. on weekdays and Saturdays, and no work shall be carried out on Sundays or public holidays without prior Council approval.
- (h) The premises shall be occupied solely for the approved use. No separate occupation or use of any part of the premises shall take place without prior Council approval.
- (i) All waste materials shall be stored in containers located in accordance to the satisfaction of the Director of Health and Community Services.
- (j) All loading and unloading of vehicles, storage of goods or materials and any industrial activity shall take place wholly within the building. (54 P)
- (k) All egress doorways which do not swing in the direction of egress shall be fitted with an approved hold open device. Such doors shall be openable without a key and by single handed action by any person seeking egress.
- (l) All liquid wastes shall be collected and disposed of in a manner which does not pollute the stormwater system.
- (m) The repair, servicing and maintenance of all vehicles shall take place in a bunded work bay drained to a holding tank or like device so that any liquid wastes produced from such repair, servicing or maintenance can be either:-
  - (a) retained for recycling or;
  - (b) disposed of in accordance with the requirements of the Sydney Water Board.
- (n) All drainage systems, sumps and traps shall be regularly maintained.

**DETERMINATION NOTICE NO. 9046 - P58/393/81/A**

- (o) All paints, chemicals and other liquids associated with the use shall be stored in approved receptacles which are to be housed in a suitably constructed bunded area.
- (p) Appropriate equipment and absorbent material shall be provided and maintained in a prominent position in order to combat any spill.

\*\*\*\*\*

**BANKSTOWN CITY COUNCIL**

Civic Centre, Bankstown. 2200  
Telephone: 707 9400

**DETERMINATION NOTICE NO. 8416**

P58/393/81/A

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT  
APPLICATION**

To: **The Newman Underwood Tile Co. Pty. Ltd.**

of: **187 Edinburgh Road  
CASTLECRAIG NSW 2068**

being the applicant in respect of Development Application No. 573/93

Pursuant to Section 92 of the Act notice is hereby given of the determination by the consent authority relating to the land described as follows:-

**LOT A, D.P. 103140, H. NO. 81-87 GOW STREET, PADSTOW  
CONSTRUCTION OF A WAREHOUSE**

The development application has been determined by granting of consent subject to the conditions specified in the attached schedule.

The reasons for the imposition of the conditions are set out in the attached schedule.


Endorsement of date of consent: **October 14, 1993**

**NOTES:**

- (1) To ascertain the date upon which the consent becomes effective refer to Section 93 of the Act.
- (2) To ascertain the extent to which the consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 12 months after receipt of this notice.

**October 14, 1993**

Date

  
Signature on behalf of consent authority.

**DETERMINATION NOTICE NO. 8416 - P58/393/81/A**

- (a) Development shall take place generally in accordance with submitted plans and details Drawing DA 1A prepared by Designed Building Systems and submitted in respect of Development Application dated 8 September, 1993 except where varied by the conditions that follow. (1 P)
- (b) THIS CONSENT WILL LAPSE TWO YEARS FROM THE ENDORSED DATE OF CONSENT UNLESS EITHER THE USE HAS COMMENCED, OR ANY BUILDING WORKS HAVE PHYSICALLY COMMENCED, OR AN EXTENSION OF THE CONSENT HAS BEEN GRANTED BY COUNCIL.
- (c) Car parking provision shall be made for a minimum of nineteen (19) cars.
- (d) The carparking shall be in marked spaces in the manner generally shown on the approved site plan and such spaces are to be kept clear and available at all times.
- (e) The existing landscaped area(s) on the site shall be maintained.
- (f) All waste materials shall be stored in containers located in accordance with the provisions of Ordinance 51 of the Local Government Act, 1919. Details of the area set aside for the purpose shall be included with the building Application.
- (g) All egress doorways which do not swing in the direction of egress shall be fitted with an approved hold open device. Such doors shall be openable without a key and by single handed action by any person seeking egress.
- (h) The applicant shall submit written advice from the Sydney County Council, prior to the release of Building Plans, as to the location of any necessary sub-station kiosk.  
  
If a sub-station kiosk is required such shall be suitably located and screened and details of screening and location shall be submitted with the landscape plans and shall be to the satisfaction of Council.
- (i) A specification of exterior materials shall be submitted with the Building Application in the form of a "Schedule of Finishes". A sample of the materials is to be submitted for the approval of the Director of Planning and Development prior to release of the Building Application.
- (j) All loading and unloading of vehicles, storage of goods or materials and any industrial activity shall take place wholly within the building.
- (k) The hours of operation shall be limited to between 6.00 a.m. and 6.00 p.m. on weekdays and Saturdays, and no work shall be carried out on Sundays or public holidays without prior Council approval.
- (l) The premises shall be occupied solely for the approved use. No separate occupation or use of any part of the premises shall take place without prior Council approval.
- (m) No storage of goods or material or work shall take place on the driveway, parking areas, or landscaped areas.

**DETERMINATION NOTICE NO. 8416 - P58/393/81/A)**

- (n) Precast concrete external walls must be designed to avoid outward collapse of the external walls in the event of fire in accordance with Pt. C, Clause C1.11 of the Building Code of Australia. Engineering details and certification to be submitted with the Building Application.
- (o) Stormwater runoff from all areas (proposed for development) within the property and naturally draining to the site shall be collected in a system of gutters, pits and pipelines and conveyed under gravity to an inspection pit to be located at the north eastern corner of Unit 2 and be controlled by means of on-site detention in accordance with Council's current issue of "Control of Stormwater Runoff from Development Sites".

The stormwater shall be discharged from this pit into Council's drainage system located within No. 81-87 Gow Street via a pipeline to be connected to the stormwater drainage pipeline located within the existing reserve at an angle of 30 degrees to the direction of flow in a manner to be approved by Council's Engineer. An unobstructed overland flowpath (floodway) for excess stormwater runoff from Council's Road Reserve/upstream Lots. The floodway shall be designed to carry stormwater runoff from a 1:100 year A.R.I. design storm for the catchment concerned. (710 B)

- (p) Full Engineering details of the entire stormwater drainage system prepared and signed by a practising Civil Engineer or registered Surveyor and designed generally in accordance with the current issue of Council's "Guidelines of Engineering Conditions to be Imposed on Building and Development Applications", shall be submitted for approval by Council's Engineer in conjunction with the Building Plans.

It is the applicant's responsibility to establish the size and levels of utility services in the field where they cross proposed pipelines prior to construction of drainage lines.

Where location of services conflicts with the proposed pipeline, then any service adjustment shall be at the applicant's expense.

Should service adjustment be impractical, then an amended drainage design must be submitted to Council's Engineer for approval.

All costs associated with amended designs shall be at the applicant's expense.

Utility services refers to those under the control of the Public Utility Authorities, (Gas Company, The Water Board, Sydney County Council, Telecom, Electricity Commission) and private services, whether the services are located within private property or within Public Roads. (713 B)

**DETERMINATION NOTICE NO. 8416 - P58/393/81/A**

- (q) A Registered Surveyor shall certify that the stormwater detention storage system has been constructed to the dimensions and levels shown in the approved Building Plans.

A Work-As-Executed Plan of the constructed stormwater detention storage system shall be submitted, together with the Certification, for approval by Council's Engineer, prior to the release of the Certificate of Classification or occupation of the site. (717 E)

- (r) A qualified practising Civil Engineer shall certify the soundness of the detention storage structure and that construction has been carried out in accordance with the approved plans and specifications.

Certification for approval by Council's Engineer shall be submitted prior to issue of the Certificate of Classification or occupation of the site. (718 E)

- (s) The proposed building is to be located clear of the existing Council easement within the site and a Certificate from a Registered Surveyor is to be submitted to Council's Engineer verifying the location of the building, after footings have been poured and before the construction of walls. (723 E)

- (t) Special footings will be required where the proposed structure is adjacent to drainage easements. The footings shall be taken down to the invert level of the existing drainage structure or to solid rock whichever is the lesser. The footing depth may decrease by 500mm for every 1,000mm increment in distance the proposed structure is from the easement boundary. (725 E)

- (u) The special footings shall be designed by a Practising Structural Engineer and shall be located clear of the easement. Details to be shown on the Building Application.

Prior to construction, a survey report is to be prepared by a Registered Surveyor detailing the location, size and invert level of existing stormwater drainage pipelines within the existing/proposed easement boundaries, and the finished level of the ground surface within the site(s) necessary to determine the depth of footings. (726 E)

- (v) The floor level of the proposed structure shall be constructed a minimum of 500mm above finished ground level within the Council drainage easement (and proposed floodway) adjacent to the structure. (727 E)

- (w) Landscaping within Council's drainage easement shall be limited to grassed or paved surfaces only.

Boundary fencing across Council's drainage easement/floodway shall incorporate provision for the passage of overland stormwater runoff to the satisfaction of Council's Engineer. (728E)



**DETERMINATION NOTICE NO. 8416 - P58/393/81/A**

- (x) A Restriction as to User under the provisions of Section 88E of the Conveyancing Act shall be registered on the title of the subject property requiring that:

- i) "A flowpath for overland stormwater runoff from upstream properties and Council's Road Reserve shall be maintained within Council's drainage easement boundaries."
- ii) "No trees or shrubs shall be planted within Council's drainage easement boundaries."

Bankstown City Council shall be empowered to release, vary or modify such Restriction.

Documents giving effect to the creation of the Restriction as to User shall be registered prior to issue of the Certificate of Classification or Occupation of the site and evidence of such registration shall be furnished to the satisfaction of Council's Engineer. (729 E)

- (y) A Restriction as to User under the provisions of Section 88E of the Conveyancing Act shall be registered on the title of the subject property requiring that the stormwater detention storage system within the site as constructed shall not be altered and shall be maintained in good working order to the satisfaction of Bankstown City Council.

Bankstown City Council shall be empowered to release, vary or modify such Restriction.

Documents giving effect to the creation of the Restriction as to User shall be registered prior to issue of the Certificate of Classification or occupation of the site and evidence of such registration shall be furnished to the satisfaction of Council's Engineer. (730 E)

- (z) For concrete pavements built over drainage easements, full depth construction joints shall be provided along the easement boundary, or as directed by Council's Engineer. (736 E)

- (aa) The existing storage shed encroaching on Council's drainage easement may remain for the life of these structures only and no maintenance works shall be allowed to expand the life of the structure. (1000 E)

- (ab) A driveway of minimum width 5 metres and manoeuvring area to Unit No. 2 is to be indicated on a plan to be lodged with the Building application. This internal driveway and associated parking and service areas subject to vehicular movements shall be paved and sealed.

