

APPENDIX 2

Previous Approvals (14 Rayben Street)

BLACKTOWN CITY COUNCIL

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

UNDER THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT, 1979 (SECTION 92)



APPROVAL IS ALSO GRANTED UNDER PART XII OF THE LOCAL GOVERNMENT ACT

Page 1 of 3

APPLICANT

MEPSTEAD & ASSOCIATES
DX 4702
PENNANT HILLS

DETERMINATION No.

9899

File No.

SA-91-177

LS:TP:MC.FG46/48

PROPERTY DESCRIPTION

LOTS 1, 2 & 3, DP 802117, RAYBEN STREET, PLUMPTON

DEVELOPMENT

SUDIVISION - TWO INDUSTRIAL LOTS

DETERMINATION

*Pursuant to Section 92 of the Act, the Council advises
that the Development Application has been determined by:*

- GRANTING OF CONSENT SUBJECT TO THE CONDITIONS ATTACHED
ON THE FOLLOWING PAGE(S)
- ~~GRANTING OF CONSENT UNCONDITIONALLY~~
- ~~REFUSING CONSENT ON THE GROUNDS SPECIFIED~~

~~BY COUNCIL DECISION~~
~~BY DELEGATED AUTHORITY~~

- DIRECTOR OF ENVIRONMENTAL PLANNING

RIGHT OF APPEAL

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

NOTE: This Consent is generally valid for a
period of 2 years effective from the date of this
notice, unless specified otherwise by Sections
93 and 99 of the Act, or by conditions.

D. G. JOHNSON
TOWN CLERK

per:

DATE:

4 SEP 1991

Pursuant to Clause 50A of the Environmental Planning and Assessment Regulation, 1980,
notice of this determination will be published in a newspaper circulating in the area. In accor-
dance with Sec. 104A of the Environmental Planning and Assessment Act, 1979, any person
may question the validity of this consent in legal proceedings commenced in the Land and
Environment Court within three (3) months of the date of publication of the notice.

BLACKTOWN CITY COUNCIL

**NOTICE OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

UNDER THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT, 1979 (SECTION 92)

DETERMINATION No.

9899

File No. SA-91-177

Page 2 of 3

CONDITIONS/REMARKS

1. The proposed subdivision is to be in accordance with the following drawings, or other similar plans approved by the Director of Environmental Planning.
Drawing No. 381/2 Dated 15th July 1991 Council File/Encl. No. SA-91-177/5C
2. All lots are to have access from a dedicated public road.
3. Pursuant to the provisions of Blacktown Local Environmental Plan 1988, no trees are to be lopped, damaged or removed without the written consent of Council.
4. The production of a Section 27 Certificate from the Water Board. The attached application form should be completed and forwarded directly to the Board.
5. The production of evidence in writing that satisfactory arrangements have been made with Prospect Electricity and Telecom Australia for the provision of underground services to the subdivision.
6. The applicant is advised to contact the Natural Gas Company regarding the connection of natural gas to the development.
7. Consultation with the National Parks and Wildlife Service. The Service is legally entrusted with the protection of Aboriginal relics within New South Wales and requires where there are undisturbed natural areas, areas containing rock outcrops or areas where it is known Aboriginal artifacts have been found in the past that the subdivider liaise with the Service for the undertaking of an archaeological survey of such areas, prior to disturbance in any way. Penalties are provided within the National Parks and Wildlife Act for failing to comply with these requirements so if you have any doubt as to your responsibilities you should make direct contact with the Service.
8. Measures are to be taken during the course of development to ensure satisfactory stabilisation of exposed areas to prevent soil erosion.
9. Where there are changes to the natural ground level, adequate precautions are to be taken to protect existing trees.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments.
- (b) To ensure that no injury is caused to the amenity of the area.
- (c) Council considers that the circumstances of the case are such that it is in the public interest that they be imposed.

D.G. JOHNSON

TOWN CLERK

per: 

DATE:

4 SEP 1991

BLACKTOWN CITY COUNCIL
NOTICE OF DETERMINATION
OF A DEVELOPMENT APPLICATION

UNDER THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT, 1979 (SECTION 92)

DETERMINATION No.
9899

File No. SA-91-177

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CONDITIONS/REASONS

10. The submission of a linen plan, together with 4 exact copies and a final subdivision fee of \$100. This fee is subject to annual review and is current until 31st December 1991 only. The linen plan for this subdivision will not be released until all conditions of this determination have been complied with to the satisfaction of Council.
11. Where any permanent control marks are connected to or placed in accordance with the Survey Practice Regulation 1990 in the preparation of the plan, 2 copies of the locality sketch plans of the marks found or placed are to be forwarded to the Council with the final linen plan.
12. A restriction as to user is to be created under Section 88B of the Conveyancing Act providing that -
 - (a) No fence shall be erected on the boundary of any Lot adjoining land which is to be created as Drainage Reserve without the consent of the Council of the City of Blacktown.
 - (b) Such consent shall not be withheld, however, if such fence is erected without expense to the Council of the City of Blacktown.
 - (c) The restrictions shall remain in force only during such time as the Council of the City of Blacktown is the registered proprietor of the land immediately adjoining the land burdened in the plan and shall bind all successive owners and assigns of each lot burdened.
 - (d) The restriction shall contain a provision that it may not be extinguished or altered except with the consent of the Council of the City of Blacktown.



These conditions are imposed for the following reasons:


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- (b) To ensure that no injury is caused to the amenity of the area.
- (c) Council considers that the circumstances of the case are such that it is in the public interest that they be imposed.

