

# Modification of Development Consent

## Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning, under delegation executed on 11 October 2017, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie  
**Director**  
**Industry Assessments**

Sydney

26 FEBRUARY

2018

File: EF18/663

### SCHEDULE 1

<b>Application No:</b>	SSD 5041
<b>Applicant:</b>	Sell and Parker Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Development:</b>	Increasing the processing capacity of the existing metal recycling facility, including reconfiguration and expansion of the facility into the adjoining site at 23-43 Tattersall Road, Kings Park.
<b>Date of Original Consent:</b>	12 November 2015
<b>Modification:</b>	SSD 5041 MOD 2 – minor amendments to the western acoustic wall, entry weighbridge arrangements and alterations and additions to existing buildings and structures.

## SCHEDULE 2

This consent is modified as follows:

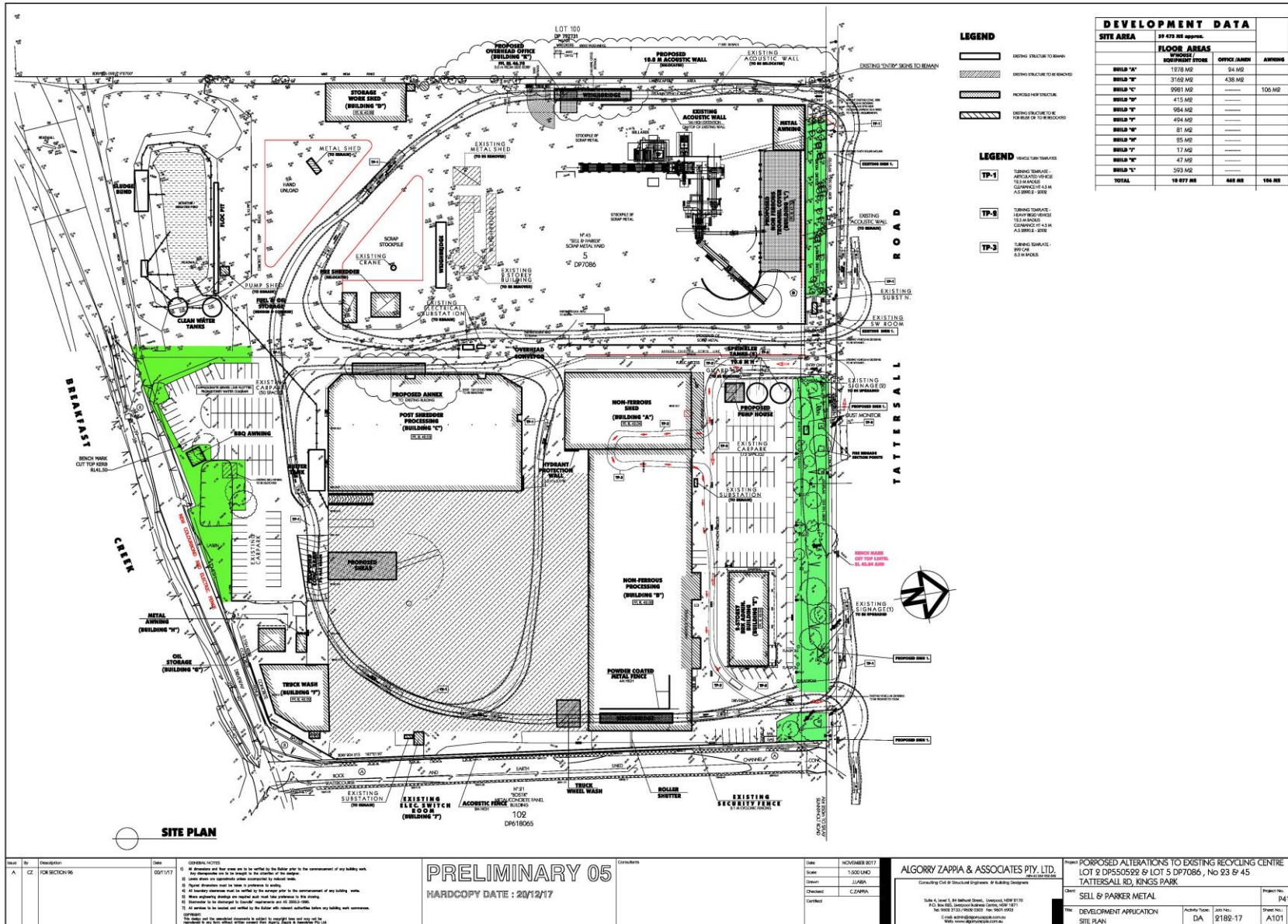
### In Schedule 2

1. Delete Condition A2 and replace with the following:
  - A2. The Applicant shall carry out the Development in accordance with the:
    - (a) EIS prepared by ERM dated July 2014;
    - (b) Response to Submissions report prepared by ERM dated 7 January 2015;
    - (c) Supplementary Response to Submissions prepared by Mecone dated 30 June 2015;
    - (d) Supplementary Response to Submissions prepared by Sell and Parker Pty Ltd dated 3 September 2015;
    - (e) Site layout plans and drawings (See Appendix A);
    - (f) Management and Mitigation Measures (see Appendix B);
    - (g) Modification Application SSD 5041 MOD 1 and accompanying document titled *Statement of Environmental Effects 23-43 and 45 Tattersall Road, Kings Park* dated August 2016 prepared by Higgins Planning, additional information from Higgins Planning dated 22 December 2016 and further additional information from Allens and Linklaters dated 9 February 2017; and
    - (h) Modification Application SSD 5041 MOD 2 and accompanying document titled *Statement of Environmental Effects 23-43 and 45 Tattersall Road, Kings Park* dated December 2017 prepared by Higgins Planning.
2. Insert new Condition B35C immediately after Condition B35B as follows:
  - B35C. Prior to the issue of an occupation certificate for the awning annex adjacent to Building C, the Applicant must ensure that an appropriate sprinkler system has been installed within the awning annex, to the satisfaction of FRNSW.