## **Notice of Determination of a Development Application**

Environmental Planning and Assessment Act, 1979. Section 81(1)(a)

### **Development Application No. DA-478/2007**

Soto Shen  
Scrapfast Pty Ltd  
66 Elswick Street  
LEICHHARDT NSW 2040

**Date of Determination:** 26 June 2007

**Determination Notice No.:** DA-478/2007

**Property:** Lot A DP 103140, No. 81 Gow Street,  
PADSTOW

Bankstown City Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

**Description of Development:** Partial Use of Premises as a Metal Recycling Depot

**Planning Instrument:** Bankstown Local Environmental Plan 2001  
Gazetted 17 May 2002

**Zoning of Property:** 4(a) - General Industrial

**Consent to Operate From:** 26 June 2007  
**Consent to Lapse On:** 26 June 2012

**Building Classification Under The BCA:** Class 8

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 79(C) of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

**Notes:**

1. This Determination Notice does not constitute permission to begin works associated with the development. A Construction Certificate (where applicable) must be obtained prior to the commencement of any development works.
2. This Determination Notice operates or becomes effective from the endorsed date of Consent.
3. If you are dissatisfied with this decision, you may apply for a review of determination pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 (does not apply to Integrated Development proposals) or appeal to the Land and Environment Court pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 within 12 months after the date of receipt of this Notice.
4. Section 125 of the Environmental Planning and Assessment Act, 1979 confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under that Act.
5. This consent will lapse 5 years from the endorsed date of consent unless the use has commenced, or any building works have physically commenced.
6. The applicant or any other person entitled to act on this Consent may apply to modify the Development Consent in accordance with Section 96 of the Environmental Planning and Assessment Act, 1979.
7. Failure to comply with a condition contained within this Development Consent may result in a fine or prosecution by Council.

**CONDITIONS OF CONSENT**

- 1) The proposal shall comply with the conditions of this Development Consent.
- 2) Development shall take place in accordance with Development Application No. DA-478/2007, submitted by Soto Shen, accompanied by Drawing No. DA01, prepared by Ken Litting, dated 3 June 2007 and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.
- 3) A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is "exempt development" in accordance with Bankstown DCP 2005 – Part D1.

**USE OF THE SITE**

- 4) Car parking spaces for five (5) vehicles shall be provided in marked spaces in the manner generally shown on the approved site plan. 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.

- 5) The hours of operation of the use shall be limited to between 7am to 5pm on weekdays and 7am to 6pm on Saturdays.
- 6) All loading and unloading of goods shall take place within the site in a manner that does not interfere with parking areas, driveways or landscaping.
- 7) There shall be no emissions of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are injurious or dangerous to health, or the exposure to view of any unsightly matter or otherwise.
- 8) All waste materials associated with the use shall be stored in containers located either within the building or behind screen walls in accordance with the approved plans.
- 9) The use of the premises shall not contravene the Protection of the Environment Operations Act, 1997. The operation of the premises shall be carried out in accordance with the requirements of the Department of Environment and Conservation, if applicable.
- 10) No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footway, utility service land, customer and/or employee parking area or the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.
- 11) Identification number/s are to be conspicuously displayed at the front of the premises.
- 12) Any retailing undertaken on the premises must be ancillary to the main industrial use of the premises. The retailing sales area shall be restricted to a maximum of 15% of the total floor area.
- 13) New and used materials stored external to the building shall be stored in containers and shall not be visible from the street. All other industrial activities are to be confined within the building, including loading and unloading.

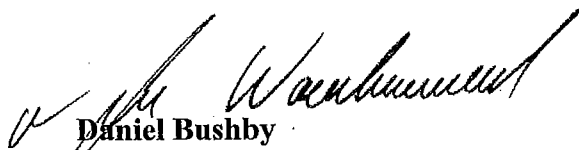
## **SCHEDULE A: ADVICE TO APPLICANTS**

Inspection of building works shall be undertaken as determined by the PCA. If Civic Approvals has been nominated as the PCA then details of inspection type and number required will be determined prior to the issue of a construction certificate.

Also, before you dig, call "Dial before you Dig" on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance to nearest cross street) for underground utility services information for any excavation areas.

For further information regarding this notice please contact Luke Butkovich of Council's Civic Approvals Unit on 9707 9485.

Yours faithfully,



**Daniel Bushby**  
**DEVELOPMENT ASSESSMENT OFFICER**



## **Notice of Determination of a Development Application**

Environmental Planning and Assessment Act, 1979. Section 81(1)(a)

### **Development Application No. DA-844/2013**

RPS Australia East  
PO Box 428  
HAMILTON NSW 2303

**Date of Determination:** 2 April 2014

**Determination Notice No.:** DA-844/2013

**Property:** Lot A DP 103140, No. 81 Gow Street,  
PADSTOW NSW 2211

Bankstown City Council hereby Consents to the above described land being developed for the following purpose, subject to compliance with the conditions and requirements set out in the attached schedules.

**Description of Development:** Use of material crushing plant within existing waste management facility

**Planning Instrument:** Bankstown Local Environmental Plan 2001  
Gazetted 17 May 2002

**Zoning of Property:** 4(a) - General Industrial

**Consent to Operate From:** 2 April 2014  
**Consent to Lapse On:** 2 April 2019

These conditions are imposed taking into account the matters for consideration in determining a Development Application pursuant to Section 79(C) of the Environmental Planning & Assessment Act, 1979 and other relevant Acts and Regulations.

#### **Notes:**

1. This Determination Notice does not constitute permission to begin works associated with the development. A Construction Certificate (where applicable) must be obtained prior to the commencement of any development works.
2. This Determination Notice operates or becomes effective from the endorsed date of Consent.

3. If you are dissatisfied with this decision, you may apply for a review of determination pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 (does not apply to Integrated Development proposals) or appeal to the Land and Environment Court pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979. Any application for a review of determination pursuant to Section 82A must be received, assessed and determined by Council within 6 months after the date of receipt of this Notice.
4. Section 125 of the Environmental Planning and Assessment Act, 1979 confers the authority to direct any person to comply with the terms and conditions of any Consent and any person failing to comply with such a direction shall be guilty of an offence under that Act.
5. This consent will lapse 5 years from the endorsed date of consent unless the use has commenced, or any building works have physically commenced.
6. The applicant or any other person entitled to act on this Consent may apply to modify the Development Consent in accordance with Section 96 of the Environmental Planning and Assessment Act, 1979.
7. Failure to comply with a condition contained within this Development Consent may result in a fine or prosecution by Council.

## **CONDITIONS OF CONSENT**

- 1) The proposal shall comply with the conditions of this Development Consent.
- 2) Development shall take place in accordance with Development Application No. DA-844/2013, submitted by Mr Stuart Greville (RPS Australia East Pty Ltd), accompanied by Drawing No. 1229-1, dated 3 June 2013, prepared by G.J. Atkins & Associates Consulting Land Surveyors, except where amended by the conditions contained in this approval.
- 3) Dust control measures shall be operated and maintained in accordance with the GSR Dust Suppression System Maintenance Schedule.
- 4) The operation of the site shall be in accordance with the provisions and environmental conditions applied by the NSW EPA Licence number 10943.

## **USE OF THE MATERIAL CRUSHING PLANT**

- 5) Compliance with the conditions of Development Consent No. DA-51/1997 and the associated Section 96 modifications.
- 6) The processing capacity of the material crushing plant shall not exceed 150 tonnes per day or 30,000 tonnes per annum.
- 7) The hours of operation of the material crushing plant shall be limited to between 7.00am and 10.00pm, 7 days a week.

Should the trial period for 24 hour operation of the waste management facility in accordance with Condition 9(a) of Development Consent No. DA-51/1997

(as modified by Section 96(2) Application No. DA-51/1997/2, dated 24 September 2013) expire and further approval for 24 hour operation is not granted, the hours of operation of the material crushing plant shall revert back to the approved hours of 6.00am - 6.00pm on weekdays and 7.00am - 6.00pm on weekends.

- 8) All loading and unloading of material shall take place within the site in a manner that does not interfere with parking areas, driveways or landscaping.
- 9) There shall be no emissions of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are injurious or dangerous to health, or the exposure to view of any unsightly matter or otherwise.
- 10) The use of the premises shall not contravene the *Protection of the Environment Operations Act 1997*. The operation of the premise shall be carried out in accordance with the requirement of the NSW EPA, where relevant.
- 11) Instructions concerning procedures to be adopted in the event of an emergency are to be clearly displayed at the premises for both public and staff information at all times.
- 12) All industrial activities are to be confined within the site and no such activity shall occur externally to the site, which includes loading and unloading and storage of materials.

For further information regarding this notice please contact Samantha Mitchell in Development Services on 9707 9475.

Yours faithfully,



Samantha Mitchell  
**DEVELOPMENT ASSESSMENT OFFICER**



245

**BANKSTOWN CITY COUNCIL**

Civic Centre, Bankstown. 2200  
Telephone: 707 9400

**DETERMINATION NOTICE NO. 6434**

P58/393/81/A

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.**

**NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT  
APPLICATION**

To: THE NEWMAN-UNDERWOOD TILE CO PTY LTD

of: 187 EDINBURGH ROAD, CASTLE CRAG

being the applicant in respect of Development Application No. 3/91

Pursuant to Section 92 of the Act notice is hereby given of the determination by the consent authority relating to the land described as follows:-

LOT A, D.P. 103140, H.NOS. 81-87 GOW STREET, PADSTOW.  
CONSTRUCTION OF AN INDUSTRIAL BUILDING TO BE KNOWN AS UNIT 2

The development application has been determined by granting of consent subject to the conditions specified in the attached schedule.

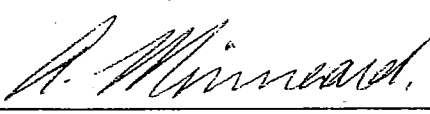
The reasons for the imposition of the conditions are set out in the attached schedule.

Endorsement of date of consent: 15th March, 1991

**NOTES:**

- (1) To ascertain the date upon which the consent becomes effective refer to Section 93 of the Act.
- (2) To ascertain the extent to which the consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within 12 months after receipt of this notice.