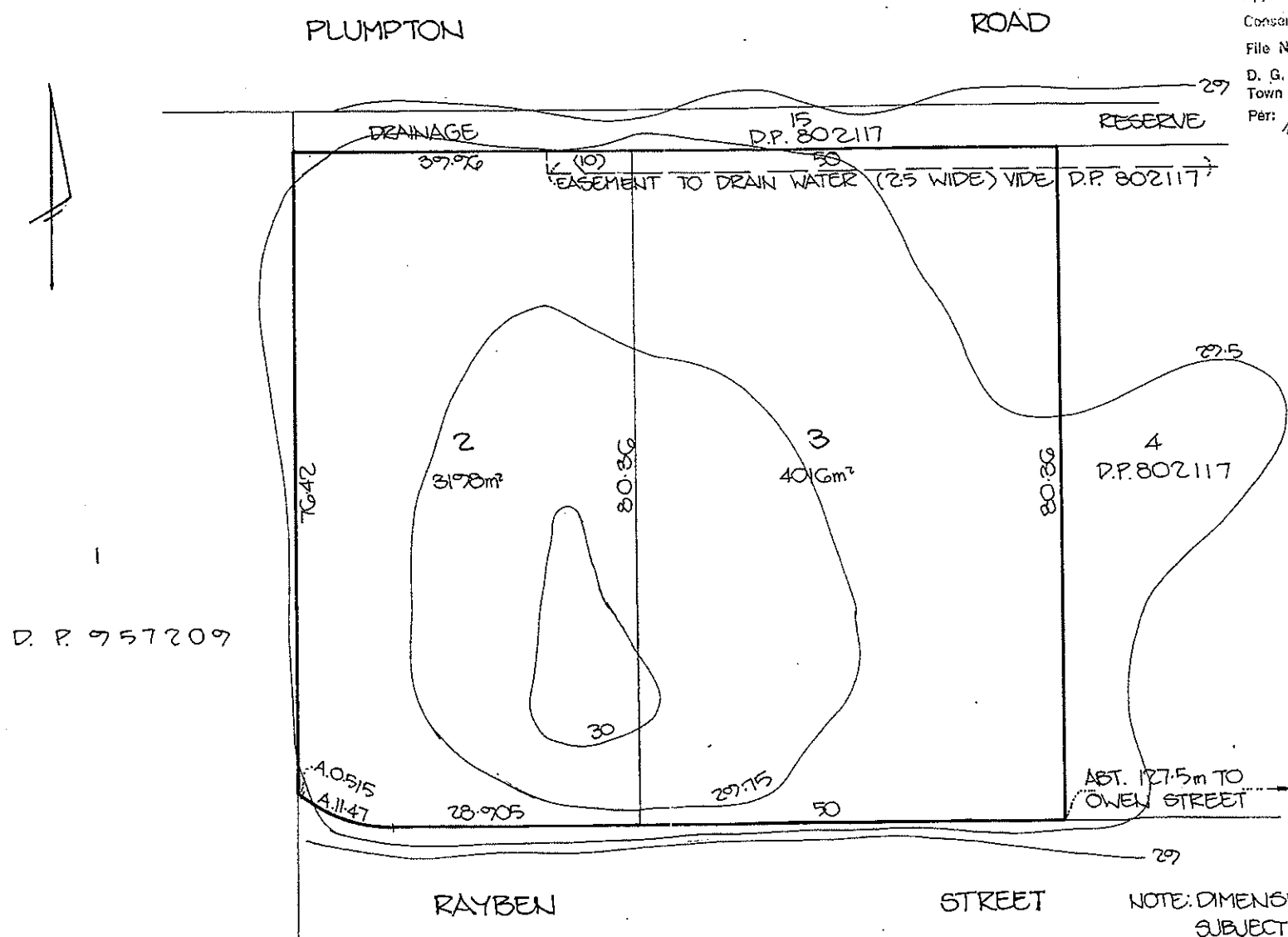
D.G. JOHNSON
TOWN CLERK

per: 


DATE:

4 SEP 1991

Approved subject to conditions in
Consent No. 9899 dated 4-9-91
File No. SA-91-177
D. G. JOHNSON
Town Clerk
Per: 



NOTE: DIMENSIONS & AREAS ARE
SUBJECT TO FINAL SURVEY.

Principal: JONES DEVELOPMENT PTY LTD	Designed	Scale 1:500	 MEPSTEAD & ASSOCIATES SURVEYORS & DEVELOPMENT CONSULTANTS SURVEYING, PLANNING & ENGINEERING SUITE 103, 2 HILLCREST ROAD, PENNANT HILLS MAIL P.O. BOX 208 PENNANT HILLS 2120 : DX4702 PENNANT HILLS	Org. No.
Project: PLAN OF PROPOSED SUBDIVISION OF LOTS 1,2,3 D.P. 802117 RAYBEN STREET, PLUMPTON	Drawn	Datum: A.H.D.		Sheet No. 1 of 1 sheets
	Checked	City of Blacktown		Our Ref.
	Date 15.7.91	Council Ref.		381/2
			PHONE 875 4500 FAX 875 4833	

NOTICE OF DETERMINATION

OF A DEVELOPMENT APPLICATION
UNDER THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 (SECTION 92)

**APPLICANT**

LEFFLER SIMES PTY LTD
7 YOUNG STREET
NEUTRAL BAY NSW 2089

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DETERMINATION No. 11924

File No. DA-93-263

AC:TP JH1110.NOV

PROPERTY DESCRIPTION

LOTS 1-3, DP 802117, RAYBEN STREET, GLENDENNING

DEVELOPMENT

TRUCK MAINTENANCE WORKSHOP, TRUCK HOLDING YARD AND ANCILLARY OFFICES

DETERMINATION

Pursuant to Section 92 of the Act Council advises that the Development Application has been determined by:

- GRANTING OF CONSENT SUBJECT TO THE CONDITIONS ATTACHED ON THE FOLLOWING PAGE(S)
BY DELEGATED AUTHORITY - DIRECTOR OF ENVIRONMENTAL PLANNING

RIGHT OF APPEAL

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

NOTE: This Consent is generally valid for a period of 5 years effective from the date of this notice, unless specified otherwise by Sections 93 and 99 of the Act, or by conditions.

