

SUMMARY

PROPERTY:	250 – 318 Parramatta Road, Homebush Sydney Markets
DA NO.:	2009/186
APPLICATION TYPE:	Alterations and Additions
REPORT BY:	Rachael Snape
RECOMMENDATION:	APPROVAL
SUBMISSIONS:	No written submissions were received.
ZONING:	Special Uses 5 (c)
DATE APPLICATION LODGED:	9 September 2009
APPLICANT:	Sydney Markets Limited
OWNER:	Sydney Markets Limited

INTRODUCTION

The applicant is seeking approval for the extension and upgrade of an existing commercial building occupied by Sydney Markets

The Sydney Markets Credit Service Co-Operatives Limited (SMCS) already operates from the building proposed to be renovated and extended. The continued growth of Sydney Markets requires improvement and expansion of the support services including that of SMCS in providing assistance to customers and growers in relation to domestic and foreign trade.

There are no site specific controls which apply to the development within the Markets zone, however the proposal is consistent with the provisions of Part D *Industrial Development* under the Strathfield Consolidated Development Control Plan (SCDCP) 2005.

The proposed development has no adverse impacts on the overall operation of the site or the surrounding community and as such is recommended for approval.

DESCRIPTION OF THE SITE AND LOCALITY

The Sydney Markets site is located adjacent to the Main Western Railway Line (to the south of the site) and is surrounded to the north by Parramatta Road and to the west by Centenary Drive, while to the east are the residential properties of Smallwood Avenue.

The subject site contains a large number of industrial warehouse units, of varying sizes, utilised for the purpose of receiving, storing and distributing fresh produce. There are a number of small ancillary office and commercial business scattered throughout the site that serve to support the main and predominant warehouse/distribution function.

The subject site is served by several vehicular entrances from Parramatta Road and Centenary Drive and a series of internal road networks. Pedestrian access to the site is via a footbridge from Flemington Station located to the south of the site.

The subject building is located within the north western portion of the site near the entrance from Parramatta Road to the south of the existing Market Plaza, positioned between Building 'D' and Building 'X' to the east and west respectively.

The building currently adjoins the access drive and is directly served by a total of six (6) parking bays to the north. Two (2) of these parking spaces are designated disabled bays. The existing brick building is single storey in height and has a floor area equal to 168m².

Site Area (approx.): 42 hectares (ha)

PROPOSAL

The application seeks Council approval for upgrade and extension to an exiting commercial office building within the Sydney Markets site. The elements of the proposal are:

- Removal of one (1) Jacaranda tree;
- Removal of six (6) car bays, including two (2) disabled bays;
- Internal modification to existing building and extensions to include two (2) new meeting rooms, one (1) boardroom, general open plan office areas, a customer service desk, storage and bathroom amenities. A new entry awning is also proposed.

The building, when completed, would be equal to 288m², an increase in floor area equal to 120m².

- Installation of new bollards to provide pedestrian safety.

A site plan and elevations are **attached (2)**.

BACKGROUND

Sydney Markets have previously liaised with Strathfield Council regarding the ongoing development of the subject site, and in particular their proposed Masterplan for ongoing redevelopment. It has previously been advised that this will occur over the next five (5) years.

There are no relevant historical approvals.

ASSESSMENT - Pursuant to Section 79C of the Environmental Planning and Assessment Act, 1979

The application has been assessed pursuant to the heads of consideration of Section 79C of the Environmental Planning and Assessment Act and the relevant matters described in Sub-section (1)(a), (b), (c), (d) and (e) of Section 79C have been considered within this report.

(a) (i) Environmental Planning Instruments:

State Environmental Planning Policies

SEPP 55 – Development of Contaminated Land

Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to the carrying out of development on that land.

The subject development is contained within an existing hard stand area. Given that there will be no ground disturbance the requirements of the subject SEPP are not considered relevant in this instance.