15th March, 1991  
Date

  
\_\_\_\_\_  
Signature on behalf of consent authority.

**DETERMINATION NOTICE NO. 6434 - P58/393/81/A**

- (a) Development shall take place generally in accordance with submitted plans and details prepared and submitted in respect of Development Application dated 31st December, 1990 except where varied by the following conditions: (1 P)
- (b) Car parking provision shall be made for a minimum of twenty seven (27) cars. (5 P)
- (c) The application shall be amended as follows:- (2 P)
  - (i) The proposed carspaces Nos 5,6,7 & 8 are to be deleted. This amendment is to be shown on the building application plans.
- (d) Car parking bays shall have clear dimensions of 2.5m x 5.4m with an access aisle for 90 degree parking of at least 6.5m. End bays shall have a width of 2.75m. (10 P)
- (e) Parallel parking bays shall have clear dimensions of 6.5m x 2.5m with the end bays increased to 7m. (11 P)
- (f) No storage of goods or material or work shall take place on the driveway, parking areas, or landscaped areas. (24 P)
- (g) The existing landscaped area(s) on the site shall be maintained to its present standard. (29 P)
- (h) All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon. (34 P)
- (i) The applicant shall submit written advice from the Sydney County Council, prior to the release of Building Plans, as to the location of any necessary sub-station kiosk. (39 P)
- (j) If a sub-station kiosk is required such shall be suitably located and screened and details of screening and location shall be submitted with the landscape plans and shall be to the satisfaction of Council. (40 P)
- (k) Any retaining walls necessitated due to excavation or filling adjacent to site boundaries shall be constructed to the requirements of Council in accordance with detailed building plans to be submitted to and approved by Council prior to such construction commencing. (41 P)
- (l) The units shall be identified by a number or letter and shall retain such identification at all times. Advertising shall be limited to identification of the occupant of a particular unit, such being in the form of a nameplate not exceeding 1.2m x 0.6m in dimensions. If necessary, an index board at the front of the property having an area no greater than 2.25 sq.m. may be permitted. (62 P)
- (m) No occupation of the building(s) or change of use shall take place without prior Council approval of a specific development application. (59 P)
- (n) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council. (61 P)

**DETERMINATION NOTICE NO. 6434 - P58/393/81/A**

- (o) All waste materials shall be stored in containers located either within the building or behind screen walls and in accordance with the provisions of Ordinance 51 of the Local Government Act, 1919. (582 B)

- (p) The existing western vehicular crossing to the Gow Street entrance shall be partly reconstructed where it has failed.

These works shall be constructed by Council at the Applicant's expense. (700 E)

- (q) Stormwater runoff from all areas (proposed for development) within the property and naturally draining to the site shall be collected in a system of gutters, pits and pipelines and connected to the existing internal stormwater drainage system, subject to such system being evaluated and found to be structurally adequate and to have the required hydraulic capacity. (710 E)

- (r) Full Engineering details of the entire stormwater drainage system prepared and signed by a practising Civil Engineer or Registered Surveyor and designed generally in accordance with the current issue of Council's "Guidelines of Engineering Conditions to be Imposed on Building and Development Applications", shall be submitted for approval by Council's Engineer in conjunction with the Building Plans. In the June 1988 review of the Guidelines, the option of Consultant's Certification was included.

It is the applicant's responsibility to establish the size and levels of utility services in the field where they cross proposed pipelines prior to construction of drainage lines.

Where location of services conflicts with the proposed pipeline, then any service adjustment shall be at the applicant's expense.

Should service adjustment be impractical, then an amended drainage design must be submitted to Council's Engineer for approval.

All costs associated with amended designs shall be at the applicant's expense.

Utility services refers to those under the control of the Public Utility Authorities, (Gas Company, The Water Board, Sydney County Council, Telecom, Electricity Commission) and private services, whether the services are located within private property or within Public Roads. (713 E)

- (s) The proposed building is to be located clear of the existing Council easement within the site and a Certificate from a Registered Surveyor is to be submitted to Council's Engineer verifying the location of the building after footings have been poured and before the construction of walls. (723 E)

**DETERMINATION NOTICE NO. 6434 - P58/393/81/A**

- (t) Special footings will be required where the proposed structure is adjacent to drainage easements. The footings shall be taken down to the invert level of the existing drainage structure or to solid rock whichever is the lesser. The footing depth may decrease by 500mm for every 1,000mm increment in distance the proposed structure is from the easement boundary. (725 E)
- (u) The special footings shall be designed by a Practising Structural Engineer and shall be located clear of the easement. Details to be shown on the Building Application.

Prior to construction, a survey report is to be prepared by a Registered Surveyor detailing the location, size and invert level of existing stormwater drainage pipelines within the existing/proposed easement boundaries, and the finished level of the ground surface within the site(s) necessary to determine the depth of footings. (726 E)

- (v) The floor level of the proposed structure shall be constructed a minimum of 500mm above finished ground level within the Council drainage easement (and proposed floodway) adjacent to the structure. (727 E)
- (w) Fencing across Council's drainage easement/floodway shall incorporate provision for the passage of overland stormwater runoff to the satisfaction of Council's Engineer. (728E)
- (x) For internal driveways with a gradient exceeding 10% (1 in 10), longitudinal profiles of all vehicular driveways and ramps shall be submitted for approval by Council's Engineer in conjunction with the Building Plans. The profile shall be drawn at a reduction ratio of 1 to 20 vertical and horizontal and shall be related to the datum used for the issue of the street alignment levels. Council's Car Clearance Profile (Plan No. B744) shall be used to design the profile. (733 E)
- (y) With regard to all driveways, parking bays and service areas which are to be subjected to vehicular movement, the applicant shall arrange for a qualified practising Civil or Structural Engineer to specify as to the type and depth of pavement and sealed surface course required to satisfactorily accommodate the anticipated wheel loads over the subgrade concerned.

All information used by the Engineer to determine the specification shall be submitted to Council for approval prior to the release of building plans. (735 E)

- (z) For concrete pavements built over drainage easements, full depth construction joints shall be provided along the easement boundary, or as directed by Council's Engineer. (736 E)
- (aa) A qualified practising Civil or Structural Engineer shall certify that the driveways, parking bays and service areas have been constructed in accordance with the approved plans and specifications. Such Certification shall be submitted prior to the issue of the Certificate of Classification or occupation of the site, whichever comes first. (737 E)

\* \* \* \* \*



# BANKSTOWN CITY COUNCIL

CIVIC CENTRE, BANKSTOWN

Postal Address: P.O. Box 8, BANKSTOWN. 2200  
Ausdoc: DX 11220 BANKSTOWN

Telephone: (02) 707-9400  
Facsimile: (02) 707-9495

19th April, 1989

Expanded Plastics Pty Ltd  
P O BOX 1181  
BANKSTOWN 2200

Dear Sir,

REF: LOT A, D.P. 103140, H.NO. 81 GOW STREET, PADSTOW.  
(Our Ref: P58/393/81/A)

I refer to your Development Application dated 12th January, 1989 requesting approval for the CONSTRUCTION OF EXTENSIONS AND AN INTERNAL MEZZANINE OFFICE IN AN EXISTING FACTORY BUILDING and wish to advise that such is approved pursuant to the provisions of the Environmental Planning & Assessment Act, 1979, subject to the conditions cited on the enclosed Determination Notice No. 5154.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are further advised:

- (i) The land has been allocated a house number, (Building A H/No. 81 Gow Street ) and those numerals shall not be less than 75mm high and 25mm wide; the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
- (ii) Prior to the commencement of any building work a Building Application shall be submitted to and approved by Council in accordance with Part XI of the Local Government Act, 1919. The applicant is to ensure that the working drawings incorporate the necessary requirements of Ordinance 70 for the proposed building design. (107 P)
- (iii) To consult with the Department of Industrial Relations and Employment regarding registration of the proposed use. (109 P)

If further information is required, please contact Ms. H. Warton who is available between 8.45am - 2.30pm at Council's Town Planning Department 707 9477.

Yours faithfully,

A.B. Heiler  
TOWN CLERK

H. WARTON:gb  
DAS5154-PA

**DETERMINATION NOTICE NO. 5154 - P58/393/81/A**

- (n) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council. (61 P)
- (o) All waste materials shall be stored in containers located either within the building or behind screen walls and in accordance with the provisions of Ordinance 51 of the Local Government Act, 1919. (582 B)
- (p) Stormwater runoff shall be collected and disposed of to Council requirements. (709 E)
- (q) The proposed addition is to be located clear of the existing Council easement within the site and a Certificate from a Registered Surveyor is to be submitted to Council's Engineer verifying the location of the addition, after footings have been poured and before the construction of walls. (723 E)
- (r) Special footings will be required where the proposed structure is adjacent to drainage easements. The footings shall be taken down to the invert level of the existing drainage structure or to solid rock whichever is the lesser. The footing depth may decrease by 500mm for every 1,000mm increment in distance the proposed structure is from the easement boundary. (725 E)
- (s) The special footings shall be designed by a Practising Structural Engineer and shall be located clear of the easement. Details to be shown on the Building Application.

Prior to construction, a survey report is to be prepared by a Registered Surveyor detailing the location, size and invert level of existing stormwater drainage pipelines within the existing easement boundaries, and the finished level of the ground surface within the site necessary to determine the depth of footings. (726 E)

\* \* \* \* \*



# BANKSTOWN CITY COUNCIL

CIVIC CENTRE, BANKSTOWN

P.O. Box 8, Bankstown

N.S.W. 2200

Phone: 709 4255

For Enquiries

Contact:

M

Ext.:

P58/393/81/A  
12th January, 1987

Expanded Plastics Pty. Ltd.,  
39 Lorraine Street,  
PEAKHURST. 2210.

Dear Sir,

REF: LOT A, D.P. 103140, H.NO. 81 GOW STREET, PADSTOW.


I refer to your Development Application dated 11th December, 1986 requesting approval for the USE OF FACTORY A FOR THE PURPOSE OF POLYSTYRENE FOAM MOULDING, CUTTING AND FABRICATION and wish to advise that such is approved pursuant to the provisions of the Environmental Planning & Assessment Act, 1979, subject to the conditions cited on the enclosed Consent Permit No. 3565.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are further advised:

- (i) The land has been allocated a house number, (H/No. 81 Gow Street) and those numerals shall not be less than 75mm high and 25mm wide, the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
- (ii) If any building work is anticipated, a Building Application shall be submitted and approved beforehand in accordance with Part XI of the Local Government Act, 1919 and Ordinance 70.
- (iii) It is also noted that Council has received a plan of easement on the above property to satisfy consolidation of Building Permit No. 2400/85 and Council has no record of a Section 88B Instrument having been received.