D. G. JOHNSON
GENERAL MANAGER

per:

DATE:

18 NOV 1993

Pursuant to Clause 50A of the Environmental Planning and Assessment Regulation 1980, notice of this determination will be published in a newspaper circulating in the local area. In accordance with Section 104A of the Environmental Planning and Assessment Act 1979, any person may question the validity of this consent in legal proceedings commenced in the Land and Environment Court within 3 months of the date of publication of the notice.

CONDITIONS OF APPROVAL

1. SECTION 94 CONTRIBUTIONS AND OTHER FEES

The following amounts must be paid (by bank cheque) prior to approval of the required Building Application.

(a) Fee pursuant to Sections 608 and 609 of the Local Government Act, 1993.

(i) Vehicular Crossing Inspection Fee \$65

* The amount mentioned in (a) above is valid until 31st December, 1993 after which it is payable at the rate applicable at the time of payment.

2. All of the following conditions of this consent are to be complied with prior to any use of the development. Such use prior to compliance with all conditions of this consent may make the applicant/developer liable to legal proceedings.

3. Development is to take place in accordance with supporting information provided by the applicant and held at encl 18A-B of Council's file DA-93-263 and also in accordance with the following drawings subject to compliance with any other conditions of this consent.

Drawing No.	Dated	Council's File Encl. No
DA01, Issue A	22.9.93	1A
DA02, Issue B	28.10.93	24A

4. Compliance with the following requirements of the Director of Engineering:-

A. The footway area being turfed to the satisfaction of the Director of Engineering.

B. Erosion, sediment control and re-vegetation measures must be provided and maintained during the construction period. Details (which may include a written strategy) must be submitted to Council with the Building Application and measures must be installed prior to any other construction activity on the site.

C. Re-vegetation must be applied to disturbed areas as soon as practical after completion of the earthworks or as directed by Council. All open drains must be turfed to the satisfaction of Council's Engineer.

AC:TP JH1110.NOV

These conditions are imposed for the following reasons:

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- (b) To ensure that no injury is caused to the amenity of the area.
- (c) Council considers that the circumstances of the case are such that it is in the public interest that they be imposed.

D.G. JOHNSON
GENERAL MANAGER

per:

DATE:

18 NOV 1993

BLACKTOWN CITY COUNCIL
NOTICE OF DETERMINATION
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CONDITIONS OF APPROVAL

- D. Drainage from the site must be connected into the existing interallotment drainage system located in the north-east corner of Lots 1, 2 and 3. Details must be submitted to and approved by the Engineering Department (prior to commencement of building construction) and the construction of the drainage line must also be completed prior to commencement of building construction. Where drainage involves the provision of drains across land owned by others evidence of the creation of necessary easements must be lodged with Council prior to occupation of the development.
- E. All development must be kept clear of the drainage easements within the property, and no amendment to the existing surface levels within the easements can be made without the prior approval of the Director of Engineering.
- F. Construction of Council's standard commercial and industrial vehicular footway crossing, with a minimum width of 10 metres at the street alignment in accordance with Council plan A(BS)61S.
- G. Prior to commencement of construction of footway crossings a clearance must be obtained from Telecom Australia and Prospect Electricity that all necessary ducts have been provided under the proposed crossing.
- H. Where the internal driveway cannot be drained to an internal sump pit a grated drain shall be provided at the street alignment.
- I. Finished levels of all internal works at the road boundary of the property must be 4% above the top of the kerb.
- J. Special attention is drawn to the following Clauses of the Works Specification:
4.63; re: the submission of contour lot fill diagrams (2 of) and lot fill compaction certificates, a Restriction as to User with Council's standard wording must be placed on filled lots with Council given the right to release, vary or modify.
- K. NOTE: A separate submission of the details of engineering works required by this Notice must be made to Council's Engineering Development Section.

AC:TP JH1110.NOV

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D.G. JOHNSON
GENERAL MANAGER

per:

DATE:

18 NOV 1993

BLACKTOWN CITY COUNCIL
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File No. DA-93-263

UNDER THE ENVIRONMENTAL PLANNING AND
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CONDITIONS OF APPROVAL

Note: Council's policy in this area is to require the underground reticulation of low voltage electricity and telephone services.

7. A Section 27 Certificate issued by the Sydney Water Board is to be submitted with the required Building Application. Approved building plans will not be released until this certificate has been submitted.

Note: It may also be necessary to seek approval from the Trade Waste Section of the Water Board in relation to discharges to the Board's sewerage system. Documentary evidence of compliance with the Water Board's requirements in this regard are to be submitted to Council prior to the commencement of operations on the site.

8. The applicant is advised to contact the Natural Gas Company regarding the connection of natural gas to the development.

9. The applicant's attention is drawn to Condition 5D above. In this regard, Council will require the building to be moved northwards by 3m in order to ensure a 7.5m setback to be provided along the full length of the building. As Council regards the provision of a painted pergola along the full front facade of the building to be essential to ensure satisfactory appearance for the development, this feature must be retained. This amendment will be indicated on the Building Application plans and will enable a fourth carparking space to be located on the eastern side of the front offices/amenities building.

10. Car Parking and Access

- (a) 20 off street car parking spaces are to be provided on site.
- (b) Each right angle car parking space is to be a minimum of 5.2m x 2.5m.
- 3.5 x 5.5 m (c) Each car parking space for the disabled is to be in accordance with the provisions of Clause D3.101 of the Building Code of Australia, 1993.
- (d) All car parking spaces are to be line-marked and sealed with a hard standing all weather material, and maintained to the satisfaction of Council's Director of Environmental Planning.
- (e) Council will not require the 15 truck parking bays to be individually delineated by line-marking on-site. However, should the applicant wish to do so, each truck parking bay would be required to have a minimum of 18m x 3.6m.
- (f) All carparking areas and the truck holding yard (all land on site other than that proposed for landscaping and the building envelope area) shall be constructed of hard-standing all weather material and shall be

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GENERAL MANAGER

per:

DATE:

18 NOV 1993

CONDITIONS OF APPROVAL

maintained to the satisfaction of the Director of Environmental Planning at all times.