### In the Appendices

3. Delete Appendix A and replace with the following:

## APPENDIX A: SITE LAYOUT AND PLANS



SITE AREA	FLOOR AREAS		
	SPINRIEL EQUIPMENT STORES	OFFICE/AMEN	AWNING
BUILD 'A'	1978 M <sup>2</sup>	54 M <sup>2</sup>	
BUILD 'B'	3748 M <sup>2</sup>	438 M <sup>2</sup>	
BUILD 'C'	2081 M <sup>2</sup>		106 M <sup>2</sup>
BUILD 'D'	415 M <sup>2</sup>		
BUILD 'E'	954 M <sup>2</sup>		
BUILD 'F'	494 M <sup>2</sup>		
BUILD 'G'	81 M <sup>2</sup>		
BUILD 'H'	25 M <sup>2</sup>		
BUILD 'I'	17 M <sup>2</sup>		
BUILD 'J'	593 M <sup>2</sup>		
<b>TOTAL</b>	<b>19 877 M<sup>2</sup></b>	<b>488 M<sup>2</sup></b>	<b>106 M<sup>2</sup></b>

- LEGEND**
- [Symbol] EXISTING STRUCTURE TO REMAIN
  - [Symbol] EXISTING STRUCTURE TO BE DEMOLISHED
  - [Symbol] PROPOSED NEW STRUCTURE
  - [Symbol] EXISTING STRUCTURE TO BE FORWARDED TO THE RECYCLER

- LEGEND**
- TP-1** TURNING TABLE - APPLICATIONS VEHICLE 12.5 M RADIUS CLEARANCE 6.1 M A3 889.4 - 928
  - TP-2** TURNING TABLE - APPLICATIONS VEHICLE 12.5 M RADIUS CLEARANCE 6.1 M A3 889.4 - 928
  - TP-3** TURNING TABLE - APPLICATIONS VEHICLE 12.5 M RADIUS CLEARANCE 6.1 M A3 889.4 - 928

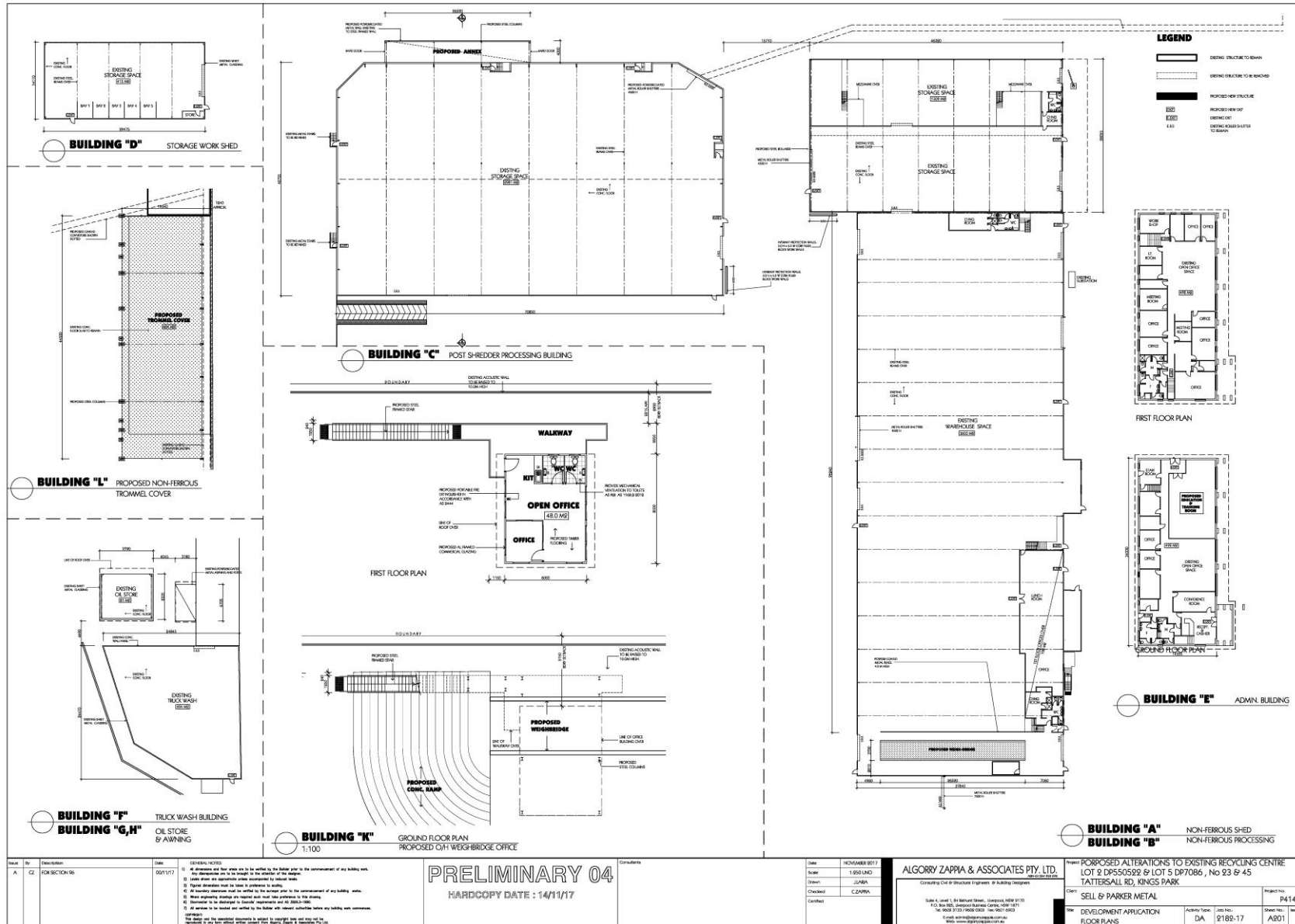
Rev	Description	Date
A	FOR SECTION 96	00/1/17