Strathfield Planning Scheme Ordinance, 1969

The subject site is identified as being within the Special use 5(c) zone under Strathfield Planning Scheme Ordinance, 1969 (SPSO). Clause 22 of the SPSO permits the use of 5(c) zoned land for any purpose authorised by the Sydney Farm Produce Market Authority Act 1968. Pursuant to Clause 11 (2) (j) of the Act, functions considered to be '*supplemental, incidental and consequential*' are permitted to be undertaken from the site.

The continuing operation of the Sydney Markets Credit Co-operative is considered to be minor and incidental to the predominant function of the site as a place for the warehousing and distribution of fresh produce. The SMCS provides a consequential function and service to operators, representatives and employees of the site.

Clause 41C Development adjoining residential zones

The Council shall not grant consent to development on land which adjoins land in a residential zone unless it is satisfied that –

- (a) wherever the Council considers it to be appropriate, proposed buildings are compatible with, the height, scale, siting and character of existing buildings within the residential zone; and*
- (b) any goods, plant, equipment and other material that will be on the land as a consequence of the proposed development are to be stored within a building or will be suitably screened from existing buildings within the residential zone; and*
- (c) the elevation of any proposed building facing land in a residential zone has been designed to be compatible with existing buildings within the residential zone, or is suitably screened; and*

- (d) *the development will not inhibit reasonable solar access to existing buildings within the residential zone between the hours of 9am and 3pm during the winter solstice; and*
- (e) *noise generating from fixed sources or motor vehicles associated with the development has been effectively insulated or otherwise minimised; and*
- (f) *the development will not otherwise cause nuisance to residents by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like; and*
- (g) *windows facing residential areas have been treated to avoid overlooking of private yard space or windows in residences.*

The proposed development is for an extension to an existing support service office associated with the operation of the Markets. The use operates during standard business hours and is frequented by persons directly associated with and employed by the Markets. As such the proposed use and its expansion would not generate additional traffic or parking demand.

It is considered that there is adequate separation of distance between the source and receivers such that no adverse intrusive or amenity noise impacts are considered likely in this instance.

Clause 59B – Development in Vicinity of heritage items

The proposed development is not within proximity to known or listed SPSO heritage items.

The proposed development has been assessed against and is considered to satisfy each of the relevant Clauses of the SPSO 1969.

Section 94 Contributions

Section 94 Contributions are not applicable to the proposed development.

(ii) Draft Environmental Planning Instruments:

Draft Strathfield Local Environmental Plan, 2003

The proposed development is situated within the Special Use (Markets) 5D zone, which permits the operation of incidental and ancillary support services such as the credit co-operative.

Clause 34 - Objective of the Special Use Zones, Table four, Special Uses (Markets) 5D Zone

The proposed nature, character and scale of the proposed development is considered to be compatible with the existing form of the building to be extended. The development provides a vital support service to persons employed by and associated with the Markets. as such is considered to accord with the relevant objectives of the zone.

Moreover by virtue of the proposed commercial (office) nature of the use, the proposal is not expected or likely to give rise to adverse amenity impacts associated with excess traffic, parking or noise.

Clause 38 – Land within Zone No.5D

The Sydney Markets Authority was dissolved when the Sydney Markets Authority Act 1968 was repealed by the Sydney Markets Authority (Dissolution) Act 1997. The Markets are now owned and operated as a private company known as Sydney Markets Limited. The application has been made by Sydney Markets Limited and as such it is considered that consent has been granted for the application to be made to and considered by Council.

Accordingly Clause 38 is no longer relevant and as such does not bear consideration.

Clause 75 – Waste Management

Before granting development consent, the consent authority must take into consideration such of the following relating to waste management as are of relevance:

- (a) re-use and recycling of building and construction materials*
- (b) re-use and recycling of household, commercial and industrial waste,*
- (c) site storage requirements for construction and for the managing household commercial and industrial waste.*

These applicable Clauses have been considered in the assessment of the proposal and found to be satisfactory.

Draft Local Environmental Plan No. 105

The subject property is not identified as an item of heritage significance and is not located within a heritage conservation area under Council's Draft LEP No. 105.