11. Carparking spaces No. 1-4 are to be located immediately on the eastern side of the office/amenities building.

NOTE: The requirement for the building to be moved northwards on-site will enable the provision of a fourth carparking space on the eastern side of the building without impeding the entry of trucks into the workshop.

Carparking spaces No. 5-20 are to be located adjacent to the front landscaped setback area on the eastern side of the driveway.

12. Off street car parking is to be encouraged by the placement of prominent signs indicating its availability.

13. Landscaping

- (a) Separate detailed landscaping plans are to be submitted to and approved by Council.
- (b) Dense landscaping is to be provided within the front setback to Rayben Street over the full frontage of Lots 1-3.
- (c) Council will also require landscaping within the 3m wide western setback to the building, within a 2m wide strip on the western side of the site to the rear of the building and also within a 2m wide strip on the eastern side of the site adjacent to the truck holding yard. Such landscaping is not required to be as densely planted as the front setback area but should be provided with trees and shrubs utilising 3m centres extending to the rear of the site.
- (d) Such landscaping is to include suitable species (including ground covers, shrubs and trees) which, at maturity, will complement the height and scale of the approved building.
- (e) Landscaping is to be completed to the satisfaction of the Director of Environmental Planning prior to the use or occupation of the development and is to be maintained at all times to the satisfaction of the Director of Environmental Planning.

14. The lots are to be consolidated into one lot prior to commencement of the use (or occupation) of the development.

AC:TP JH1110.NOV

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D.G. JOHNSON
GENERAL MANAGER

per:

DATE:

18 NOV 1993

BLACKTOWN CITY COUNCIL
NOTICE OF DETERMINATION
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11924

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UNDER THE ENVIRONMENTAL PLANNING AND
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CONDITIONS OF APPROVAL

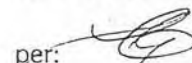
15. COUNCIL'S APPROVAL IS GIVEN FOR A TRUCK MAINTENANCE WORKSHOP, TRUCK HOLDING YARD AND ANCILLARY OFFICES ONLY. COUNCIL'S APPROVAL IS NOT GIVEN FOR A ROAD TRANSPORT TERMINAL. SHOULD A CHANGE OF USE BE SOUGHT AT A LATER DATE, COUNCIL'S PRIOR SEPARATE DEVELOPMENT APPROVAL WOULD BE REQUIRED.
16. This consent does not authorise the sale or display of trucks or truck parts for retail to the general public.
17. The approved office space is to be used solely in conjunction with the industrial use of the premises to which it is attached. The separate use or occupation of the approved office space is not permitted by this consent.
18. No goods, materials, or trade waste are to be stored at any time outside the building other than in approved garbage receptacles.
19. Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
20. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Noise Control Act, 1975.
21. Emission of sound from the premises shall be controlled at all times to the satisfaction of Council.
22. The reflectivity index of glass used in the external facade of the building is not to exceed 20 percent.
23. A schedule of proposed external finishes (including type and colour) is to be submitted with the required Building Application for the separate approval of the Director of Environmental Planning. Council will also require the submission of pamphlets indicating details of the colour of the proposed materials.
24. The front and side elevations of the office/amenities building at the front of the site shall utilise suitable brick or masonry wall construction. The use of metal cladding is not permitted by this consent for the office/amenities building.

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D.G. JOHNSON
GENERAL MANAGER

per: 

DATE:

18 NOV 1993

BLACKTOWN CITY COUNCIL
NOTICE OF DETERMINATION
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DETERMINATION No.
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UNDER THE ENVIRONMENTAL PLANNING AND
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CONDITIONS OF APPROVAL

25. The site is to be kept in a neat and tidy manner at all times to the satisfaction of the Director of Environmental Planning.
26. All washing, repairs and servicing of trucks shall be carried out wholly within the confines of the building.
27. Waste water from the truck wash bay shall be separated from oil residues within an oil separator and then transferred to the sewer. Solid waste from the truck wash bay must be collected for separate disposal. Such solid waste must not be disposed of via the sewer or stormwater drainage system.
28. The workshop shall be designed to ensure that oil spillages do not enter the sewer or stormwater drainage system. In this regard, waste oil from the workshop must be held in a waste oil storage tank and collected by a registered recycling service.
29. Drainage from the roof or outside parking area and holding yard shall be transferred to the stormwater drainage system via the easement at the rear of the property. Storage and subsequent reuse of a portion of such stormwaters for recycling for irrigation of the landscaped areas is encouraged. Details shall be provided with the required Building Application.
30. The applicant is to surrender Notice of Determination No 9899 dated 4th September, 1991 to Council pursuant to Section 91 of the Environmental Planning and Assessment Act, together with a copy of Form 6 in the Regulations of the same Act signed by the owner(s) of the land.

AC:TP JH1110.NOV

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D.G. JOHNSON
GENERAL MANAGER

per: 

DATE:

18 NOV 1993



BLACKTOWN CITY COUNCIL

Health & Building Dept

CIVIC CENTRE
FLUSHCOMBE RD
BLACKTOWN 2148

DX8117 BLACKTOWN
BOX 63 P.O.