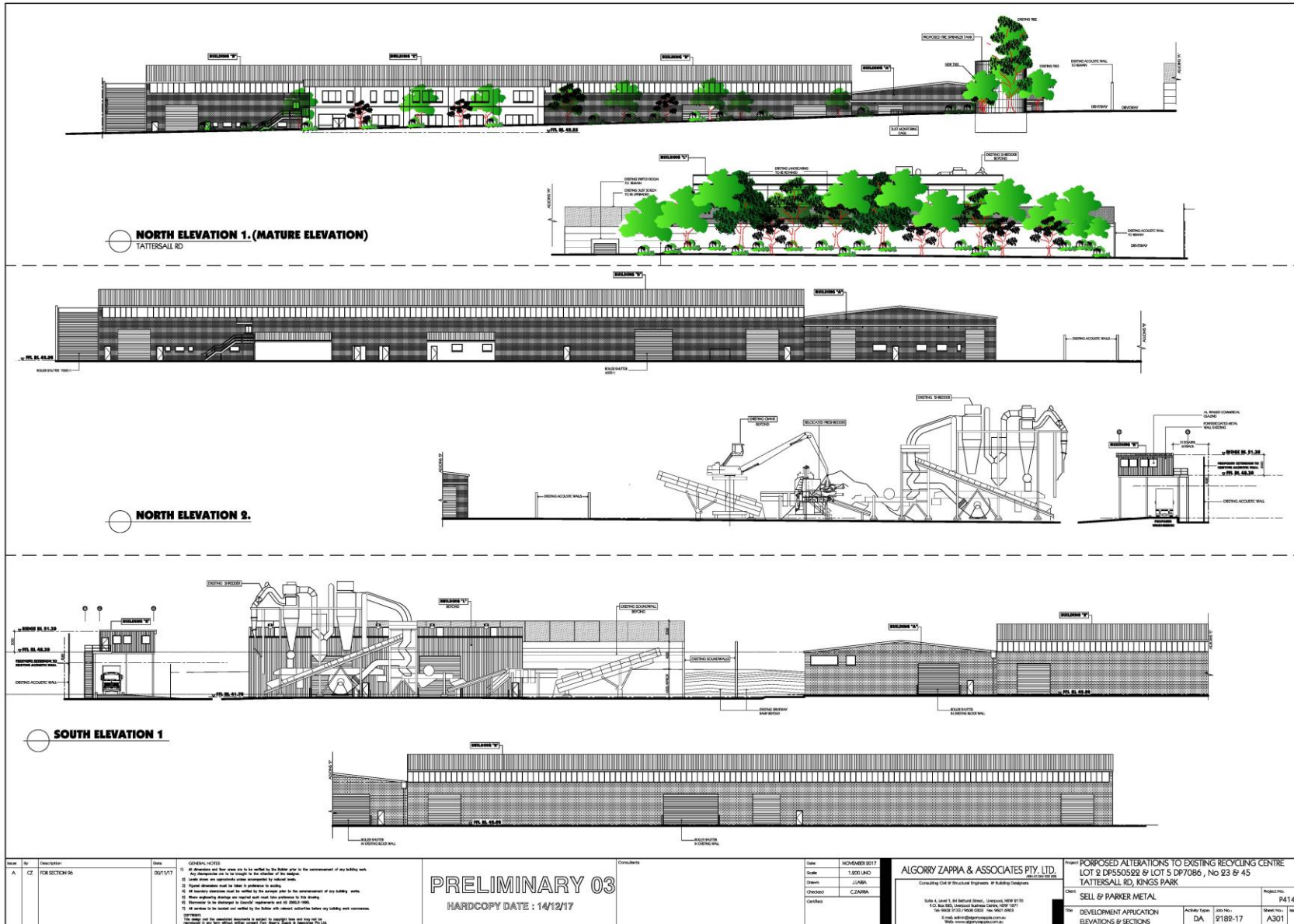
**PRELIMINARY 05**  
HARD COPY DATE : 20/12/17

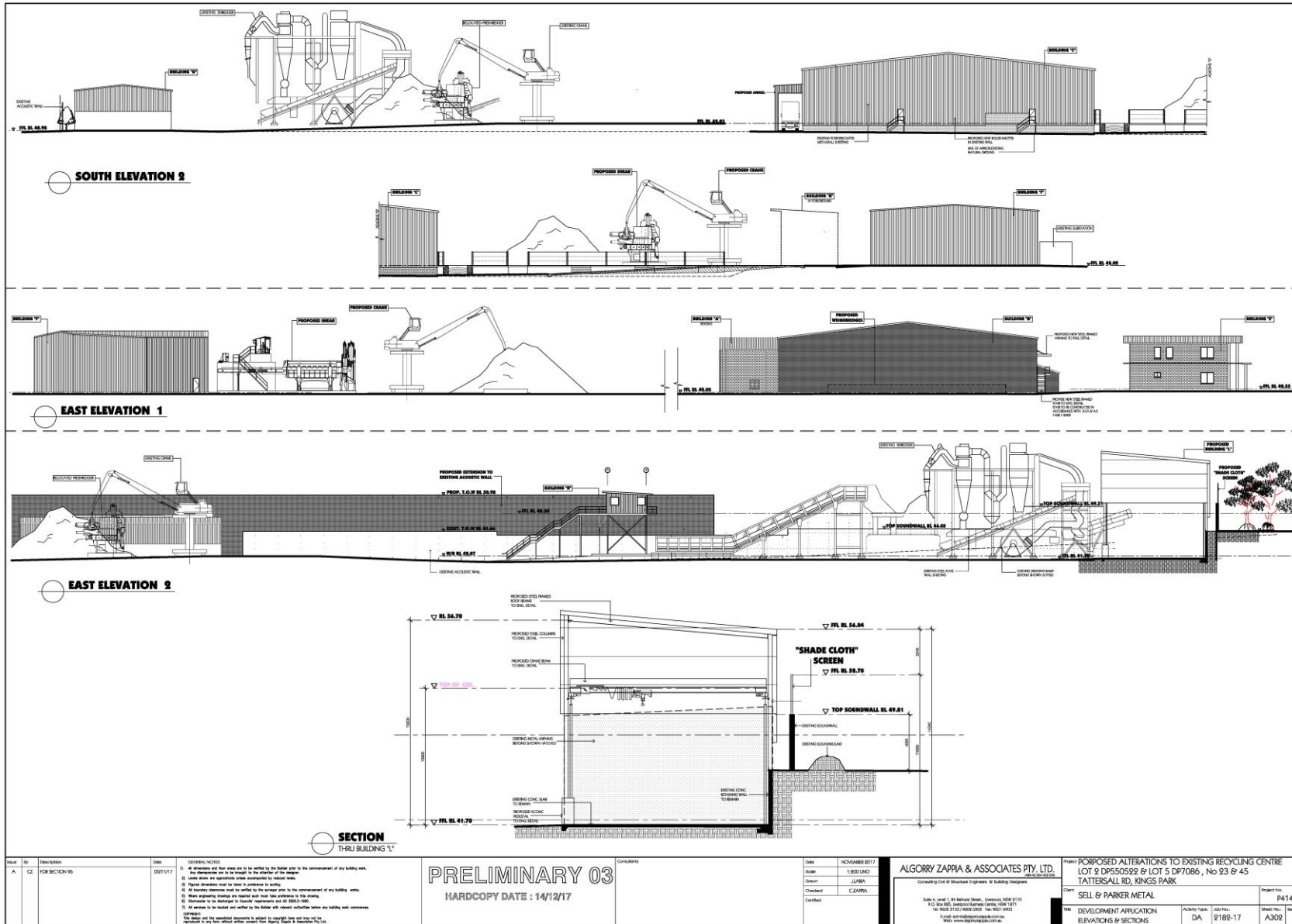
Date: NOVEMBER 2017  
Scale: 1:500 LAND  
Client: ZAPPA  
Checked: ZAPPA  
Confirmed:

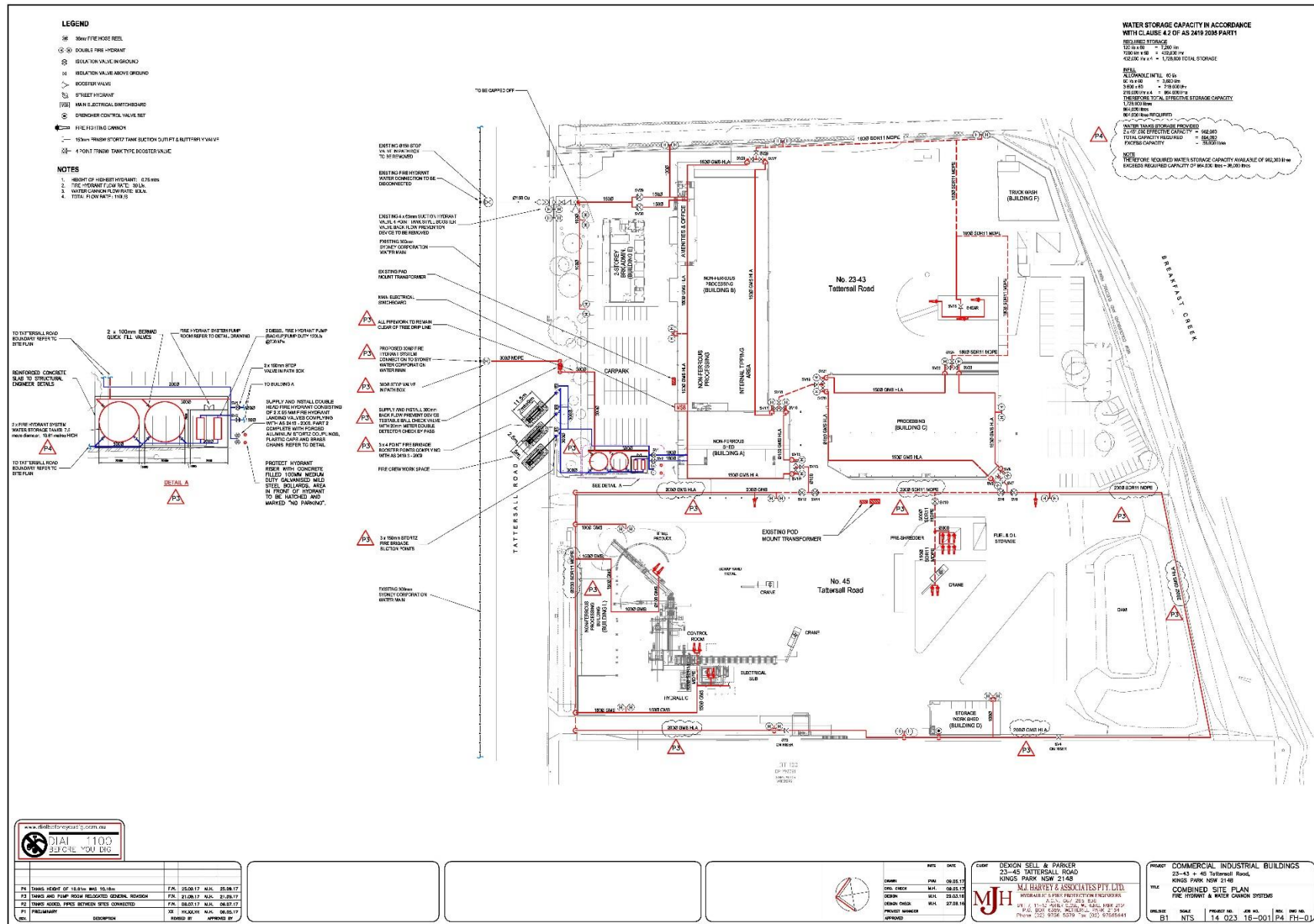
**ALGORRY ZAPPA & ASSOCIATES PTY. LTD.**  
Consulting Civil & Structural Engineers & Building Designers

Project: PROPOSED ALTERATIONS TO EXISTING RECYCLING CENTRE LOT 2 DP550592 & LOT 5 DP7086, No 23 & 45 TATTERSALL RD, KINGS PARK  
Client: SELL & PARKER METAL  
Project No: P4144  
Site Plan