Yours faithfully,

  
A.B. Heiler  
TOWN CLERK

WS:jm Ext: 333  
DAS2734

**DETERMINATION NOTICE NO. 3565 - P58/393/81/A**

- (a) Carparking provision shall be made available for a total of twenty-one (21) spaces for factory unit A in accordance with an amended parking layout plan to be submitted to and approved by Council's City Planner within one (1) month of the date of this approval.
- (b) Car parking bays shall have clear dimensions of 2.5m x 5.4m with an access aisle for 90 degree parking of at least 6.5m. End bays shall have a width of 2.75m.
- (c) The carparking shall be in marked spaces in the manner generally shown on the amended site plan and such spaces are to be kept clear and available at all times.
- (d) The site, with the exception of built-upon areas and paved driveways shall be extensively landscaped with suitable trees, shrubs and ground covers in accordance with a detailed landscape plan to be prepared by a landscape architect or approved consultant, showing types and location of plants, natural landscape features, external site furniture, site lighting, paving materials (including driveways), earth contouring, screen fencing, etc. Such plan shall be submitted to and be approved by Council within one (1) month of the date of this approval.
- (e) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose, and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 100mm depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their more likely suitability to their natural habitat, their relatively fast growth and low maintenance characteristics and to assist in achieving a common landscape theme.
- (f) All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- (g) Perimeter planting along site boundaries shall be such as to provide a dense-foliaged plant screen of trees and shrubs over a broad height range to minimise the effect of the development upon adjoining development.
- (h) No storage of goods or material or work shall take place on the driveway, parking areas, or landscaped areas.
- (i) All loading and unloading of vehicles, storage of goods or materials and any industrial activity shall take place wholly within the building. External loading or storage areas will be accepted provided such are screened to Council's satisfaction.
- (j) No retail sales to the general public shall be undertaken from or on the site.
- (k) The premises shall be occupied solely for the approved use. No separate occupation or use of any part of the premises shall take place without prior Council approval.
- (l) The units shall be identified by a number or letter and shall retain such identification at all times. Advertising shall be limited to identification of the occupant of a particular unit, such being in the form of a nameplate not exceeding 1.2m x 0.6m in dimensions. If necessary, an index board at the front of the property having an area no greater than 2.25 sq.m. may be permitted.



- (m) Council reserves the right to impose additional conditions if at any time the use is causing injury to the amenity of the area.
- (n) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council.
- (o) All waste materials shall be stored in containers located either within the building or behind screen walls and in accordance with the provisions of Ordinance 51 of the Local Government Act, 1919.
- (p) All egress doorways which do not swing in the direction of egress shall be fitted with an approved hold open device. Such doors shall be openable without a key and by single handed action by any person seeking egress.

\* \* \* \* \*

*K 7*

**PREVIOUS FILE**

58/393/81/A  
9th January, 1985

APPROVAL OF DEVELOPMENT APPLICATION  
UNDER DELEGATED AUTHORITY


PRINCIPAL BUILDING SURVEYOR

LOT A, D.P. 103140, H.NO. 81 GOW STREET, PADSTOW

D.A. No. 592/85

With reference to the above application, approved under delegated authority,  
please find attached copy of correspondence forwarded to the applicant.

DEPT. REF.:      UR.cr  
EXT.:            333

  
A. MINNAARD  
CITY PLANNER

*Noted*

*ka*

*13/1/86*



# BANKSTOWN CITY COUNCIL

CIVIC CENTRE, BANKSTOWN

P.O. Box 8, Bankstown  
N.S.W. 2200

Phone: 709 4255

For Enquiries  
Contact:

M  
Ext.:

P58/393/81/A  
9th January, 1985

Sarlon Industries,  
51 Moxon Road,  
PUNCHBOWL. 2196

Dear Sir,

REF: LOT A, D.P. 103140, H.NO. 81 GOW STREET, PADSTOW

I refer to your Development Application dated 16th December, 1985 requesting approval for the USE OF FACTORY FOR PRODUCTION OF KITCHEN BAKEWARE and wish to advise that such is approved pursuant to the provisions of the Environmental Planning & Assessment Act, 1979, subject to the conditions cited on the enclosed Consent Permit No. 002925.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of INDUSTRIAL GENERAL development of the site in relation to its outward effect upon the area generally and Council's standards.

You are further advised:

- (a) The land has been allocated a house number, (H/No. 81-87 Gow Street) and those numerals shall not be less than 75mm high and 25mm wide, the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
- (b) If any building work is anticipated, a Building Application shall be submitted and approved beforehand in accordance with Part XI of the Local Government Act, 1919 and Ordinance 70.
- (c) The applicant be advised to consult with the Department of Industrial Relations regarding registration of proposed use.

Yours faithfully,

A.B. Heiler  
TOWN CLERK

**CONDITIONS OF APPROVAL -DETERMINATION NOTICE NO. 002925- P/58/393/81/A**

- (a) Car parking provision shall be made available for a total of twenty-one (21) spaces for the subject factory in accordance with an amended parking layout to be submitted to and approved by Council's City Planner prior to commencement of the use. Such parking requirement is based on nineteen (19) spaces for the existing factory building and an additional two (2) spaces for the office addition marked building No. 'B' on the submitted plan. The parking requirement does not include the parking provision which may be required by Council for any future approved use of the rear of the site.
- (b) Car parking bays shall have clear dimensions of 2.5m x 5.4m with an access aisle for 90 degree parking of at least 5.8m. End bays shall have a width of 2.75m.
- (c) The carparking shall be in marked spaces in the manner generally shown on the amended site plan and such spaces are to be kept clear and available at all times.
- (d) The site, with the exception of built-upon areas and paved driveways shall be extensively landscaped with suitable trees, shrubs and ground covers in accordance with a detailed landscape plan to be prepared by a landscape architect or approved consultant, showing types and location of plants, natural landscape features, external site furniture, site lighting, paving materials (including driveways), earth contouring, screen fencing, etc. Such plan shall be submitted to and be approved by Council prior to release of Building Application for the extension.
- (e) The existing landscape area at the front of the site shall be upgraded by the planting of a minimum five (5) Grevillea Rosmarinifolia immediately in front of the existing screen wall.
- (f) Landscaping shall be constructed and maintained to Council's satisfaction, in accordance with approved plan to be submitted, with future plant losses and failures being replaced. The plan shall include the area from the building line and screen fence to the front boundary as well as perimeter planting at the side boundaries of the site.
- (g) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose, and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 100mm depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their more likely suitability to their natural habitat, their relatively fast growth and low maintenance characteristics and to assist in achieving a common landscape theme.
- (h) All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- (i) No storage of goods or material or work shall take place on the driveway, parking areas, or landscaped areas.
- (j) All loading and unloading of vehicles, storage of goods or materials and any industrial activity shall take place wholly within the building. External loading or storage areas will be accepted provided such are screened to Council's satisfaction.
- (k) No retail sales to the general public shall be undertaken from or on the site.
- (l) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council.

8

PREVIOUS FILE

17th January, 1986  
P58/393/81/A

APPROVAL OF DEVELOPMENT APPLICATION  
UNDER DELEGATED AUTHORITY

PRINCIPAL BUILDING SURVEYOR  
~~CITY ENGINEER~~

LOT A., D.P.103140, HOUSE NO. 81 GOW STREET, PADSTOW.

ALTERATIONS AND ADDITIONS TO EXISTING PREMISES FOR THE USE OF  
THE REAR PART OF THE SITE AS A TRANSPORT TERMINAL.

D.A. No.528/85

With reference to the above application, approved under delegated authority,  
please find attached copy of correspondence forwarded to the applicant.

DEPT. REF.:RW:wm  
EXT.: 333

M  
A. MINNAARD  
CITY PLANNER

Noted

1/6  
22/1/86



# BANKSTOWN CITY COUNCIL

CIVIC CENTRE, BANKSTOWN

P.O. Box 8, Bankstown  
N.S.W. 2200

Phone: 709 4255

For Enquiries

Contact:

M

Ext.:

P58/393/81/A  
17th January, 1986

Arnolds Transport Pty. Ltd.,  
502 Clayton Road,  
CLAYTON. 3168

Dear Sir/Madam,

REF: LOT A, D.P. 103140, HOUSE NO. 81 GOW STREET, PADSTOW.

I refer to your Development Application dated 12th November, 1986 requesting approval for the ALTERATIONS AND ADDITIONS TO EXISTING PREMISES FOR THE USE OF THE REAR PART OF THE SITE AS A TRANSPORT TERMINAL and wish to advise that such is approved pursuant to the provisions of the Environmental Planning & Assessment Act, 1979, subject to the conditions cited on the enclosed Consent Permit No.002932.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are further advised:

- (i) The land has been allocated a house number, (H/No.81 Gow Street, Padstow) and those numerals shall not be less than 75mm high and 25mm wide, the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
- (ii) The applicant be advised of his right of appeal to the Land and Environment Court in respect to Council's decision or any or all of the conditions imposed.
- (iii) Prior to the commencement of any building work a Building Application shall be submitted to and approved by Council in accordance with Part XI of the Local Government Act, 1919. The applicant is to ensure that the working drawings incorporate the necessary requirements of Ordinance 70 for the proposed building design.
- (iv) The applicant be advised to confer with the Health and Building Department prior to preparation of working drawings.
- (v) The applicant be advised to consult with the Department of Industrial Relations regarding registration of proposed use.