(iii) Development Control Plans:

With the exception of parking, access and waste management (addressed below) the Strathfield Consolidated Development Control Plan 2005 does not provide any specific statutory development control requirements. Accordingly assessment has been undertaken based on the merits of the individual application in accordance with the Strathfield Planning Scheme Ordinance 1969 (above) and the heads of consideration outlined under Section 79C of the *Environmental Planning and Assessment Act 1979* and contained in the body of this report.

DCP Part D - Industrial Development

Section	Development Standard	Required	Proposed	Compliance
2.5.1	Height	10m above natural ground level	Wall height of 7.9m	Yes
2.5.2	FSR	1:1	The site and the proposed development do not exceed or propose development equal to an FSR of 1:1	Yes
2.9.1 (2)	Car parking	Industry = 1/50m ² (where office space is less than 20%) Warehouse = 1/300m ² Delivery = 1/800m ²	The subject site contains existing parking that is considered sufficient to cater for the potential number of employees and visitors.	Yes
2.9.3(1)	Access/driveways	Access via a non residential street	Access to the subject building is via the internal roadway off Parramatta Road.	Yes

DCP Part H – Waste Management.

The applicants will be responsible for their own operational waste management, in terms of collecting and disposing of waste. Notwithstanding, it is considered that the applicants should provide a detailed waste management plan for the refurbishment works (involving internal upgrade and fit-out) for the reuse, recycling and disposal of any construction waste and an operational management plan prior to the issue of a construction certificate.

(b) Likely Impacts:

Context and Setting

The Sydney Markets Credit Co-Operative Limited site, forms part of a larger land holding known as Sydney Markets which wholesales fresh fruit, vegetables, flowers and other similar forms of produce to retailers and the public.

Given the distance from the proposed development site to the nearest residential properties on the northern side of Parramatta Road there is considered to be no amenity impacts with respect to visual and acoustic privacy or vistas and views.

Access, transport and traffic

Access:

There is no proposed change to the access of the facility, the site is serviced by a network of internal roads and multiple entries from major roads.

Parking

There are a total of 773 existing parking spaces provided on the Sydney Markets site. The proposed development will require the removal of six (6) parking bays, including two (2) disabled bays to permit the extension of the existing Sydney Markets Credit Cooperative Building.

The proposed development does not increase the capacity of the site or generate an external demand for use. There is an excess of 16 spaces, taking into account the proposed loss, provided on the site. With parking located directly to the west of the building and the north in Sydney Market Plaza carpark.

The loss of bays is not considered likely to cause adverse impact on the surrounding locality due to a reduction in on site parking. The operation of the site remains compliant with respect to overall parking provision.

Traffic

The proposed development is considered unlikely to generate any additional vehicle movements to or from the subject site. Those persons utilising the services of the Sydney Markets Credit Cooperative Service Limited is most likely persons who are affiliated with and employed by an established operation of the Markets.

(c) Suitability of the Site:

Overall the site is considered suitable for the proposed use. The subject site is situated so as to take advantage of local services and infrastructure yet be a sufficient distance from residential properties to ensure that adverse impacts are minimal.

(d) Submissions:

CDCP 2005 – Part L - Public Notification Requirements

The proposed development was not required to be notified under Part L of the Strathfield Consolidated Development Control Plan 2005. Accordingly no submissions were received.

(e) Public Interest:

The proposed development is for an extension to an existing ancillary commercial operation of a bank related to the operation of the Markets. The existing building is located to the north of the site in proximity to the Parramatta Road entrance, adjoining

the Sydney Markets Plaza. The subject building is wholly contained within the curtilage of the site and is not visible from the street.

The proposed development is minor in scale relative to the overall scale of the site with standard business hours, while the development itself is set back into the site away from perimeter boundaries.

Based on the above the proposed development is not considered to be contrary to the public interest as the operation is considered unlikely to generate adverse impacts of noise, traffic or on street parking.

INTERNAL REFERRALS

The proposal was referred to Council's Development Officer. No objections were received subject to the inclusion of conditions, which have been included within the recommendation.

CONCLUSION

The proposed development generally complies with the numerical controls of the DCP and is permissible in the zone pursuant to the SPSO and the Draft LEP.