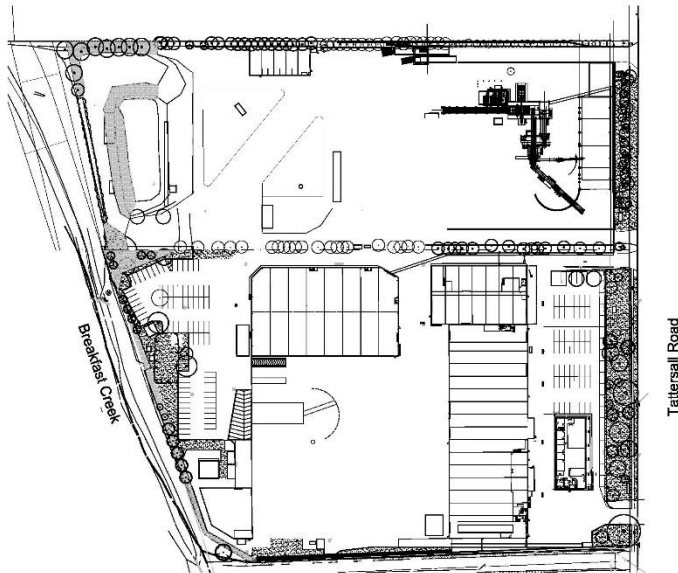
# PROPOSED ALTERATIONS TO EXISTING RECYCLING CENTRE

## 23-43 & 45 TATTERSAL RD, KINGS PARK

### LANDSCAPE

#### DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVERSHEET	N/A
101	LANDSCAPE MASTERPLAN	1:500
401	LANDSCAPE PLAN	1:250
402	LANDSCAPE PLAN	1:250
403	LANDSCAPE PLAN	1:250
404	LANDSCAPE PLAN	1:250
501	LANDSCAPE DETAILS	AS SHOWN



NOT FOR CONSTRUCTION

A1

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Issue	Revised/Comment	Drawn	Check	Date
I	LEC Amendments	JD	NM	22.06.2017
II	Revised masterplan	JD	NM	12.08.2017
O	Revised for Fire Services	JW	NM	13.07.2017
F	Revised landscape plan	JD	NM	10.11.2016
E	Revised Parking	JD	NM	16.10.2016
D	Construction certificate	SH	NM	06.10.2016
C	Construction certificate	JD	NM	22.06.2016
B	General Refinement	JW	NM	17.02.2016
A	For Comment	JW	NM	12.02.2016

#### LEGEND

Key Plan:



Client:  
Sell and Parker Pty Ltd

Project:  
Proposed Alterations to Existing Recycling Center  
23 & 45 Tattersal Rd, Kings Park

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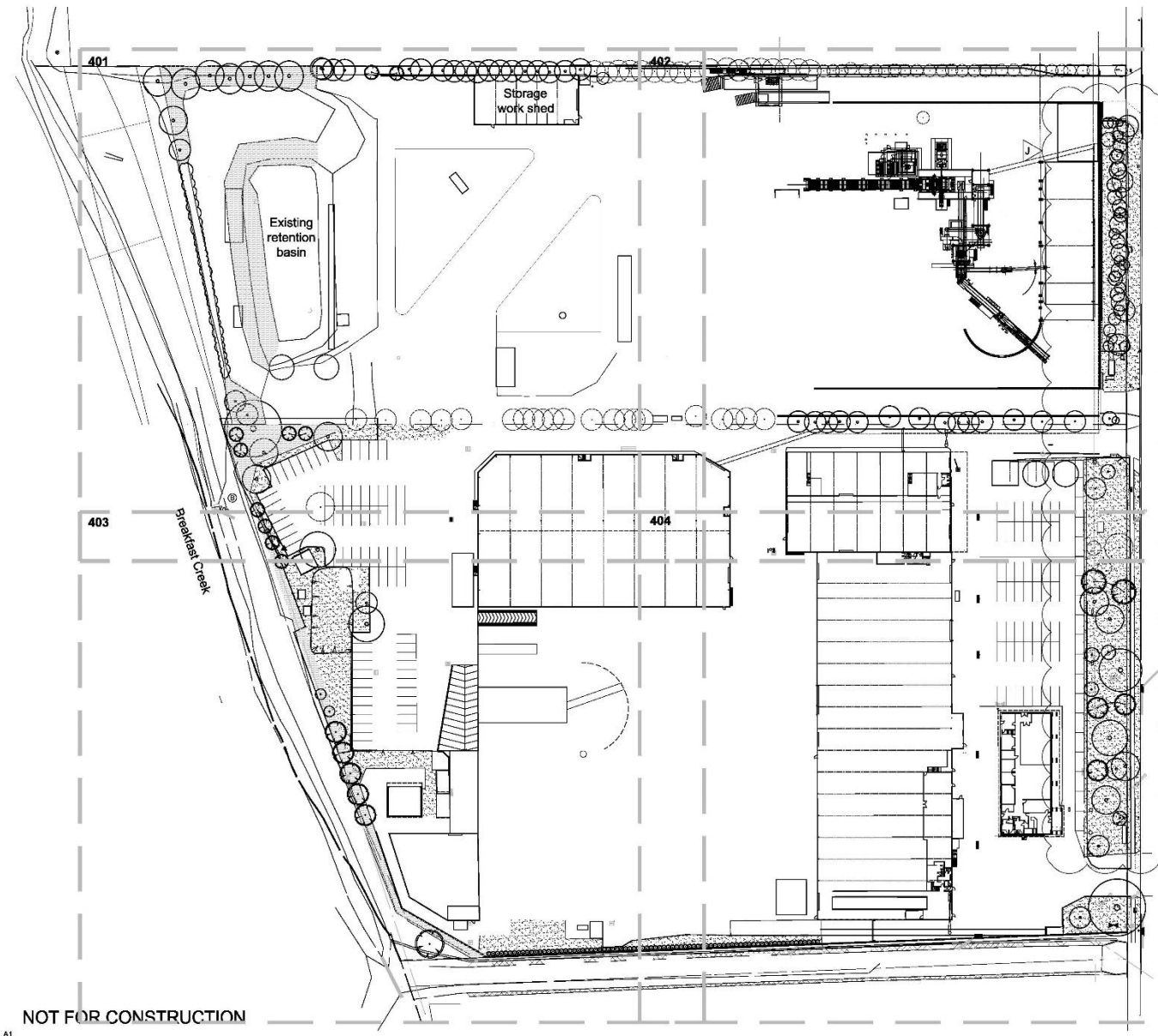
SITE IMAGE