BLACKTOWN 2148 Phone: 839 6000

25A

BUILDING PERMIT

All Communications
to be addressed to
General Manager

Building Application No: BA-93-4570

Building Permit Issued : 28 MAR 1994

THIS IS TO CERTIFY that plans and specifications submitted for Building works as follows:

Building Location:

LOT 1 RAYBEN STREET
LOT 2 RAYBEN STREET
LOT 3
GLENDEENING

Type of Building, Statistics, Cost:

Workshop Z222
Statistics -- 900m2
Est. Cost \$350000

Owners Name and Address:

S A GAS DISTRIBUTORS PTY LTD
72-74 ORDISH ROAD
DANDENONG SOUTH

Builders Name and Address:

LEFFLER SIMES PTY LTD
7 YOUNG STREET
NEUTRAL BAY 2089

are hereby approved subject to compliance with the following conditions:

- (1) Compliance with the Local Government Act, 1993 and Regulations.
- (2) Compliance with the Building Code of Australia (Administrative Provisions) Ordinance 1991.
- (3) 48 hours notice in writing shall be given to Council by the Owner or Builder (Cards supplied by Council should be used) to allow for the inspection and approval of the following work:
 - (a) Pier holes prior to placement of concrete.
 - (b) Steel Reinforcement when in position for footings, floor slabs, columns, patios and the like, prior to the placement of concrete.
 - (c) Framework when completed, with wet area flashing, roof and external wall cladding in position (where applicable), prior to the fixing of any internal sheeting.
 - (d) Household waste water (in unsewered areas), roof water drainage lines and disposal trenches prior to backfilling.
 - (e) Completed Building.
- (4) The building shall not be used or occupied until approved by Council.
- (5) The floor level of all reinforced concrete floors for habitable rooms in all residential buildings shall be a minimum of 300mm above finished ground level including any associated paving.
- (6) Subject to approval of the Work Cover Authority in accordance with the Occupational Health and Safety Act, 1983, and any such conditions shall form part of this approval.

continued on page 2

NOTICE TO APPLICANTS

IN ADDITION TO ANY CONDITIONS OF THE BUILDING PERMIT IN RESPECT OF THE PLANS AND SPECIFICATIONS, THE FOLLOWING REQUIREMENTS MUST BE OBSERVED, SUCH REQUIREMENTS FORM PART OF THIS APPROVAL.

1. EASEMENTS:

Owners and/or builders must ensure that buildings are not erected on easements or watercourses unless with the permission of the authority having right to the easement. This includes easements under the control of the Council, Water Board and various electrical authorities, etc.

2. VEHICULAR CROSSING:

(a) Vehicular entrance to the property must be provided opposite the layback crossing or if the entrance is not suitable to the owner then arrangements must be made with Council, at the owner's cost to construct or extend layback crossing in the concrete kerb to suit the proposed crossing of the vehicular entrance.

(b) Driveways should be offset from electricity/telephone pillars by one (1) metre to avoid possible vehicular damage.

NOTE: Location for vehicular entrance opposite a gully pit is not permitted. Also such vehicular entrance must be in a position suitable for access, and on the same side as garage, carport or driveway.

3. ENCROACHMENT BY WALLS, EAVES OR GABLE:

The walls of any dwelling (including any garages etc. which forms part of or is attached thereto) shall not be closer than 900mm to the adjacent side boundaries. The edge of the gutter or the roof overhang shall be in accordance with Ordinance 70.

4. CHANGE OF USE OF BUILDING:

The building/s shall not be used for a purpose other than specified in the certificate of classification issued upon completion of the building/s without prior consent of Council.

5. SANITARY SERVICE:

A signboard shall be erected in a conspicuous position on the site, indicating the name of the builder and owner and the number of the allotment. Temporary water closet accommodation to be provided for workmen. Should this not be possible temporary earth closet accommodation shall be provided, and sanitary services requested prior to building operations being commenced.

6. LETTERBOX:

Approval for the site and size of proposed householder mailbox must be obtained from Australia Post.

7. WATER BOARDS SPECIAL INSTRUCTIONS:

The internal plumbing and drainage shall be in accordance with the By-laws of the Water Board. A copy of the receipt for payment of the special inspection fee to the Water Board shall be submitted to Council prior to the occupation of the building.

8. WARNING: REQUIREMENTS OF THE WATER BOARD:

The Building plans must be submitted to the Water Board, at least 14 days before the commencement of work.

The applicant will need to complete a Building Application on which the following information is required:-

1. The address of the property (including Lot No. and Deposited Plan No.) and its location in relation to the nearest cross street. If these particulars are not known, a sketch will need to be supplied.
2. The name and address of the owner and the builder.
3. The type of building and type of construction, the estimated cost and probable date of completion.

The plan and application will be submitted to ensure that the proposed structure meets with the requirements of the Board's By-laws concerning:—

- I. Location of sanitary fixtures
- II. Relationship of the building to water mains, sewers and stormwater channels.

9. WASTE COLLECTION SERVICE:

The occupier is required to notify Council (if within the scavenging area) that the garbage or trade waste service, which is mandatory, is to be commenced, and pay the necessary charges upon receipt of an account.

10. MAIN ROADS:

If the premises front a main road they may be affected by road widening. You are advised to consult the Department of Main Roads before proceeding with building operations.

11. REFUND OF DAMAGE DEPOSIT:

To expedite return of damage deposit at the end of the work;

- (a) The owner shall notify Council in writing in the event of any existing damage to footpaving, kerb and guttering prior to commencement of job.
- (b) Adequate protection must be provided for Council footpaving, kerbing and guttering prior to commencement of building operations.
- (c) Footpath levels to be obtained from Council prior to commencement of building works. Fences and/or buildings erected on or adjacent to the front boundary must be erected to conform with those levels.

12. Pursuant to Section 289(c) of the Local Government Act, building work shall not commence before 7.00 a.m. Monday to Saturday and 8.00 a.m. Sundays in existing residential areas.

13. BUILDINGS FOR PUBLIC ENTERTAINMENT:

If 'public entertainment' is to be conducted in the building subject of this application, then approval in respect of the public entertainment must be obtained from Council prior to conducting the entertainment. For any enquiries in relation to the definition of 'public entertainment', please contact Council.