RECOMMENDATION

That DA2009/186 for the alterations and additions to Sydney Markets Credit Services Cooperative Limited at 250 – 318 Parramatta Road, Homebush West (Sydney Markets), be APPROVED subject to the following conditions:

CONDITIONS OF CONSENT

PART B - OTHER CONDITIONS

Plans

- 1.1 The development shall be completed in accordance with the approved plans and documents listed below, prior to the building being used or occupied, and subject to any amendments "in red" and any variation as required by conditions of this consent:

Plan No/s. SMCS DA-01 prepared by Michael Hesse & Associates dated received 9 September 2009; SMCS DA-02 prepared by Michael Hesse & Associates dated received 9 September 2009

Stormwater Plan No/s. Project No. 09-128 DA1 Revision A prepared by Portes Project & Services Pty Ltd dated received 9 September 2009; Project No. 09-128 DA2 Revision A prepared by Portes Project & Services Pty Ltd dated received 9 September 2009; Project No. 09-128 DA3 Revision A prepared by Portes Project & Services Pty Ltd dated received 9 September 2009; Project No. 09-128 E1 Revision A prepared by Portes Project & Services Pty Ltd dated received 9 September 2009;

Colours and Finishes Schedule dated August 2009

Construction Waste Management Plan dated received 9 September 2009

Construction Certificate must be obtained either from Council or a privately accredited person before commencement of any construction/demolition associated with this consent.

The Principal Certifying Authority must be appointed prior to work commencing to supervise the work and authorise occupation/use of the building when completed.

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

General

- 2.1 The building shall not be occupied or used until the development has been completed in accordance with the conditions of this consent, construction has been completed in accordance with the Construction Certificate and an Occupation Certificate has been issued by the Principal Certifying Authority.
- 2.2 A Works Permit shall be obtained from Council's Customer Service Centre at least 48 hours prior to undertaking any works on public/Council-controlled areas. The permit must be retained on site at all times.
- 2.3 All exhaust and other emissions including noise from the premises shall comply with the provisions of the Protection of the Environment Operations Act 1997 and Regulations.
- 2.4 The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$10million and shall provide proof of such cover to Council prior to carrying out works.

Financial Matters

- 3.1 A security payment of \$17,248.00 in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply) shall be paid to Council **prior to issue of Construction Certificate**. The security payment is GST inclusive and comprises the following:

Refundable drainage bond	\$2,000.00
Refundable works bond	\$15,000.00
Non-refundable administration fee (\$124/bd)	\$248.00
TOTAL	\$17,248.00

The security payment covers the following matters and will be released upon satisfactory completion of these items:

- (a) connection to Council's stormwater drainage system;
- (b) installation and maintenance of sediment control measures for the duration of construction activities;
- (c) construction of the on-site detention storage system;

- (d) undergrounding of electricity and telecommunications cables;
 - (e) ensuring building debris/material is not left on Council land. The security bond may be used to recover the costs incurred by Council in cleaning and restoring the land to its original condition.
- 3.2 Fees are payable where Council is appointed as principal certifying authority to carry out the post-approval inspections. A quotation for the fees can be obtained by contacting Council and the fees shall be paid **prior to the carrying out of any of the inspections.**

Any re-inspection which is necessary due to site access not being available, defective work, or the matter not being ready for inspection will be charged in accordance with Council's Fees and Charges Policy. Council will advise in writing if an additional re-inspection is required and the re-inspection fee shall be paid **prior to release of the damage deposit.** If the additional fee is not paid it will be deducted from the damage deposit.