#### CONSTRUCTION CERTIFICATE

Drawing Name:  
Coversheet

Scale:  
Job Number: SS15-3178  
Drawing Number: 000  
Issue: 1



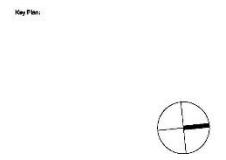
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J	LEO Amendments	JD	NW	22.08.2017
I <td>Revised caption</td> <td>JD <th>NW</th> <th>16.08.2017</th> </td>	Revised caption	JD <th>NW</th> <th>16.08.2017</th>	NW	16.08.2017
II <td>Revised for the facade</td> <td>JW <th>NW</th> <th>15.07.2017</th> </td>	Revised for the facade	JW <th>NW</th> <th>15.07.2017</th>	NW	15.07.2017
O <td>Updated landscape setting</td> <td>DM <th>NW</th> <th>21.01.2017</th> </td>	Updated landscape setting	DM <th>NW</th> <th>21.01.2017</th>	NW	21.01.2017
F <td>Updated landscape setting</td> <td>JD <th>NW</th> <th>10.11.2016</th> </td>	Updated landscape setting	JD <th>NW</th> <th>10.11.2016</th>	NW	10.11.2016
E <td>Revised planting</td> <td>JD <th>NW</th> <th>10.10.2016</th> </td>	Revised planting	JD <th>NW</th> <th>10.10.2016</th>	NW	10.10.2016
D <td>Construction certificate</td> <td>DM <th>NW</th> <th>06.10.2016</th> </td>	Construction certificate	DM <th>NW</th> <th>06.10.2016</th>	NW	06.10.2016
C <td>Construction certificate</td> <td>JD <th>NW</th> <th>25.08.2016</th> </td>	Construction certificate	JD <th>NW</th> <th>25.08.2016</th>	NW	25.08.2016
B <td>General Referrals</td> <td>JW <th>NW</th> <th>17.05.2016</th> </td>	General Referrals	JW <th>NW</th> <th>17.05.2016</th>	NW	17.05.2016
A <td>For Comment</td> <td>JW <th>NW</th> <th>12.02.2016</th> </td>	For Comment	JW <th>NW</th> <th>12.02.2016</th>	NW	12.02.2016

**LEGEND**

	Site Boundary
	Existing vegetation to be retained with additional landscape vegetation
	Lawn
	Existing area to be removed
	Planting line to be established
	Proposed tree planting



Client:  
**Sell and Parker Pty Ltd**

Project:  
**Proposed Alterations to Existing Recycling Center 23 & 45 Tattersall Rd, Kings Park**

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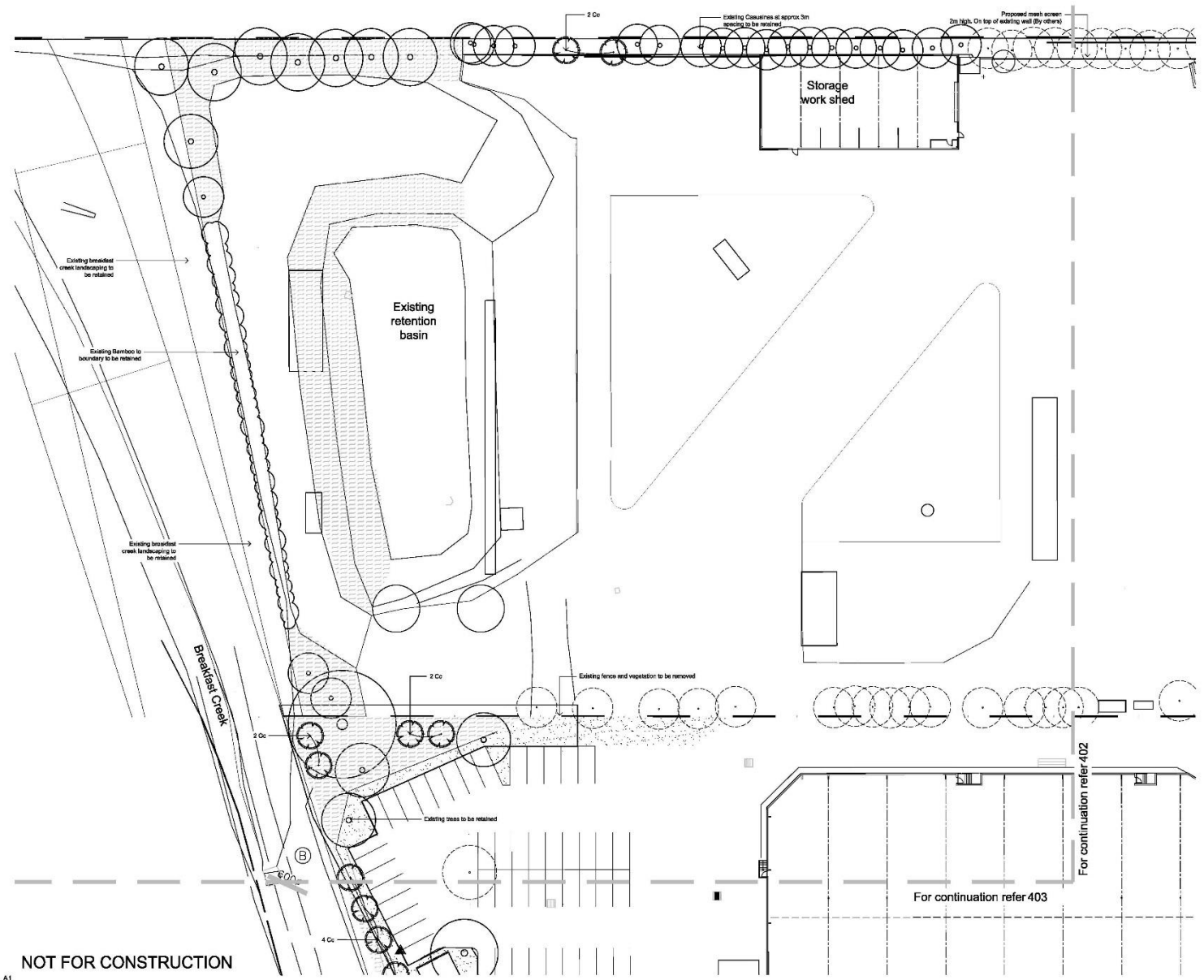
Landscape Architects