Yours faithfully,

A.B. Heiler  
TOWN CLERK

**CONDITIONS OF APPROVAL - CONSENT PERMIT NO.002932 - P58/393/81/A**

- (a) Development shall take place in accordance with submitted plans and details dated November, 1985 prepared by Stacey Marston, Architects and submitted in respect of Development Application dated 12th November, 1985 except where varied by the conditions:
- (b) Car parking provision shall be made for a minimum of twenty six (26) cars for the total development, nineteen (19) spaces being for the front factory premises and seven (7) spaces being for the transport terminal.
- (c) The carparking shall be in marked spaces in the manner generally shown on an amended parking layout to be submitted to and approved by Council's City Planner prior to the commencement of the use, and such spaces are to be kept clear and available at all times.
- (d) Car parking bays shall have clear dimensions of 2.5m x 5.4m with an access aisle for 90 degree parking of at least 6.5m. End bays shall have a width of 2.75m.
- (e) No storage of goods or material or work shall take place on the driveway, parking areas, or landscaped areas.
- (f) The site, with the exception of built-upon areas and paved driveways shall be extensively landscaped with suitable trees, shrubs and ground covers in accordance with a detailed landscape plan to be prepared by a landscape architect or approved consultant, showing types and location of plants, natural landscape features, external site furniture, site lighting, paving materials (including driveways), earth contouring, screen fencing, etc. Such plan shall be submitted to and be approved by Council prior to occupation of the premises
- (g) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose, and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 100mm depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their more likely suitability to their natural habitat, their relatively fast growth and low maintenance characteristics and to assist in achieving a common landscape theme.
- (h) All existing trees and natural landscape features shall be retained except where the prior written consent to removal has been obtained from Council. The developer and his agents shall take all measures to prevent damage to trees and root systems during site works and construction.
- (i) All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- (j) Perimeter planting along site boundaries shall be such as to provide a dense-foliaged plant screen of trees and shrubs over a broad height range to minimise the effect of the development upon adjoining development.
- (k) Any wash bay area shall be located, paved, graded and drained to Council's satisfaction.
- (l) The proposed security lighting shall be directed onto the site and not cause light spillage or reflection so as to nuisance adjoining properties or the public road.

- (m) All vehicles associated with the development shall be accommodated on the site and shall not be parked on the adjoining public road at any time.
- (n) Any check point shall be located at least 30m within the property and clear of any parking spaces. Vehicles associated with the transport terminal shall not stop prior to the check point or obstruct parking spaces.
- (o) The relocated petrol bowser shall be positioned behind the existing screen wall so that vehicles using or servicing such facility do not obstruct the internal driveway system.
- (p) The proposed distillate bowser shall be located so that vehicles being fuelled or servicing such facility do not obstruct the internal driveway system.
- (q) All vehicles shall enter and leave the site in a forward direction.
- (r) Any fencing to divide the site into two (2) separate occupancies shall be located at the rear of the existing factory building and allow for traffic flow around such building.
- (s) Council reserves the right to require separate ingress and egress should such need arise.
- (t) All loading and unloading of vehicles, storage of goods or materials and any industrial activity shall take place wholly within the building. External loading or storage areas will be accepted provided such are screened to Council's satisfaction.
- (u) No retail sales to the general public shall be undertaken from or on the site.
- (v) The units shall be identified by a number or letter and shall retain such identification at all times. Advertising shall be limited to identification of the occupant of a particular unit, such being in the form of a nameplate not exceeding 1.2m x 0.6m in dimensions. If necessary, an index board at the front of the property having an area no greater than 2.25 sq.m. may be permitted.
- (w) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council.
- (x) All egress doorways which do not swing in the direction of egress shall be fitted with an approved hold open device. Such doors shall be openable without a key and by single handed action by any person seeking egress.
- (y) A full width commercial concrete vehicular crossing shall be provided opposite the vehicular entrance on the western side of the site.  
  
The crossing shall have a maximum width of 12 metres a minimum width of 10 metres, and be located at least 1.5 metres clear of the side property boundary. The full width vehicular crossing on the western side of the site is to be extended as described above.
- (z) The works in (y) shall be constructed by Council at the Applicant's expense.



- (aa) Stormwater runoff from all areas (proposed for development) within the property and naturally draining to the site shall be collected in a system of gutters, pits and pipelines and connected to the existing internal stormwater drainage system, subject to such system being evaluated and found to have the required hydraulic capacity.
- (ab) Full Engineering details of the entire drainage system prepared and signed by a practising Civil Registered Surveyor and designed generally in accordance with Council's "Guidelines to Engineering Conditions to be Imposed on Building and Development Applications", shall be submitted for approval by Council's Engineer in conjunction with the Building Plans.

It is the applicant's responsibility to establish the size and levels of utility services in the field where they cross proposed pipelines prior to construction of drainage lines.

Where location of services conflicts with the proposed pipeline, then any service adjustment shall be at the applicant's expense.

Should service adjustment be impractical, then an amended drainage design must be submitted to Council's Engineer for approval.

All costs associated with amended designs shall be at the applicant's expense.

Utility services refers to those under the control of the Public Utility Authorities, (Gas Company, Metropolitan Water, Sewerage and Drainage Board, Sydney County Council, Telecom, Electricity Commission) and private services, whether the services are located within private property or within Public Roads.

- (ac) The existing drainage easement shall be increased to 8.0 metres wide, and is to be created in favour of Council and in accordance with Council plan C23 sheet 83. Documents relative to the creation of the easement are to be lodged with The Registrar General prior to the Building Application Approval, with registration being effected prior to issue of the Certificate of Classification, or occupation of the site.

All costs associated with piping, relocation and creation of easements shall be borne by the developer.

A floodpath is to be provided along the drainage easement and should be constructed in accordance with Councils Plan No. C23 sheet 83 and C23 sheet 89. No obstructions will be allowed in the floodpath and Councils Engineers should be consulted with regard to the fencing proposed over the floodpath.

- (ad) The proposed fuel tank and bowser are to be located clear of the existing and proposed Council easement within the site and a Certificate from a Registered Surveyor is to be submitted to Council's Engineer verifying the location of the fuel tank and bowser, after footings have been poured and before the construction of walls.

- (ae) With regard to all driveways, parking bays and service areas which are to be subjected to vehicular movement, the applicant shall arrange for a qualified practising Civil or Structural Engineer to specify as to the type and depth of pavement and sealed surface course required to satisfactorily accommodate the anticipated wheel loads over the subgrade concerned.

All information used by the Engineer to determine the specification shall be submitted to Council for approval prior to the release of building plans.

- (af) A qualified practising Civil or Structural Engineer shall certify that the driveways, parking bays and service areas have been constructed in accordance with the approved specifications referred to in (ae) above. Such Certification shall be submitted prior to the issue of the Certificate of Classification or occupation of the site, whichever comes first.

- (ag) Each use shall have its own separate male and female toilet accommodation and amenities.

- (ah) The premises shall be occupied solely for the approved use. No separate occupation or use of any part of the premises shall take place without prior Council approval.

\* \* \* \* \*



# BANKSTOWN CITY COUNCIL

CIVIC CENTRE, BANKSTOWN

133

P.O. Box 8, Bankstown  
N.S.W. 2200  
Phone: 709 4255  
For Enquiries  
Contact:  
Mr. R. Wilson, cr  
Ext.: 333

P58/393/81/A  
18th April, 1985

Mattex Pty Ltd.,  
271 Edgar Street,  
CONDELL PARK. 2200

DA 124/85

Dear Sir,

Ref: Lot A D.P. 103140, H/No. 81 Gow Street, Padstow.

I refer to your Development Application dated 19th March, 1985 requesting approval for the use of existing factory premises for the collection, shredding and baling of paper at the above address


and wish to advise that such is approved pursuant to the provisions of the Environmental Planning & Assessment Act, 1979, subject to the conditions cited on the enclosed Consent Permit No. 002519.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of Industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are further advised:

- (i) The land has been allocated a house number, (H/No. 81 Gow Street) and those numerals shall not be less than 75mm high and 25mm wide, the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
- (ii) To consult with the Department of Industrial Relations regarding registration of proposed use.
- (iii) The burning of rubbish, demolition or building materials on site is prohibited.
- (iv) To consult with the State Pollution Control Commission regarding any necessary requirements for the premises.

Yours faithfully,

  
A.B. Heiler  
TOWN CLERK.

- a. Development shall take place generally in accordance with the amended plan submitted 29th March, 1985 in respect to D.A. 126/85 dated 19th March, 1985 except where varied by the following conditions.
- b. The existing landscape area at the front of the site shall be upgraded by the planting of a minimum five (5) Grevillea Rosmarinifolia immediately in front of the existing screen wall.
- c. Any future plant losses or failures shall be replaced to maintain the areas to the current standard.
- d. All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- e. On-site car parking provision shall be made available for a minimum of nineteen (19) cars for the existing factory area in marked spaces in the manner shown on the site plan and such spaces are to be kept clear and available at all times for such purpose.
- f. No storage of goods or material shall take place on the driveway, parking areas, or landscaped areas.
- g. Car parking bays shall have clear dimensions of 2.5m x 5.4m with an access aisle for 90 degree parking of at least 6.5m. End bays shall have a width of 2.75m.
- h. All loading and unloading of vehicles, storage of goods or materials and any industrial activity shall take place wholly within the building. External loading or storage areas will be accepted provided such are screened to Council's satisfaction.
- i. No retail sales to the general public shall be undertaken from or on the site.
- j. No signs or advertising shall be erected on or in conjunction with the proposed use of the premises without the prior written consent of Council.
- k. All waste materials shall be stored in containers located at the rear of the site in accordance with the provisions of Ordinance 51 of the Local Government Act, 1919.
- l. If any building work is anticipated, a Building Application shall be submitted and approved beforehand in accordance with Part XI of the Local Government Act, 1919 and Ordinance 70.
- m. All egress doorways which do not swing in the direction of egress shall be fitted with an approved hold open device. Such doors shall be openable without a key and by single handed action by any person seeking egress.
- n. The existing internal stormwater drainage system shall be tested for leakages and any failed sections replaced. A licenced plumber is to certify that such works have been undertaken.
- o. The existing full width heavy duty concrete vehicular crossings opposite the eastern and western vehicular entrances to the site shall be widened.

Each vehicular crossing shall have a maximum width of 9.0 metres and a minimum width of 6.0 metres and shall be located at least 1.5 metres clear of the side property boundary.

- p. Works in (o) shall be constructed by Council at the applicant's expense.

r. Full engineering details of the entire drainage system, prepared by a practising Civil Engineer or Registered Surveyor and designed generally in accordance with Council's "Guidelines to Engineering Conditions to be Imposed on Building and Development Applications", shall be submitted for approval by Council's Engineer in conjunction with the Building Plans.

s. The existing drainage easement is to be widened to 8 metres wide on its northern boundary and variable at its eastern end in accordance with the attached plan at Folio 107, File E/58/393/81.