Parking/Traffic Matters

- 4.1 The existing 767 off-street parking spaces shall be maintained and linemarked in accordance with the approved plans and shall only be used for the parking of motorcycles, sedans, utilities, vans and similar vehicles up to two (2) tonne capacity.
- 4.2 All vehicles associated with the approved use shall be parked within the parking spaces on the site and not on adjacent footpath, access driveways or landscaped areas.
- 4.3 A sign shall be erected in a suitable location on the site advising that parking is available for visitors/customers.
- 4.4 The entry and exit driveways shall be suitably signposted and directional arrows shall be painted on the internal roadway.
- 4.5 All vehicles entering and leaving the site shall be driven in a forward direction only.
- 4.6 The off-street car parking spaces together with access driveways shall be available at all times to employees and customers.
- 4.7 A Traffic Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Principal Certifying Authority **prior to issue of Construction Certificate.**

Drainage/Stormwater

- 5.1 Stormwater runoff from all roof and paved surfaces shall be collected and connected to the existing on site stormwater system.
- 5.2 In this instance the above engineering plans are satisfactory as concept plans. The assessment authority, (either (a) Council or (b) a private certifier), is to satisfy

themselves of the adequacy of the above plans for the purposes of Construction. They are to independently determine what details, if any, are to be added to the Construction Certificate Plans in order for the Construction Certificate to be issued.

- 5.3 Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties.
- 5.4 **Prior to issue of Occupation Certificate/use of the building**, written verification from a suitably qualified professional civil engineer shall be obtained, stating that all stormwater drainage and related work has been constructed in accordance with the approved plans.

In addition, detailed works-as-executed plans, prepared and signed by a registered surveyor, shall be submitted to and approved by the Principal Certifying Authority. Where changes have occurred the plans shall be marked-up in red ink and shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels.

Landscaping/Tree Matters

- 6.1 The following listed trees are permitted to be removed to accommodate the proposed development:

<u>Tree</u>	<u>Height/ Spread (m)</u>	<u>Location</u>
1) Jacaranda tree	5m	Northeast of the existing SMCS building within the carpark.

- 7.1 General maintenance of Council's nature strip adjoining the development site, including regular lawn mowing, edging, irrigation of the lawn and street trees and restricting the storage of materials, rubbish and parking or driving of vehicles on the nature strip, must be carried out during the full period of all approved works (including any demolition and excavation).

Site Operation

- 10.1 The hours of operation shall be restricted to 8.00am to 5.00pm Monday to Friday. No work is permitted on Sundays or public holidays.
- 10.2 All operations/activities shall be carried out wholly within the building.
- 10.3 The storage of goods, materials, equipment, machinery, refuse, or refuse bins (including industrial waste containers) shall be carried out in an area specifically designed for that purpose and not within the road reserve except in accordance with Council's Materials on the Footpath Policy.
- 10.4 Any proposed lighting of the site shall be designed, located or shielded to ensure the amenity of the surrounding area is not adversely affected by light overspill and details

shall be submitted and approved by the Principal Certifying Authority **prior to the installation** thereof.

- 10.5 The display of signage, other than signage which is approved by this consent or signage which is exempt development, is strictly prohibited.
- 10.6 The sign must not be altered without the prior approval of Council and the Roads and Traffic Authority.
- 10.7 The advertising panel and any subsequent advertisement shall be non-illuminated and shall not be floodlit.
- 10.8 No flashing lights or flashing animated signs shall be erected on the property.
- 10.9 No advertising flags, banners or the like are to be erected on or attached to the shopfront.
- 10.10 No advertising, corporate colours, logos or decal are to be applied or painted or placed within 1 metre of the shopfront windows so as to be visible from outside without the prior written approval of Council.

Construction Matters

- 11.1 The proposed development shall comply with the Building Code of Australia and details demonstrating compliance shall be submitted to the Principal Certifying Authority for approval **prior to issue of Construction Certificate.**
- 11.2 The existing ground levels shall not be altered except in accordance with the levels shown on the approved plans as part of this consent. Finished ground surface levels shall match the existing levels at the property boundary. Any survey plan shall also show the extension of these levels in relation to adjoining properties.

If the existing ground levels are altered during construction, Council may require a survey plan of the finished ground levels to be prepared and submitted **prior to issue of Occupation Certificate** to determine if there have been changes to the pre-development levels and if there are any impacts on adjoining properties as a result.
- 11.3 All construction, demolition and excavation work shall be restricted to 7am and 5pm (Eastern Standard Time) on Mondays to Saturdays (inclusive) and prohibited on Sundays and public holidays.
- 11.4 The public area adjacent to a work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- 11.5 All temporary buildings shall be removed from the site at the completion of the development.

