



CAMPBELLTOWN CITY COUNCIL

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CIVIC CENTRE, CAMPBELLTOWN, N.S.W. 2560
TELEPHONE: (046) 20 1510. FAX: (046) 20 1496
DX5114 CAMPBELLTOWN.

YOUR REFERENCE:
OUR REFERENCE: D331/87
FURTHER ENQUIRIES: Sally Lewis

Calane Pty Ltd, Calicon Pty Ltd
and Kejala Pty Ltd
C/- 22 Regent Crescent
MOOREBANK 2170

11th November 1987

Dear Applicant,

ADVICE TO APPLICANT - DEVELOPMENT CONSENT NO. D331/87

I refer to the attached Development Consent and wish to advise that the conditions contained therein have been imposed by Council after assessing the application in accordance with the matters for consideration under Section 90 of the Environmental Planning and Assessment Act, 1979.

In addition to the requirements of the development consent, the following general matters have been provided for your information which may assist you in the preparation of the Building Application and in the operation of your development.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

1. A separate Development Application shall be submitted for the use of the factory units. Such application is to be accompanied by a detailed description of all activities to be carried out on the premises.

LOCAL GOVERNMENT ACT

2. A Building Application is required to be submitted in accordance with the requirements of Ordinance 70 of the Local Government Act and Council's Building Code for any new buildings or building alterations.

3. The applicant is to liaise with the Council prior to submission of a Building Application to ensure that the plans comply with the requirements of Ordinance 70 and Council's Building Code in the following matters:

- (i) Fire fighting services;
- (ii) Emergency lighting and exit signs;
- (iii) Access and facilities for disabled persons;
- (iv) Provision of trade waste storage area; and
- (v) Floor area limitations.

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WORKS IN CONJUNCTION WITH DEVELOPMENT

4. Where Council investigation or design is required for any works necessitated by the development, cost shall be met by the developer.

5. Notwithstanding the specific conditions of the development approval, all engineering works shall conform with Council's current specification for Construction of Subdivisional Road and Drainage Works, Stormwater Management Policy and the Guidelines for Development and Building Applications.

6. Footpath and vehicular crossing levels are to be obtained from Council prior to commencement of public works. In this regard an application should be lodged with Council on the prescribed form.

Yours Faithfully

K.L. Garling
TOWN CLERK

Encl



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ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

APPLICATION NO: D331/87

Pursuant to Section 92 of the Act, notice is hereby given of Council's determination of the Development Application referred to herein.

The Development Application has been determined by the granting of Consent subject to the conditions referred to in this Notice.

The conditions of the Consent referred to herein are deemed necessary by Council, pursuant to Part 4, Division 1 of the Act.

This Consent shall become effective from the endorsed date of Consent.

This Consent shall lapse unless the subject development is commenced within two (2) years from the endorsed date of Consent or as otherwise provided under Section 99 of the Act. The applicant's attention is drawn to Section 99 of the Act which may vary the date upon which the Consent shall lapse.

This Consent does not relieve the developer of the obligation to obtain further approvals in accordance with Building and/or Health Regulations or any other Acts.

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 twelve (12) months after receipt of this Notice.

APPLICANT: Calane Pty Ltd, Calicon Pty Ltd
and Kejala Pty Ltd
C/- 22 Regent Crescent
MOOREBANK 2170

PROPERTY: LOT 16 DP 717203, KERR ROAD, INGLEBURN

DEVELOPMENT: ERECTION OF FOUR (4) FACTORY UNITS

ENDORSED DATE OF CONSENT: 11th November 1987



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CONDITIONS OF CONSENT NO: D331/87

THE DEVELOPMENT

The following condition/s have been applied to ensure that the land and/or building will be developed so as to minimise impact on the local environment and to achieve the objectives of the relevant planning instruments.

1. All external building materials shall be approved by Council. A schedule and/or sample of all external building materials is to be lodged with the Building Application for approval. All external metal deck surfaces including the roof shall be of a bonded metal finish of an approved colour. It will be necessary to provide masonry cladding to those elevations of the building which are completely metal sheeting. Amended elevations shall be submitted to Council for approval with the Building Application.
2. The development shall be landscaped and maintained with lawns, shrubs and trees of an advanced nature to the satisfaction of Council. A detailed landscape plan, to scale, shall be lodged with the Building Application and shall include:
 1. Location of buildings, fences, roads, parking and storage areas;
 2. Details of earthworks including mounding and retaining walls;
 3. Location and nomination of plant species; and
 4. Details of planting procedure and maintenance.
3. An approved physical barrier (e.g. 150mm concrete kerb) shall be provided generally between trafficable areas and landscaped areas. Details shall be submitted with the Building Application.
4. The applicant will be required to lodge a cash bond or bank guarantee for the sum of \$4,000 to Council to ensure the provision of effective landscaping and maintenance thereof. The bond or guarantee is to be lodged prior to the release of the Building Application and will be released on the following basis:
 - 50% on completion of mounding and landscaping to the Council's satisfaction;
 - 25% on the completion of six (6) months after the completion date of the landscaping, subject to Council being satisfied that the maintenance programme is proceeding satisfactorily;
 - 25% residue to be refunded twelve (12) months after completion, subject to satisfactory establishment and maintenance of the landscape area.