**CONSTRUCTION CERTIFICATE**

Drawing Name:  
**Landscape Masterplan**

Scale: 1:500 @ A1  
 Job Number: **SS15-3178**  
 Drawing Number: **101 J**

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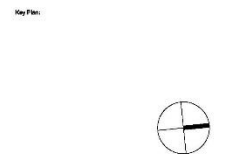


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O	Revised layout	JD	NM	15.03.2017
F	Revised landscaping	JD	NM	15.11.2016
E	Revised planting	JD	NM	15.10.2016
D	Construction certificate	SM	NM	05.10.2016
C	Construction certificate	JD	NM	25.09.2016
B	General Reference	JW	NM	11.05.2016
A	For Comment	JW	NM	12.02.2016
Issue	Revised Construction	Drawn	Check	Date

- LEGEND**
- Site Boundary
  - Existing vegetation to be retained with additional landscape vegetation
  - Turf
  - Existing trees to be retained
  - Existing trees to be retained
  - Proposed tree planting



Client:  
Sell and Parker Pty Ltd

Project:  
Proposed Alterations to Existing Recycling Center  
23 & 45 Tattersall Rd, Kings Park

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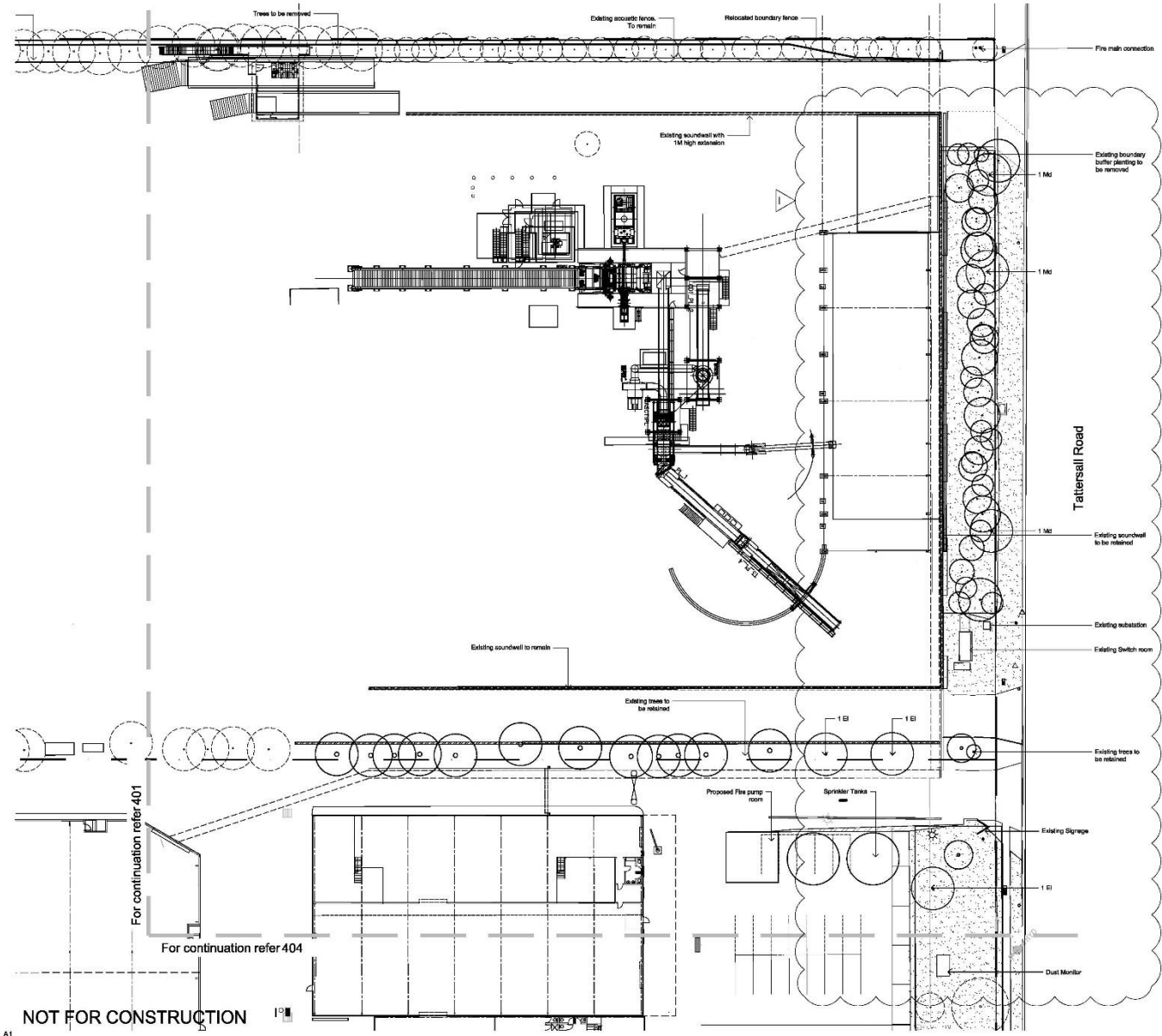
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**CONSTRUCTION CERTIFICATE**