The easement is to be created in favour of Council.

Documents relative to the creation of the easement are to be lodged with the Registrar General with Registration being effected prior to 13th June 1986.

All costs associated with creation of the easements shall be borne by the developer.

t. A surface inlet pit shall be constructed at the eastern boundary of the property over the existing 1500mm diameter pipeline.

The level of the surface inlet pit shall be determined by consultation with Council's Engineer prior to release of the Building Plans.

u. With regard to all driveways, parking bays and service areas which are to be subjected to vehicular movement, the applicant shall arrange for a qualified practising Civil or Structural Engineer to specify as to the type and depth of pavement and sealed surface course required to satisfactorily accommodate the anticipated wheel loads over the subgrade concerned.

All information used by the Engineer to determine the specification shall be submitted to Council for approval prior to the release of building plans.

For drainage easements, full depth construction joints in concrete pavements shall be provided along the easement boundary, or as directed by Council's Engineer.

v. A qualified practising Civil or Structural Engineer shall certify that the driveways, parking bays and service areas have been constructed in accordance with the approved specifications referred to in condition (u) above. Such Certification shall be submitted prior to the issue of the Certificate of Classification or occupation of the building, whichever comes first.

w. No construction or storage of materials is permitted over Council's Drainage Easement.

x. No use or occupation of the open span structure and area to the rear of the site shall take place without the prior written consent of Council.

y. Any fencing to divide the site into two separate occupancies shall be located at the rear of the existing factory building and allow for traffic flow around such building. Details of such fencing shall be included in an amended site plan to be submitted to Council in conjunction with any application for the dual use of the site.

z. Any dangerous or inflammable goods, liquids or chemicals shall be stored and used in accordance with the requirements of the Dangerous Goods Branch of the Department of Industrial Relations and any relevant Australian Standard.

aa. The premises shall be occupied solely for the approved use. No separate



# BANKSTOWN CITY COUNCIL

CIVIC CENTRE, BANKSTOWN

P.O. Box 8, Bankstown  
N.S.W. 2200

Phone: 709 4255

For Enquiries

Contact:

M R R WILSON:UK

Ext.: 333

26 October 1984

P58/393/81/A

DA 497/84

Design Jobbing Supply Co  
C/- Chambers Fleming  
31/41 Rickard Road  
BANKSTOWN NSW 2200

Ref: Lot A, DP 103140, H/No 81 Gow Street, Padstow

I refer to your Development Application dated 28 August 1984 requesting approval for the use of the existing factory premises for powder coating and painting of manufactured goods

and wish to advise that such is approved pursuant to the provisions of the Environmental Planning & Assessment Act, 1979, subject to the conditions cited on the enclosed Consent Permit No.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are further advised:

- (i) The land has been allocated a house number, (ie 81 Gow Street, Padstow) and those numerals shall not be less than 75mm high and 25mm wide, the colour of which shall contrast with the background colour, and shall be erected on the building, fence or road frontage in such a manner that they may be readily seen from the road.
- (ii) To consult with the Department of Industrial Relations regarding any necessary registration.
- (iii) To consult with Council's Town Planning Department prior to preparing the amended plans for submission with the Building Application.
- (iv) To consult with the State Pollution Control Commission regarding any licensing of the premises.

Yours faithfully

A B Heiler  
TOWN CLERK

- (a) Development shall take place generally in accordance with the plan submitted with the Development Application DA No 497/84 dated 27 August 1984 except where varied by the following conditions:
- (b) The site, with the exception of built-upon areas and paved driveways shall be extensively landscaped with suitable trees, shrubs and ground covers in accordance with a detailed landscape plan to be prepared by a landscape architect or approved consultant, showing types and location of plants, natural landscape features, external site furniture, site lighting, paving materials (including driveways), earth contouring, screen fencing etc. Such plan shall be submitted to and be approved by Council prior to release of the building application or occupation of the premises.
- (c) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose, and where grass is not used fast growing ground covers in tanbark, woodchip or other approved mulch of at least 100mm depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their more likely suitability to their natural habitat, their relatively fast growth and low maintenance characteristics and to assist in achieving a common landscape theme.
- (d) All existing trees and natural landscape features shall be retained except where the prior written consent to removal has been obtained from Council. The developer and his agents shall take all measures to prevent damage to trees and root systems during site works and construction.
- (e) All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- (f) On-site car parking provision shall be made available for a minimum of 24 cars overall, 19 being for the subject factory in accordance with an amended parking layout to be submitted to and approved by Council's City Planner in conjunction with the building application and such spaces are to be kept clear and available at all times for such purpose.
- (g) No storage of goods or material shall take place on the driveway, parking areas, or landscaped areas.
- (h) Car parking bays shall have clear dimensions of 2.5m x 5.4m with an access aisle for 90 degree parking of at least 6.5m. End bays shall have a width of 2.75m.
- (i) The eastern crossing shall be used as an entrance and the western crossing shall be used as an exit and such shall be suitably sign-posted.
- (j) All loading and unloading of vehicles, storage of goods or materials and any industrial activity shall take place wholly within the building. External loading or storage areas will be accepted provided such are screened to Council's satisfaction.
- (k) No retail sales to the general public shall be undertaken from or on the site.
- (l) No signs or advertising shall be erected on or in conjunction with the proposed use of the premises without the prior written consent of Council.
- (m) All waste materials shall be stored in containers located at the rear

- (n) A Building Application shall be submitted to and approved by Council in accordance with Part XI of the Local Government Act, 1919, and Ordinance 70, prior to commencement of any building work including spray booths, car park and driveway construction.
- (o) All egress doorways which do not swing in the direction of egress shall be fitted with an approved hold open device. Such doors shall be openable without a key and by single handed action by any person seeking egress.
- (p) There shall be no spray booth installation without the prior approval of Council.
- (q) The existing full width heavy duty concrete vehicular crossings opposite the eastern and western vehicular entrances to the site shall be widened.

Each vehicular crossing shall have a maximum width of 9.0 metres and a minimum width of 6.0 metres and shall be located at least 1.5 metres clear of the side property boundary.

- (r) Works in (q) shall be constructed by Council at the applicant's expense.
- (s) Stormwater runoff from all areas proposed for development within the property and naturally draining to the site shall be collected in a system of gutters, pits and pipelines and discharged into Council's drain through the property.
- (t) Full engineering details of the entire drainage system, prepared by a practising Civil Engineer or Registered Surveyor and designed generally in accordance with Council's "Guidelines to Engineering Conditions to be Imposed on Building and Development Applications", shall be submitted for approval by Council's Engineer in conjunction with the Building Plans.
- (u) The existing drainage easement is to be widened to 8 metres wide on its northern boundary and variable at its eastern end in accordance with the attached plan at Folio 107, File E/58/393/81.

The easement is to be created in favour of Council.

Documents relative to the creation of the easement are to be lodged with the Registrar General prior to the Building Application Approval with Registration being effected prior to issue of the Certificate of Classification, or occupation of the site.

All costs associated with creation of the easements shall be borne by the developer.

- (v) A surface inlet pit shall be constructed at the eastern boundary of the property over the existing 1500mm diameter pipeline.

The level of the surface inlet pit shall be determined by consultation with Council's Engineer prior to release of the Building Plans.

- (w) With regard to all driveways, parking bays and service areas which are to be subjected to vehicular movement, the applicant shall arrange for a qualified practising Civil or Structural Engineer to specify as to the type and depth of pavement and sealed surface course required to satisfactorily accommodate the anticipated wheel loads over the subgrade concerned.

All information used by the Engineer to determine the specification



CONDITIONS OF APPROVAL - CONSENT PERMIT NO: 002259 P58/393/81/A

- (x) A qualified practising Civil or Structural Engineer shall certify that the driveways, parking bays and service areas have been constructed in accordance with the approved specifications referred to in condition (w) above. Such Certification shall be submitted prior to the issue of the Certificate of Classification or occupation of the building, whichever comes first.
- (y) No construction or storage of materials is permitted over Council's Drainage Easement.
- (z) A separate development application shall be submitted to and approved by Council prior to any dual use of the site taking place.
- (aa) Any fencing to divide the site into two separate occupancies shall be located at the rear of the existing factory building and allow for traffic flow around such building. Details of such fencing shall be included in an amended site plan to be submitted to Council in conjunction with any application for the dual use of the site.
- (ab) Any dangerous or inflammable goods, liquids or chemicals shall be stored and used in accordance with the requirements of the Dangerous Goods Branch of the Department of Industrial Relations and any relevant Australian Standard.
- (ac) The premises shall be occupied solely for the approved use. No separate occupation or use of any part of the premises shall take place without prior Council approval.

\*\*\*\*\*

R/s 26/5

APPROVAL OF DEVELOPMENT APPLICATION  
UNDER DELEGATED AUTHORITY.

H  
58/393/81/A

Lot A, DP103140, Gow Street, Padstow

MUNICIPAL HEALTH SURVEYOR.

D.A. No. 120/78

With reference to the above application, approved under delegated authority, please find attached copy of correspondence forwarded to the applicant.

L. Mac Kew

To note

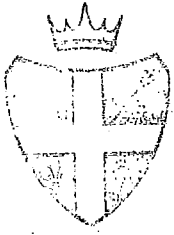
JS 16/5/78.

A. Minnam.  
MUNICIPAL TOWN PLANNER.

9th May, 1978.

RW:jw  
Ext. 333

Noted  
Lm  
18.5.78  
RP 2nd



# BANKSTOWN MUNICIPAL COUNCIL

CIVIC CENTRE, BANKSTOWN

9th May, 1978.  
P58/393/81/A

24  
P.O. Box 8, Bankstown  
N.S.W. 2200

Phone: 709 4255

For Oral Enquiries

Contact:

Mr. R. Wilson....

Ext.: 333 RW:jw....

A. Bakarich Industries Pty. Ltd.,  
27 Cosgrove Road,  
ENFIELD. 2136

Dear Sir,

Ref: Lot A, DP103140, Gow Street, Padstow

I refer to your Development Application dated 7th April, 1978 requesting approval to use existing factory premises for metal stamping, toolmaking and general engineering

and wish to advise that such is approved pursuant to the provisions of the County of Cumberland Planning Scheme, subject to the conditions cited on the enclosed Consent Permit No. 12556.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are advised to consult with Council's Town Planner prior to the submission of amended parking and landscape plans.