Building Matters

- 12.1 The materials to be used in the external finish shall be such as to match as closely as possible the finish of the existing building.
- 12.2 The proposed metal roof shall be of a pre-coated, low-reflective finish in a dark, recessive colour which is compatible with the building design and surrounding development.
- 12.3 Where building intruder alarms are installed in the building they shall be fitted with an automated "cut-off" timing device and operated as per the Protection of the Environment Operations (Noise Control) Regulation 2008.

Demolition

- 13.1 Demolition shall be carried out in accordance with Australian Standard 2601 - 'The demolition of structures' or any subsequent standard and the relevant legislation.
- 13.2 The demolition of the building shall be carried out by a licensed demolition contractor. A copy of the licence shall be submitted to Council and the Principal Certifying Authority **prior to any work commencing on site.**
- 13.3 Details demonstrating that excavated and demolished materials including asbestos-based materials will be disposed of at an approved site shall be submitted to the Principal Certifying Authority **prior to any work commencing on site.**
- 13.5 The cleared ground surface of the site shall be suitably stabilised to prevent the generation of dust and the erosion of soil on the site.

Fire Safety Measures

- 14.1 Upon completion of works a final fire safety certificate is to be issued from a properly qualified person in respect of each essential fire safety measure installed within the building and specified in the fire safety schedule. The final fire safety certificate shall be provided **prior to issue of Occupation Certificate.**
- 14.2 As soon as practicable after a final safety certificate is issued, the owner of the building to which it relates:
 - shall submit a copy of the Certificate (together with a copy of the current fire safety schedule) to the Commissioner of NSW Fire Brigades, and
 - shall ensure the current fire safety schedule is prominently displayed in the building.
- 14.3 The following is a schedule of existing and/or new essential fire or other safety measures required to be installed, and the minimum standard to which these measures must be designed, installed and/or maintained under Part 7B of the Environmental Planning & Assessment Regulation:

New Measures

	Essential fire or other Safety Measures	Minimum Standard Performance			
		Building Code of Australia (BCA96A1) Part/Clause/Specification		Australian Standard No. or other reference	
1.	Access panels, doors & hoppers to fire resisting shafts	C1-3	C3.13/5	Spec C1.1/8	
2.	Automatic fail safe devices	C	C3.6, D2.21/2	Spec C3.4	
3.	Automatic fire detection & alarm systems	E G	E2.2, G3.8	Spec E1.7/G3.8	1851 (Pt8) 1989 1603, Pt1/4/6, 3786 1670-1995
4.	Automatic fire suppression systems	C	C2.3, E1.5	Spec E1.5/G3.8	1851 (Pt3) 1985 2118.1/4/6 1995
5.	Emergency lighting	E	E4.2, 4.4		2293 (Pt1) 1987/88/92
6.	Emergency lifts	E	E3.4		1735.2 1993
7.	Emergency warning and inter-communication systems	E H	E4.9	Spec G3.8	2220-1989/89/93
8.	Exit signs	E	E4.5-4.8		2293 (Pt1/2) 1987/88/92
9.	Fire control centres and rooms	E	E1.8	Spec E1.8	
10.	Fire dampers	C E			1668 (Pt1/2) 1991
11.	Fire doors	C3	C3.4	Spec C3.4	1851 (Pt7) 1984 1905 (Pt1) 90 (Pt2) 89
12.	Fire hydrant systems	E	E1.3		1851 (Pt4), 2419.1 1996
13.	Fire seals protecting openings in fire	C	C3.4/D1.1 2 C3.12/15	C3.4/D1.12	4702-1995
14.	Fire shutters	C2/3	C3.4	Spec C3.4	1905 (Pt2) 1989
15.	Fire windows	C	C3.2	Spec C3.4	
16.	Hose reel systems	E	E1.4		1851 (Pt2) 1989 1221-1991, 2441-1988
17.	Lightweight construction	C	C1.8	Spec C1.8	
18.	Mechanical air handling systems	CEH	E2.2/7 H1.2	Spec E2.2/6 G3.8, H1.2	1851 (Pt6) 1983 1668 (Pt1/2) 1991
19.	Perimeter vehicle access for emergency vehicles	C	C2.4		
20.	Portable fire extinguishers	E	E1.6		1851 (Pt1) 1989, 2444-1995
21.	Safety curtains in proscenium opening	H	H1.3	Spec H1.3	
22.	Smoke and heat vents	C	C2.3	Spec E2.6/G3.8/H1.2	1851 (Pt5) 1981, 2427-1983
23.	Smoke dampers	E2 H1			
24.	Smoke detectors and heat detectors	C, D, E, G	C3.5-8/11 E2.4	Spec E2.2/G3.8	1603 (Pts 1/2/4/6) 3786
25.	Smoke doors	C, D	C2.5/3.4 D2.6	Spec C3.4	
26.	Solid-core doors	C	C3.11		Self closing & tight