14. Plans should be referred to the Department of Industrial Relations and Technology for Commercial or Industrial Applications.



- (7) The building shall be constructed in Type "C" construction as outlined in Section C of the Building Code of Australia.
- (8) Compliance with conditions imposed by Council's Consent No. 11924 dated 18th November 1993.
- (9) A signboard shall be erected in a conspicuous position on the site, indicating the name of the builder and owner and the number of the allotment.
- (10) Temporary water closet accommodation shall be provided for workmen. Should this not be possible temporary earth closet accommodation shall be provided, and a sanitary service requested prior to building operations being commenced.
- (11) Pursuant to Section 289(c) of the Local Government Act, building work shall not commence before 7.00 a.m. Monday to Saturday and 8.00 a.m. Sunday where adjacent to residential areas.
- (12) If the footpath area is to be disturbed during construction due to the installation of services, appropriate safety measures are to be implemented to ensure that the public can walk past the construction site in safety, e.g. suitable barricades may be required on the roadway and appropriate consultation should take place with Council's Traffic Engineer.
- (13) Landscaped areas shall be separated from vehicular areas by a 150mm masonry kerb, dwarf wall or other effective physical barrier approved by Council.
- (14) All vehicular movement to and from the site shall be in a forward direction at all times. Provision for truck turning on the site shall be maintained at all times.
- (15) Internal roads and carparking areas shall be constructed in the following manner:
 - (i) Subject to Light traffic only.
 - (a) 25MPa concrete 125mm thick reinforced with F72 steel mesh.or
 - (b) Fine crushed rock 150mm thick then sealed with a two coat bitumenous seal.or
 - (c) Fine crushed rock 125mm thick then sealed with 10mm size asphaltic concrete (A.C.10) 25mm thick.or
 - (d) 80mm thick concrete paving blocks on sand bed 40mm thick screened loose over a well compacted basecourse of fine crushed rock 100mm thick.
 - (ii) Delivery vehicle access ways
 - (a) Fine crushed rock 300mm thick then sealed either with a two coat bitumenous seal or a 10mm size asphaltic concrete (A.C.10) 25mm thick.or
 - (b) 25MPa concrete 150mm thick reinforced with F72 steel mesh.
 - (iii) Truck accessways in the heavy industrial and commercial areas.

NOTICE TO APPLICANTS

IN ADDITION TO ANY CONDITIONS OF THE BUILDING PERMIT IN RESPECT OF THE PLANS AND SPECIFICATIONS, THE FOLLOWING REQUIREMENTS MUST BE OBSERVED, SUCH REQUIREMENTS FORM PART OF THIS APPROVAL.

1. EASEMENTS:

Owners and/or builders must ensure that buildings are not erected on easements or watercourses unless with the permission of the authority having right to the easement. This includes easements under the control of the Council, Water Board and various electrical authorities, etc.

2. VEHICULAR CROSSING:

(a) Vehicular entrance to the property must be provided opposite the layback crossing or if the entrance is not suitable to the owner then arrangements must be made with Council, at the owner's cost to construct or extend layback crossing in the concrete kerb to suit the proposed crossing of the vehicular entrance.

(b) Driveways should be offset from electricity/telephone pillars by one (1) metre to avoid possible vehicular damage.

NOTE: Location for vehicular entrance opposite a gully pit is not permitted. Also such vehicular entrance must be in a position suitable for access, and on the same side as garage, carport or driveway.

3. ENCROACHMENT BY WALLS, EAVES OR GABLE:

The walls of any dwelling (including any garages etc. which forms part of or is attached thereto) shall not be closer than 900mm to the adjacent side boundaries. The edge of the gutter or the roof overhang shall be in accordance with Ordinance 70.

4. CHANGE OF USE OF BUILDING:

The building/s shall not be used for a purpose other than specified in the certificate of classification issued upon completion of the building/s without prior consent of Council.

5. SANITARY SERVICE:

A signboard shall be erected in a conspicuous position on the site, indicating the name of the builder and owner and the number of the allotment. Temporary water closet accommodation to be provided for workmen. Should this not be possible temporary earth closet accommodation shall be provided, and sanitary services requested prior to building operations being commenced.

6. LETTERBOX:

Approval for the site and size of proposed householder mailbox must be obtained from Australia Post.

7. WATER BOARDS SPECIAL INSTRUCTIONS:

The internal plumbing and drainage shall be in accordance with the By-laws of the Water Board. A copy of the receipt for payment of the special inspection fee to the Water Board shall be submitted to Council prior to the occupation of the building.

8. WARNING: REQUIREMENTS OF THE WATER BOARD:

The Building plans must be submitted to the Water Board, at least 14 days before the commencement of work.

The applicant will need to complete a Building Application on which the following information is required:-

1. The address of the property (including Lot No. and Deposited Plan No.)
and its location in relation to the nearest cross street. If these particulars are not known, a sketch will need to be supplied.
2. The name and address of the owner and the builder.
3. The type of building and type of construction, the estimated cost
and probable date of completion.

The plan and application will be submitted to ensure that the proposed structure meets with the requirements of the Board's By-laws concerning:—

- I. Location of sanitary fixtures
- II. Relationship of the building to water mains, sewers and stormwater channels.

9. WASTE COLLECTION SERVICE:

The occupier is required to notify Council (if within the scavenging area) that the garbage or trade waste service, which is mandatory, is to be commenced, and pay the necessary charges upon receipt of an account.

10. MAIN ROADS:

If the premises front a main road they may be affected by road widening. You are advised to consult the Department of Main Roads before proceeding with building operations.