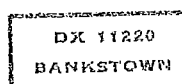
If any building work is anticipated, a building application will be required under Part XI of the Local Government Act, 1919 and Ordinance 70, when you will be required to nominate the Building Classifications.

You are advised to consult with the Department of Labour and Industry regarding any necessary registration.

Yours faithfully,

(C. G. Saunders)  
TOWN CLERK.

Ext: 333  
\* Encl.



CONDITIONS OF APPROVAL:

- (a) Development shall take place in accordance with plans submitted in respect to Development Application DA 120/78 dated 7/4/78 except where varied by the following conditions:
- (b) On-site car parking provision shall be made for a minimum of 22 cars in marked spaces for employee and visitor parking in accordance with an amended parking layout to be submitted to and approved by Council's Town Planner and such spaces are to be kept clear and available at all times for such purpose.
- (c) Car parking bays shall have clear dimensions of 2.5m x 5.5m with an access aisle for 90 degree parking of at least 6.5m.
- (d) The access driveway to the proposed car park shall be constructed between the street alignment and the existing screen wall to a specification at least equivalent to concrete pavement comprising 150mm concrete of strength at least 20Mpa at 28 days on a 25mm sand sub-base and reinforced with hard-drawn steel reinforcement fabric at least equivalent to Reference No. F82 in the relevant Australian Standard.
- (e) The car park area shall be constructed to a specification at least equivalent to 150mm consolidated thickness of crushed stone pavement material.
- (f) Site landscaping shall be undertaken in the areas shown on an amended site plan to be submitted to and approved by Council.
- (g) Landscape areas shall be planted and maintained with suitable trees, shrubs and ground covers of advanced plant stock in accordance with a detailed landscape plan to be submitted to and approved by Council prior to occupation of the premises.
- (h) All landscaped areas shall be separated from adjoining accessways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- (i) Landscaping shall be completed to the satisfaction of Council's Town Planner prior to occupation of the premises.
- (j) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 4in. (100mm) depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their suitability to the area, their relatively fast growth and low maintenance requirements and to assist in achieving a common landscape theme.

R/S

23/3

15

APPROVAL OF DEVELOPMENT APPLICATION  
UNDER DELEGATED AUTHORITY.

H  
P58/393/81/A

Lot 'A', D.P.103140, No. 81 Gow Street,  
Padstow.

PREVIOUS FILE

✓ MUNICIPAL HEALTH SURVEYOR.

MUNICIPAL ENGINEER.

D.A. No. 29/78

With reference to the above application, approved under delegated authority, please find attached copy of correspondence forwarded to the applicant.

*B. Baker*

*To note*

REW:rd  
333

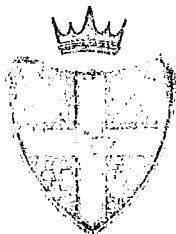
*AB 8/3/78*

*Noted*

*CB  
8/3*

*A. Minnam*  
MUNICIPAL TOWN PLANNER.

2nd March, 1978



# BANKSTOWN MUNICIPAL COUNCIL

CIVIC CENTRE, BANKSTOWN

2nd March, 1978  
P58/393/81/A

14  
P.O. Box 8, Bankstown  
N.S.W. 2200

Phone: 769 4255

For Oral Enquiries

Contact

M R. Wilson.....

Ext.: 333 - REWARD

Mr. R. Shelton,  
1600 Canterbury Road,  
PUNCHBOWL. 2196

Dear Sir,

Ref: Lot A, D.P.103140, No. 81 Gow Street, Padstow.

I refer to your Development Application dated 19th January, 1978 requesting approval to use existing factory premises on Lot A in a proposed subdivision of Lot A, D.P.103140 to dismantle, rebuild and sell new, used and re-conditioned automotive spare parts and accessories and for the wholesaling of used motor vehicles, and wish to advise that such is approved pursuant to the provisions of the County of Cumberland Planning Scheme, subject to the conditions cited on the enclosed Consent Permit No. 12490.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are advised to consult with Council's Town Planner in respect to amendments required in respect to parking, landscaping and screening of the site, prior to the preparation of working drawings.

You are further advised to consult with the Department of Labour and Industry regarding any necessary registration.

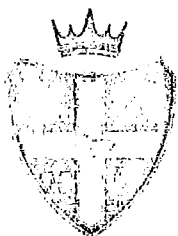
The use or occupation of the building in its present state is in contravention of sub-clause (2) or sub-clause (3) of Clause 6.6 of Ordinance 70, and constitutes an offence under that Ordinance.

This development approval does not relieve you of the responsibility to comply with the provisions of Ordinance 70 of the Local Government Act 1919 and to obtain the required Certificate of Classification. Any use or occupation in contravention of the said Ordinance will leave you open to Council taking the relevant legal action against you.

Yours faithfully,

(C.G. Saunders)  
TOWN CLERK

\*Encl.



# BANKSTOWN MUNICIPAL COUNCIL

CIVIC CENTRE, BANKSTOWN

2nd March, 1978  
P58/393/81/A

14  
P.O. Box 8, Bankstown  
N.S.W. 2200

Phone: 769 4255

For Oral Enquiries

Contact

M R. Wilson.....

Ext.: 333 - REW:rd

Mr. R. Shelton,  
1600 Canterbury Road,  
PUNCHBOWL. 2196

Dear Sir,

Ref: Lot A, D.P.103140, No. 81 Gow Street, Padstow.

I refer to your Development Application dated 19th January, 1978 requesting approval to use existing factory premises on Lot A in a proposed subdivision of Lot A, D.P.103140 to dismantle, rebuild and sell new, used and re-conditioned automotive spare parts and accessories and for the wholesaling of used motor vehicles, and wish to advise that such is approved pursuant to the provisions of the County of Cumberland Planning Scheme, subject to the conditions cited on the enclosed Consent Permit No. 12490.

You are advised that the above approval is relative to Town Planning considerations only and that the conditions have been imposed to ensure a satisfactory standard of industrial development of the site in relation to its outward effect upon the area generally and Council's standards.

You are advised to consult with Council's Town Planner in respect to amendments required in respect to parking, landscaping and screening of the site, prior to the preparation of working drawings.

You are further advised to consult with the Department of Labour and Industry regarding any necessary registration.

The use or occupation of the building in its present state is in contravention of sub-clause (2) or sub-clause (3) of Clause 6.6 of Ordinance 70, and constitutes an offence under that Ordinance.

This development approval does not relieve you of the responsibility to comply with the provisions of Ordinance 70 of the Local Government Act 1919 and to obtain the required Certificate of Classification. Any use or occupation in contravention of the said Ordinance will leave you open to Council taking the relevant legal action against you.

Yours faithfully,

(C.G. Saunders)  
TOWN CLERK

\*Encl.

Mr. R. Shelton  
Consent Permit 12490  
D.A. 29/78

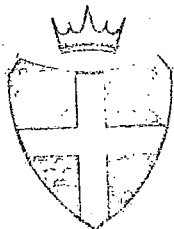
CONDITIONS OF APPROVAL:-

- a) Development shall take place in accordance with plans submitted in respect to Development Application D.A. 29/78 dated 19th January, 1978, except where varied by the following conditions:-
- b) On-site car parking provision shall be made for a minimum of 17 cars in marked spaces for employee and visitor parking in accordance with an amended parking layout to be submitted to and approved by Council's Town Planner and such spaces are to be kept clear and available at all times for such purpose.
- c) Car parking bays shall have clear dimensions of 2.5m x 5.5m with an access aisle for 90 degree parking of at least 6.5m.
- d) The car parks and associated driveways shall be constructed to a specification at least equivalent to concrete pavement comprising 150mm Concrete of strength at least 20 Mpa at 28 days on a 25mm sand sub-base and reinforced with hard-drawn steel reinforcement fabric at least equivalent to Reference No. F82 of the relevant Australian Standard.
- e) Site landscaping shall be undertaken in the areas shown on an amended site plan to be submitted to and approved by Council.
- f) Landscape areas shall be planted and maintained with suitable trees, shrubs and ground covers of advanced plant stock in accordance with a detailed landscape plan to be submitted to and approved by Council prior to occupation of the premises.
- g) All landscaped areas shall be separated from adjoining accessways and parking areas by means of a kerb or other approved device to prevent vehicular movement thereon.
- h) Landscaping shall be completed to the satisfaction of Council prior to a Certificate of Classification being issued or occupation of the building(s).
- i) All existing trees and natural landscape features shall be retained except where the prior written consent to removal has been obtained from Council. The developer and his agent(s) shall take all measures to prevent damage to trees and root systems during site works and construction. Failure to adhere to this condition may render the developer or his agent(s) liable to a penalty being imposed at a rate of up to \$200 per tree.

..../j



- 12
- j) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 100mm depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their suitability to the area, their relatively fast growth and low maintenance requirements and to assist in achieving a common landscape theme.
  - k) The rear of the site shall be screened from public view to the satisfaction of Council's Town Planner. Details of such screening shall be included with the amended landscape plans.
  - l) No occupation of the premises for the above purpose to take place until such time as the building has been brought to the standard required for its particular category, pursuant to the provisions of Ordinance 70 of the Local Government Act, in accordance with the requirements of Council's Municipal Health Surveyor, and the relevant Certificate of Classification issued.
  - m) No loading or unloading of vehicles, storage of goods or materials, or any industrial activity shall take place between the building or screen fences erected pursuant to condition (k) above and the road frontage of such site.
  - n) Car bodies shall not be stacked so as to be visible from any public street.
  - o) Stripped car bodies shall be removed from the site at no longer than three monthly intervals.
  - p) At no time shall more than two (2) motor vehicles be stored, with the intention of wholesaling such vehicles, on or from the subject premises.
  - q) The wholesaling of motor vehicles shall be a minor ancillary operation to the use of the premises to dismantle, rebuild and sell new, used and reconditioned automotive spare parts and accessories.
  - r) The proposed usage shall be conducted at all times in a manner satisfactory to Council's Municipal Health Surveyor.
  - s) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council.
  - t) The following conditions of the Municipal Health Surveyor shall be met:-
    - 1. Provide hose reels in accordance with the provisions of Clause 27.3 of Ordinance 70.
    - 2. Hold open devices shall be fitted to all egress doors.



