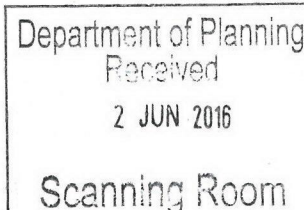


In reply please quote: 11/00020
Your Ref: SSD 15_7267

Contact: Andrew Mooney on 9725 0229

31 May 2016

Susan Fox
Senior Planner
Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001



Dear Ms Fox

**SSD 15_7267 EXISTING RESOURCE RECOVERY FACILITY INCREASED
LICENCE CAPACITY – 20 DAVIS ROAD, WETHERILL PARK**

I refer to public exhibition of the above State Significant development. In response, Council requests that the following matters be taken into consideration by the Department under its further assessment of the proposal.

A. Stormwater Management

The flood levels for the site are identified within the EIS (Table 6.3 on page 54), but no assessment has been undertaken as to the impact of the proposal on flooding in this location. The development is proposing construction within the floodplain (new entry & exit ramps at a minimum), which warrants a flood impact assessment.

This will most likely need be undertaken via a developer's agreement with Council to model the change in flood behaviour having regard to Council's flood study for the area, unless it can be proven that there are no proposed changes to the floodplain (i.e. no change in ground levels or flow paths).

B. Traffic

Council's Traffic Management Section raise no objections to the proposal but advise that;

- The development proposal shall be referred to the Roads and Maritime Services for comments.
- The proposed disabled parking space shall comply with AS/NZS 2890.6:2009 (Off-Street parking for people with disabilities).

- To address the concerns associated with vehicles waiting to enter the weighbridge two (2) queuing lanes shall be provided.

C. Environmental Management

Based on the submitted information, Council's Environmental Management Branch believes that the following information should be sought prior to further comment:

- Details of any spill management/bunding for the 'first flush' detention tank;
- Comments from Sydney Water Corporation regarding the additional load on the existing Trade Waste disposal agreement;
- An updated Odour and Dust Management document;
- Methods to be used to minimise the onsite storage of putrescible waste;
- Details of a wheel wash to be used during construction;
- Comments on the offensiveness of the proposal as per SEPP 33

Details of the proposed workshop, including:

- Volumes of oils, solvents, etc, to be held;
- Bunding for liquid storage/work areas;
- Internal drainage and treatment.

D. Section 94A Contributions

The imposition of a Section 94A levy, in accordance with the Fairfield City Council Indirect Development Contributions Plan 2011, on this proposal is considered appropriate having regard to the long term responsibility Council has to manage the local road network. The amount payable will be 1% of the final estimated Capital Investment Value (CIV).

In this regard, Council imposes the following condition where a Section 94A contribution is payable.

Section 94A Levy Development Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

The Section 94A Levy as determined at the date of this consent is \$(*).

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales).

E. Building Control and Compliance

Council's Building Control Branch have reviewed the proposal and conducted a partial BCA review. Council raises no objection to the proposal subject to the following conditions.

- **Outstanding Long Service Levy Fee**

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment. Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

- **Erosion and Sediment Control Plan**

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan shall be submitted to and approved by the Principal Certifying Authority. The Erosion and Sediment Control Plan shall be prepared in accordance with the requirements of the Fairfield City Council's Erosion and Sediment Control Policy. The Erosion and Sediment Control Plan shall clearly show and demonstrate how erosion is to be minimised and how sediments are to be trapped on the site and prevented from escaping, transported, carried or discharged across and outside the boundaries of the site of the development or building activity.

- **Sydney Water Consent**

The plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water asset and if any requirements need to be met. The plans will be appropriately stamped. All amended plans will require restamping.

Please refer to the web site www.sydneywater.com.au for:

- Quick check agents details – see Building and Developing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and developing then Building and renovating Or telephone 13 20 92

- **Construction Certificate Required**

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

- Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, or Complying Development Certificate must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

- Notify Council of Intention to Commence Works

The applicant must notify Council, in writing of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

- Kerb and Gutter Status Form

Prior to the commencement of any construction works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

- Erosion and Sedimentation Control

Prior to the commencement of any construction works on site, controls in accordance with Chapter 3.11 of the Fairfield City Wide DCP 2013 shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

- Toilet Facility

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

- Required Signage

For building, subdivision or demolition work that will affect the external walls of the building, signage shall be installed in a prominent position detailing:

- The name, address and telephone number of the principal certifying authority for the work; and

- The name of the principal contractor (if any) of the building work and a telephone number on which that person may be contacted outside working hours; and
- Stating that unauthorised entry to the work site is prohibited.

This sign shall be maintained while the building, subdivision or demolition work is being carried out and must be removed when the work has been completed.

- Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

- Interim Fire Safety Certificate

Prior to the issue of a final/interim Occupation Certificate, a final/interim fire safety certificate shall be submitted to and approved by the Principal Certifying Authority.

Note: An Annual Fire Safety Statement for the building premises dealing with essential fire safety measures shall be submitted to Council in accordance with the requirements of Clauses 177 and 181 of the Environmental Planning and Assessment Regulation 2000.

- Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions;or
- c. a combination of (a) and (b).

- Administration Fee for the Lodgement of Certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

- During Construction or Demolition

During the construction or demolition period, the applicant must ensure that:

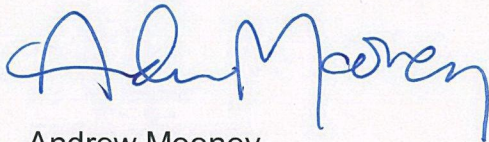
- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours.

Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 5:00pm. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement

Council appreciates the opportunity to comment on the proposal and please contact undersigned on 9725 0214 if you would like to discuss any of the above issues further.

Yours faithfully,



Andrew Mooney
COORDINATOR STRATEGIC PLANNING