11. REFUND OF DAMAGE DEPOSIT:

To expedite return of damage deposit at the end of the work;

- (a) The owner shall notify Council in writing in the event of any existing damage to footpaving, kerb and guttering prior to commencement of job.
- (b) Adequate protection must be provided for Council footpaving, kerbing and guttering prior to commencement of building operations.
- (c) Footpath levels to be obtained from Council prior to commencement of building works. Fences and/or buildings erected on or adjacent to the front boundary must be erected to conform with those levels.

12. Pursuant to Section 289(c) of the Local Government Act, building work shall not commence before 7.00 a.m. Monday to Saturday and 8.00 a.m. Sundays in existing residential areas.

13. BUILDINGS FOR PUBLIC ENTERTAINMENT:

If 'public entertainment' is to be conducted in the building subject of this application, then approval in respect of the public entertainment must be obtained from Council prior to conducting the entertainment. For any enquiries in relation to the definition of 'public entertainment', please contact Council.

14. Plans should be referred to the Department of Industrial Relations and Technology for Commercial or Industrial Applications.



Pavements to be designed by a registered N.A.T.A. testing laboratory for expected wheel loadings.

- (16) The street or drainage system connection shall be inspected by Council's Engineering Department prior to back filling.
- (17) The workshop shall be set out by a Registered Surveyor and copies of the Survey Reports are submitted to Council on completion of the foundation walls/floor slab, prior to building work continuing past floor level.
- (18) Steel members must be protected against corrosion to the satisfaction of the Director of Health and Building.
- (19) Upon completion and prior to occupation of the building, a certificate from a practising structural engineer must be submitted to Council certifying that the building has been erected in accordance with the approved structural drawings and is structurally adequate for the loads imposed.
- (20) Doors in a required exit must be readily openable without a key from that side that faces a person seeking egress, by a single hand action on a single device which is located between 900 mm and 1.2 metres from the floor.
- (21) Paths of travel to required exits must have a minimum unobstructed height throughout of 2 metres and a minimum unobstructed width, except for doorways, not less than 1 metre. The path of travel must not be obstructed by shelving, plant, fittings or other objects and any alterations to the approved layout must be approved by Council.
- (22) Fire hose reels must be installed in the building and must comply with E1.4 of the Building Code of Australia. A floor plan indicating the proposed position of the hose reels and details prepared by a Hydraulics Engineer must be submitted to Council for approval prior to installation. The details must include certification to the effect that the proposed design complies with E1.4 of the Building Code of Australia.
- (23) Portable fire extinguishers must comply with E1.6 of the Building Code of Australia and must be installed to the satisfaction of the Director of Health and Building. The position of the extinguishers must be discussed with Council's Building Surveyor prior to installation.
 - (a) All general areas - 9 litre air water type of building
- (24) Illuminated exit signs complying with AS 2293 - Emergency Evacuation lighting in buildings, E4.5 and E4.8 of the Building Code of Australia must be installed on, above or adjacent to the doors referred to in E4.5 of the Building Code of Australia. Should an alternative method of complying with E4.8 be proposed please provide details to Council for approval prior to installation.
- (25) Emergency lighting complying with AS 2293 - Emergency evacuation lighting in buildings and E4.2, E4.3 and E4.4 of the Building Code of

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(b) Driveways should be offset from electricity/telephone pillars by one (1) metre to avoid possible vehicular damage.

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The applicant will need to complete a Building Application on which the following information is required:-

1. The address of the property (including Lot No. and Deposited Plan No.) and its location in relation to the nearest cross street. If these particulars are not known, a sketch will need to be supplied.
2. The name and address of the owner and the builder.
3. The type of building and type of construction, the estimated cost and probable date of completion.

The plan and application will be submitted to ensure that the proposed structure meets with the requirements of the Board's By-laws concerning:-

- I. Location of sanitary fixtures
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The occupier is required to notify Council (if within the scavenging area) that the garbage or trade waste service, which is mandatory, is to be commenced, and pay the necessary charges upon receipt of an account.

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11. REFUND OF DAMAGE DEPOSIT:

To expedite return of damage deposit at the end of the work;

- (a) The owner shall notify Council in writing in the event of any existing damage to footpaving, kerb and guttering prior to commencement of job.
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Australia must be installed in the building. Details and a floor plan prepared by an Electrical engineer must be submitted to Council for approval prior to installation and must include the following:

- (a) the location of proposed emergency light fittings & exit signs;
- (b) the height at which fittings are to be mounted;
- (c) the location of all distribution boards;
- (d) the brand, code numbers and photometric classification of the fittings to be used. Should an alternative method of complying with E4.4 be proposed please submit details to Council for approval prior to installation.

- (26) Storage and disposal of solid and liquid trade waste shall be controlled to the satisfaction of Council at all times. A trade waste removal service shall be used for waste removal, and you are requested to contact Council for the commencement of this service.
- (27) The discharge of polluted water or liquid waste through the stormwater drainage lines is prohibited.
- (28) No noise nuisance or interference with the amenity of the area shall arise from the occupation of the building. The premises are subject to licence under the Noise Control Act and any conditions of that licence form part of this approval.
- (29) No advertising structure shall be erected and no advertising sign or material shall be affixed or displayed on any building or land without the prior approval of the Council under Ordinance 55. A separate application is to be made on the prescribed form.
- (30) Upon completion and prior to occupation of the building, the owner of the building shall cause the Council to be furnished with a certificate with respect to each essential service installed in the building, to the effect that:
 - (a) the service has been inspected and tested by a person who is competent to carry out such an inspection and test; and
 - (b) the service was or was not (as at the date on which it was inspected and tested) found to have been designed and installed, and to be capable of operating to a standard not less than that specified in the attached Schedule of Essential Services.
- (31) At least once, in each period of twelve (12) months after the building is occupied, the owner of the building shall cause a certificate to be submitted to Council in accordance with Clause 59.5 or Ordinance 70.
- (32) The building shall not be occupied until a certificate of classification has been issued by Council.

continued on page 5

NOTICE TO APPLICANTS

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14. Plans should be referred to the Department of Industrial Relations and Technology for Commercial or Industrial Applications.