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5. The land has been identified as being affected by Council's Stormwater Management Policy. Therefore the floor level of any building to be erected on site shall be to a minimum level of R.L. 25.22 metres A.H.D.
6. Upon completion of the development the floor and/or finished surface levels shall be certified by a registered surveyor.

OFF-STREET CAR PARKING AND VEHICULAR SERVICING

The following condition/s have been applied to ensure that the development has provided adequate car parking and vehicular servicing areas and to prevent conflict within the public road system.

7. Sixty-four (64) off-street car parking spaces together with access driveways to be constructed, paved, linemarked and signposted in accordance with Council's Off-Street Car Parking Code. It will be necessary to submit an amended car parking layout to Council with the Building Application for approval. The amended site plan shall show the following:
 1. The relocation of spaces 1 to 15 adjacent to the eastern wall of the building. Two metre wide landscape bays shall be provided on either side of these spaces.
 2. A landscaped strip, 3 metres wide, adjacent to the boundary with Lot 15, D.P. 717203, Kerr Road in the south-western corner of the site.
 3. The deletion of vacant bays in the northern car parking area and their replacement with landscaping.
 4. The southern driveway widened to 4.5 metres for its entire length.

Engineering details for the construction of these areas shall be lodged for approval with the Building Application.

8. An approved sign shall be erected at the entrance of the premises to the effect that: "All vehicles entering or leaving the premises must be driven in a forward direction".



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PUBLIC ROADS

The following condition/s have been applied to ensure that adequate and safe public access is provided to the site for both pedestrian and vehicular traffic in accordance with Council's adopted Development Control Plans.

9. The footpath area adjoining the subject land shall be regraded, in accordance with levels to be obtained from Council, and topsoiled and turfed. Where necessary, footpath formation shall be carried beyond the boundary to provide an acceptable transition to existing footpath levels.
10. Full width concrete vehicular crossings shall be constructed to all entrances and exits in accordance with Council's Specification.
11. Public road and associated works necessitating restoration as a result of the development shall be carried out by Council and all relevant costs shall be borne by the applicant.
12. Adjustments to public utilities necessitated by the development shall be completed prior to occupation of the premises.

STORMWATER DRAINAGE

The following condition/s have been applied to ensure that stormwater drainage collected on and/or passing through the site is conveyed through a controlled system to prevent nuisance and damage to the subject land and adjacent lands.

13. A plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval with the Building Application. Floor levels of all buildings shall be above finished site levels and stormwater shall be conveyed from the site to the nearest pipe drainage system unless otherwise specified by Council. All proposals shall be to the specification of Council.
14. Where stormwater passes through the site, a formal drainage system designed to conform with Council's Stormwater Management Policy, including the creation of appropriate drainage reserves and/or easements where necessary, shall be constructed. Engineering details shall be submitted for approval with the Building Application.

Where adjacent properties are affected, drainage formalisation shall be extended to include these properties to the satisfaction of the adjacent owners and Council.



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15. The drainage easement traversing the subject site is required to convey overland flow from a 1% probability storm and as such will require unimpaired capacity upon completion of approved works. In this regard the approved landscaping and carpark construction must not obstruct the free flow of stormwater run-off by intruding into the required waterway area. The applicant is requested to liaise with Council concerning this issue prior to preparation of detailed drainage design plans in support of a Building Application.

SERVICES

The following condition/s have been applied to ensure that adequate utility installations are provided to the site to service the development and to satisfy the requirements of the relevant planning instrument.

16. The developer shall submit an application to the Prospect County Council (P.O. Box 389, Parramatta, 2150) giving details of the proposed development together with two (2) copies of the ground floor plan for determination of electricity supply requirements. The County Council may require a sub-station on site with appurtenant easements to be granted. In this regard the applicant is to submit a letter from the Prospect County Council to the effect that all the County Council's requirements have been satisfied prior to the release of the Building Approval.
17. The applicant shall obtain a compliance certificate under Section 27 of the Water Board Act, 1987. In this regard an application on the prescribed form should be lodged with the Developer Services Branch of the Water Board (Cnr. Bigge & Moore Streets, Liverpool) and a copy of the Section 27 Certificate shall be forwarded to Council prior to release of the Building Approval.

LAND USE

The following condition/s have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the Environmental Planning Instrument and Development Control Plans affecting the land and that the development is conducted so as not to be prejudicial to the amenity of the local environment.

18. The off-street car parking spaces together with access driveways shall be made available at all times and maintained to Council's specifications in accordance with the approved plans for this development.
19. The landscaping area shall be maintained to a reasonable standard in accordance with the landscape plans approved for this development.



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20. The area of the drainage easement adjacent to the south-eastern and north-eastern boundaries of the site shall not be used for the storage of materials or any other non-approved obstruction to stormwater flow. The waterway area and design profile of the easement flowpath shall be maintained.

THIS DOCUMENT HAS BEEN ISSUED WITHOUT ALTERATION OR ERASURE

K.L. Garling
TOWN CLERK