					fitting solid-core door(s) not less than 35 mm thick
27.	Stand-by power systems	CHE GH			
28.	Wall wetting sprinkler and drencher systems	C	C3.4	Spec C3.4	
29.	Warning and operations signs	CEG H			
30.	Other				

Hoardings

- 15.1 No advertisements of any kind shall be affixed to hoardings except for a board not exceeding 2.4m x 1.8m on which may be shown the architect's/builder's/demolisher's names or any particulars regarding the subject building and notices regarding the existing or future occupancies in the building.
- 15.2 Hoardings/overhead protective structures at ground level shall have mesh wire or other such material fixed to the surface to a height at least 2 metres in order to preclude the fixing of posters.
- 15.3 A sign with the words "Billposters Will Be Prosecuted" shall be attached or printed on the hoarding/overhead protective structures at regular intervals so it is visible from the street or any adjoining public place.
- 15.4 Any hoarding, fence or awning is to be removed when the work has been completed.

Disabled Access

- 16.1 Access to the building for persons with disabilities shall be in accordance with the requirements of the Building Code of Australia and the relevant standards. Details shall be submitted to and approved by the Principal Certifying Authority **prior to issue of Construction Certificate.**
- 16.2 Sanitary facilities for persons with disabilities shall be provided in the building in accordance with the Building Code of Australia and the relevant standards. Details shall be submitted to and approved by the Principal Certifying Authority **prior to issue of Construction Certificate.**

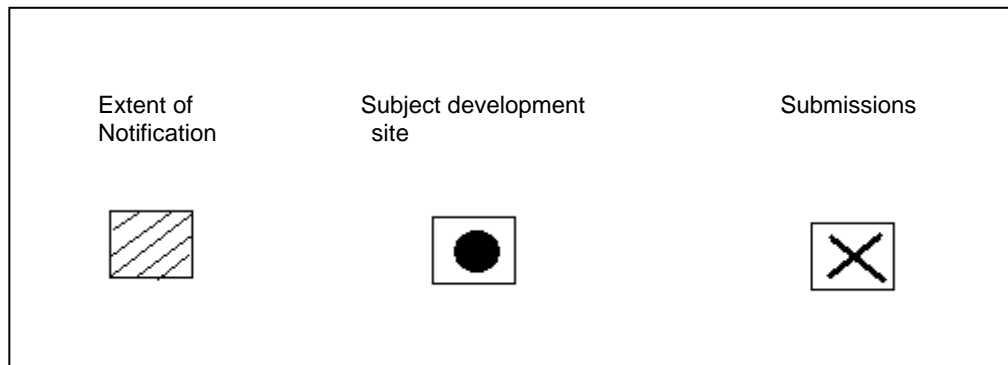
Waste Management

- 17.2 Full compliance must be given to the endorsed Waste Management Plan submitted for the proposed development. Copies of any weighbridge receipts from all approved waste disposal facilities shall be retained for presentation to the Principal Certifying Authority upon request.

LIST OF ATTACHMENTS

1. Locality map.

Key:



2. Site plans and elevations.