BANKSTOWN MUNICIPAL COUNCIL  
CIVIC CENTRE, BANKSTOWN

P.O. Box 8, Bankstown  
N.S.W. 2200  
Phone: 709 4255

16th July, 1976  
(P58/393/81/A)

The Manager,  
N.M.B. Units Pty. Limited,  
81 Gow Street,  
PADSTOW.

DA 205/76

Dear Sir,

Ref: Lot A (D.P.103140) Gow Street, Padstow

I refer to your Development Application dated 9th June, 1976,  
requesting approval to use the above premises for the manufacture  
of furniture,

and wish to advise that such is approved pursuant to the  
provisions of the County of Cumberland Planning Scheme subject  
to the conditions cited on the enclosed Consent Permit, No. 10830

You are advised that the above approval is relative to town  
planning considerations only and that the conditions have  
been imposed to ensure a satisfactory standard of industrial  
development of the site in relation to its outward effect  
upon the area generally and Council's standards.

Yours faithfully,

(A. B. Heiler)  
DEPUTY TOWN CLERK.

RS:vl  
Ext: 334

\* Encl.

CONDITIONS

- a) On-site car parking provision shall be made for a minimum of 20 cars in marked spaces for employee and visitor parking in accordance with an amended parking layout to be submitted to and approved by Council's Town Planner and such spaces are to be kept clear and available at all times for such purpose.
- b) Car parking bays shall have clear dimensions of 2.5m (8ft 3in) x 5.5m (18ft/ with an access aisle for 90 degree parking of at least 6.5m (19ft.8in)
- c) All parking areas and access driveways shall be constructed and sealed to the satisfaction of Council's Town Planner.
- d) Fixed machinery to be installed shall be limited to that detailed in D.A. 205/76 dated 9th June, 1976.
- e) Site landscaping shall be undertaken in the areas shown on the submitted plan.
- f) Landscape areas shall be planted and maintained with suitable trees, shrubs and ground covers of advanced plant stock in accordance with a detailed landscape plan to be submitted to and approved by Council.
- g) Plants used in landscaped areas shall generally be selected native plants chosen for their suitability to the area and their intended purpose and where grass is not used fast growing ground covers in tanbark, wood-chip or other approved mulch of at least 4in. (100mm) depth shall be used. Council prefers that Australian native trees and shrubs be used for landscaping due to their suitability to the area, their relatively fast growth and low maintenance requirements and to assist in achieving a common landscape theme.
- h) No loading or unloading of vehicles, storage of goods or materials, or any industrial activity shall take place between the building and the road frontage of such site.
- i) No retail sales to the general public of goods manufactured or stored on the site shall be undertaken from or on the site.
- j) No signs or advertising shall be erected on or in conjunction with the proposed development without the prior consent of Council.
- k) The following conditions of the Municipal Health Surveyor shall be met:-
  - i) If any building work is anticipated, a building application will be required under Part XI of the Local Government Act, 1919 and Ordinance 70, when the applicant will be required to nominate the Building Classifications.
  - ii) The applicant should be advised to consult with the Department of Labour and Industry regarding any necessary registration.

-2-  
CONDITIONS CONT.

- \* iii) A fire hose reel shall be installed within the building, no part of the building to be beyond the reach of the nozzle end when hose reel is fully extended.
  - \* iv) Another exit shall be provided so that maximum travel to any exit shall not exceed 40m. Required exits to be readily openable without a key and by single handed action from the side of a person seeking egress. If the door does not swing in the direction of egress, it shall be able to be fixed in the open position.
  - 1) Wherever siteworks, structures or buildings are proposed or required to be undertaken as part of this development, such siteworks, structures or buildings shall be maintained at all times to Council's satisfaction.
-

# BANKSTOWN MUNICIPAL COUNCIL

(HB1)

LOCAL GOVERNMENT ACT 1919 PART XI - ORDINANCE No. 71

## WARNING

Before any work is commenced reference must be made to the Building Plan Section of the Metropolitan Water, Sewerage and Drainage Board, Mezzanine Floor, 341 Pitt Street, Sydney, to ensure that the proposed structure meets with the requirements of (the Board's By-Laws concerning:-

- (1) Location of Sanitary Fixtures.
- (2) Relationship of building to:
  - (a) Water mains;
  - (b) Sewers;
  - (c) Stormwater Channels.

PREVIOUS FILE

Date 19th July, 1967.

Building Permit No. 1451/67 HCH.NA

TO Flycor Trading Co. Pty. Ltd.,

214/216 Home Highway,

GREENRIDGE.

In pursuance of its powers under the abovementioned Act and Ordinance, the Council permits the erection of Timber framed/brick Factory

on Lot A, H.No. 81/87 Gow Street, Padstow

## SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) Cottages shall be erected on a building line of NOT LESS THAN TWENTY-FIVE (25) FEET back from the street alignment unless special exemption has been obtained from the Council (Other buildings shall be erected on a building line as approved by Council.)
- (c) That 48 hours' notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council
- (d) A Water Board Certificate must be obtained for all internal Sanitary, Plumbing and Drainage work. Such certificate shall be lodged with Council for inspection prior to the building being used or occupied.
- (e) Where specifications do not comply with Council's Building Code THE BUILDING CODE SHALL PREVAIL.
- (f)

OK (g) Approval shall be obtained from M.W.S. & D.B. to build over the Board's sewer.

OK (h) The development of the site to be carried out substantially in accordance with the plan submitted with the application dated 31st January, 1967 except where varied by the following conditions:-

OK (i) The existing cottage on the land to be demolished prior to development of the site.

OK (j) The area between the 30' alignment on the street frontage of the property with the exception of three accessways to be developed and maintained for beautification purposes by means of tree, shrub and grass planting to the satisfaction of Council, such beautification areas to be enclosed by dwarf walls or kerbs to prevent motor vehicles parking in such areas and no industrial activity or storage of goods or materials to take place within such areas.

/(k) A screen wall

*Sanitary, plumbing & drains all completed on one day on 26/5/68*

The above conditions are imposed by Council to ensure that the whole of the work is in accordance with the approved plans and specifications, the building Ordinances, and Council's

Date 19th July, 1967.

Building Permit No. 1451/67 HCH.MA

Page 2.

OK (k) A screen wall at least 6-ft high and of a design satisfactory to Council to be erected along the 30-ft building alignment between the line of the westernmost wall of the proposed factory and the western boundary of the property, excepting thereout a driveway opening not to exceed 16-ft in width in the location indicated on the plans as submitted.

19 OK (j) 38 On-site car parking facilities to be provided in the manner and location shown, sufficient to accommodate a minimum of 16 vehicular spaces, each measuring 8' x 18', such provision to be based on an estimated 32 employees and in the event of the number of employees exceeding 32, additional on-site car parking facilities to be provided at the rate of one space for every two employees, up to an additional 16 vehicular spaces; such car parking spaces to be located to the satisfaction of Council and all-weather surfaced to the satisfaction of Council's Engineer.

OK (m) A driveway pattern to be provided in the manner shown on the plan submitted with the application and such driveway to be all-weather surfaced to the satisfaction of Council's Engineer which shall include the sealing or concreting of such driveways between the street boundary of the property and the 30-ft alignment.

OK (n) All timbers stored on the land shall be at the rear of the 30-ft. alignment, shall be adequately screened to the satisfaction of Council and shall be stacked in a tidy manner at all times to the satisfaction of Council's Municipal Health Surveyor.

OK (o) The proposed sawdust hopper to be installed in accordance with any requirements of Council's Municipal Health Surveyor and shall be operated at all times in a manner so as not to cause nuisance by virtue of the emission of dust or wood shavings.

OK (p) Stormwater drainage disposal to be carried out to the satisfaction of Council's Engineer.

OK (q) The requirements of Council's Engineer and Metropolitan Water Sewerage & Drainage Board to be met in respect of the erection of buildings over the sewer main and storm water drainage line.

OK (r) No signs or advertising to be erected on or in conjunction with the proposed development without the prior consent of Council.

OK (s) Construction of the drainage works shall be in accordance with Council's "Specification for Drainage Line" a copy of which will be made available on request, and to the satisfaction of Council's Engineer.

/(t) The following

The above conditions are imposed by Council to ensure that the whole of the work is in accordance with the approved plans and specifications, the building Ordinances, and Council's Water Board requirements.

C.O. Saunders, Town Clerk.

Date 19th July, 1967.

Building Permit No. 1451/67 HCB.MA

Page 3.

(t) The following notifications for inspection and approval shall be given to Council by the owner/applicant:-

- OK (i) The back filling of completed pipelines, at least 48 hours notice required, and approval of Council's Engineer is required prior to back filling.
- (ii) The placing of concrete for drainage pits, at least 48 hours notice required.
- (iii) The placing of concrete for covers of drainage pits, at least 48 hours notice required.
- (iv) For the above items, it is necessary that Council's Engineer's approval is obtained before proceeding with the next construction stage; this approval will be given only on compliance with the required notification to enable inspection to be made.

NOT OK (u) The parking area, driveways and all other areas accessible to vehicular traffic shall be constructed at least 11" (minimum) crushed stone pavement material, placed and consolidated in three equal layers upon a prepared subgrade, and shall receive at least a two-coat bituminous seal. Work to be carried out generally in accordance with Council's requirements for Construction of Subdivisional Roads and Drainage Works.

(v) The following notifications for inspection and approval shall be given to Council by the owner/applicant:-

- OK (i) The completion of the compacted subgrade at least 48 hours notice is required.
- (ii) Completion of the compacted pavement prior to bituminous sealing, at least 48 hours notice required.
- (iii) The completed bituminous sealed pavement.
- (iv) For the above items it is necessary that Council's Engineer's approval be obtained before proceeding with the next construction stage; this approval will be given only on compliance with the required notification to enable inspection to be made.

OK (w) Commercial type vehicular crossings and kerb and gutter along the completed frontage of Lot A to the normal requirements of Council's Engineer. This work is to be carried out by Council at the expense of the applicant.

OK (x) Shed to be constructed over piped drainage easement is to have pier and beam construction, the underside of the footing beams are to be a minimum clear distance of 2'0" from top of pipe and all piers to be located clear of the easement. Details of construction prepared by a qualified Civil or Structural Engineer shall be submitted for approval prior to construction.

The above conditions are imposed by Council to ensure that the whole of the work is in accordance with the approved plans and specifications, the building Ordinances, and Council's Water Board requirements.

C.G. Saunders, Town Clerk.