CLASSIFICATION OF BUILDING : VIII

A. PENDLETON

Principal Building Inspector

Per.....

Note:

- (a) This approval shall be void if the building work to which it refers is not substantially commenced within twelve months from the above date.
- (b) In accordance with the provisions of the Local Government Act you are notified that the applicant has a right of appeal against the decision of the Council. In the first instance any appeal should be directed to Council.
- (c) Attention is drawn to "Notice to Applicants" overleaf.
- (d) Driveways should be offset from electricity/telephone pillars by one (1) metre to avoid possible vehicular damage.

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NOTICE OF DETERMINATION

OF AN INTEGRATED APPLICATION UNDER THE
ENVIRONMENTAL PLANNING AND ASSESSMENT
ACT 1979 AND THE LOCAL GOVERNMENT ACT 1993



APPLICANT

MINNETT CULLIS-HILL
PETERSEN PTY LTD
28 CHANDOS STREET
ST LEONARDS NSW 2065

All Correspondence to:

Development Services Unit
Civic Centre, Flushcombe Rd, Blacktown 2148
Phone: 9839 6000 Fax: 9831 1961
DX 8117 Blacktown
PO Box 63, Blacktown 2148

CG.JDS0101.JUL

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DETERMINATION No. 1 5 1 5 2

File No. 1A-97-3020

OWNER

S A GAS DISTRIBUTORS PTY LTD
72 ORDISH ROAD
DANDENONG VIC 3175

PROPERTY DESCRIPTION

LOT 3, DP 802117, RAYBEN STREET, GLENDENNING.

DEVELOPMENT

ABOVE GROUND DIESEL TANK.

DETERMINATION

Pursuant to Section 92 of the Environmental Planning and Assessment Act 1979 and Sections 94 and 99 of the Local Government Act 1993, Council advises that the Integrated Application has been determined by:

- GRANTING OF CONSENT SUBJECT TO THE CONDITIONS ATTACHED ON THE FOLLOWING PAGES BY DELEGATED AUTHORITY - DIRECTOR, DEVELOPMENT SERVICES

RIGHT OF APPEAL

In accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Local Government Act 1993 you are notified that the applicant has a right of appeal against the decision of the Council. In the first instance any appeal or request for a review should be directed to Council.

NOTE: This consent is generally valid for a period of 5 years effective from the date of this notice, unless specified otherwise by Sections 93 and 99 of the Act, or by conditions.

TERRY McCORMACK
GENERAL MANAGER

per: 

DATE: -2 JUL 1997

Pursuant to Clause 81 of the Environmental Planning and Assessment Regulation 1994, notice of this determination will be published in a newspaper circulating in the local area. In accordance with Section 104A of the Environmental Planning and Assessment Act 1979, any person may question the validity of this consent in legal proceedings commenced in the Land and Environment Court within 3 months of the date of publication of the notice.

**BLACKTOWN CITY COUNCIL
NOTICE OF DETERMINATION
OF AN INTEGRATED APPLICATION**

DETERMINATION No.

1 5 1 5 2

File No. IA-97-3020

UNDER THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 AND THE LOCAL
GOVERNMENT ACT 1993

Page 2 of 3

CONDITIONS OF APPROVAL

1. Development is to take place in accordance with the following drawings approved by the Director Development Services subject to compliance with any other conditions of this consent.

Drawing No.	Dated	Council's File Encl. No
NC00001 Issue B	24/3/97	1B
NC00003 Issue A	May 1997	1A

BUILDING CONDITIONS

2. No nuisance or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any polluted discharge whatsoever. Noise generated in response to the activity is not to exceed the background noise level by more than 5dB(A) at the property boundary between the hours of 7.00am and midnight and noise shall not be audible at the nearest residence between midnight and 7.00am.

N.B.: Amendments of the Noise Control Act 1975 require Council to investigate complaints where only one person complains.

3. ✓ The construction and operations of the diesel tank are to be in accordance with any requirements stipulated by the WorkCover Authority.
4. ✓ The area surrounding the dispensing pump is to be bunded so as to contain any spillages that occur during operation and prevent contamination of the soil and/or run-off.
5. ✓ Wastes that may be collected in the sump of the diesel storage area are to be disposed of in an approved manner.
6. Contaminated run-off from the site is not to enter Council's stormwater system.
7. The hazardous materials listed in the application (i.e. engine oil, gearbox oil, kerosene and brake fluid) are to be stored in an appropriate manner, ensuring that the storage area is secure and the area is bunded so as to contain any spillage.
8. Compliance with the relevant provisions of the Local Government Act, 1993 and Regulations, and the Building Code of Australia.
9. ✓ Guttering and downpiping shall be provided and connected to the existing rain water drains.
10. All vehicular movement to and from the site shall be in a forward direction at all times. Provision for truck turning on the site shall be maintained at all times.
11. The awning structure shall be securely bolted at its supports and fixed rigidly at its base.

CY.JDS0101.JUL

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and Local Government Act.
- (b) To ensure that no injury is caused to the amenity of the area.
- (c) Council considers that the circumstances of the case are such that it is in the public interest that they be imposed.

**TERRY McCORMACK
GENERAL MANAGER**

per: 

DATE: **-2 JUL 1997**

**BLACKTOWN CITY COUNCIL
NOTICE OF DETERMINATION
OF AN INTEGRATED APPLICATION**

DETERMINATION No.

1 5 1 5 2

File No. IA-97-3020

UNDER THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 AND THE LOCAL
GOVERNMENT ACT 1993

Page 3 of 3

CONDITIONS OF APPROVAL

12. The awning shall not be further enclosed without prior Council approval.

CY.JDS0101.JUL

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DATE:

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