Drawing Name:  
Landscape Plan

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Job Number: SS15-3178  
Drawing Number: 401 G



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Issue	Revised/Consultation	Drawn	Check	Date
1	LED Amendments	JD	NM	22.06.2017
2	Revised for Fire Services	JW	NM	13.07.2017
3	Updated landscape setting	SM	NM	21.01.2017
4	Updated landscape setting	JD	NM	10.11.2016
5	Revised Planting	JD	NM	10.10.2016
6	Construction schedule	SM	NM	06.10.2016
7	Construction schedule	JD	NM	22.06.2016
8	General Refinement	JW	NM	11.03.2016
9	For Comment	JW	NM	13.02.2016

**LEGEND**

- Site Boundary
- Existing vegetation to be retained, with additional proposed vegetation
- Turf
- Existing trees to be retained
- Existing trees to be retained
- Proposed tree planting

Key Plan:



Client:  
Sell and Parker Pty Ltd

Project:  
Proposed Alterations to Existing Recycling Center  
23 & 45 Tattersall Rd, Kings Park

**SITE IMAGE**

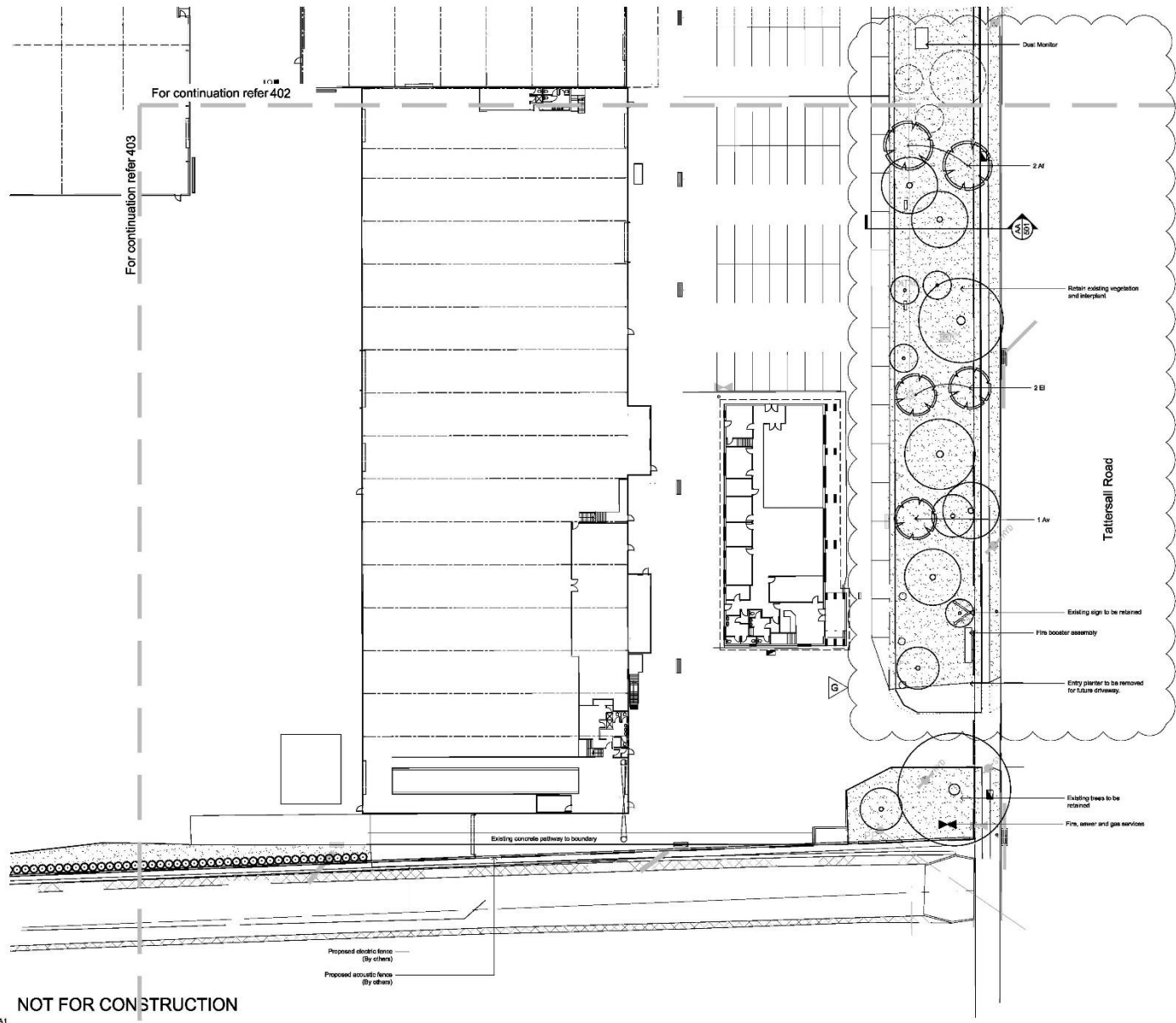
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**CONSTRUCTION CERTIFICATE**

Drawing Name:  
Landscape Plan

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Drawing Number: 402 I



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Issue	Revised/Consultation	Drawn	Check	Date
G	LCI Amendments	JD	NM	22.03.2017
F	Material Investigation	JD	NM	10.11.2016
E	Revised Paving	JD	NM	18.10.2016
D	Construction Outline	SM	NM	06.10.2016
C	Construction Outline	JD	NM	22.03.2016
B	General Referrals	JAF	NM	17.02.2016
A	For Comment	JW	NM	12.02.2016

- LEGEND**
- Site Boundary
  - Existing vegetation to be retained with additional claret-red vegetation
  - Turf
  - Existing trees to be retained
  - Existing trees to be retained
  - Proposed tree planting

Key Plan:



Client:  
**Sell and Parker Pty Ltd**

Project:  
**Proposed Alterations to Existing Recycling Center 23 & 45 Tattersall Rd, Kings Park**

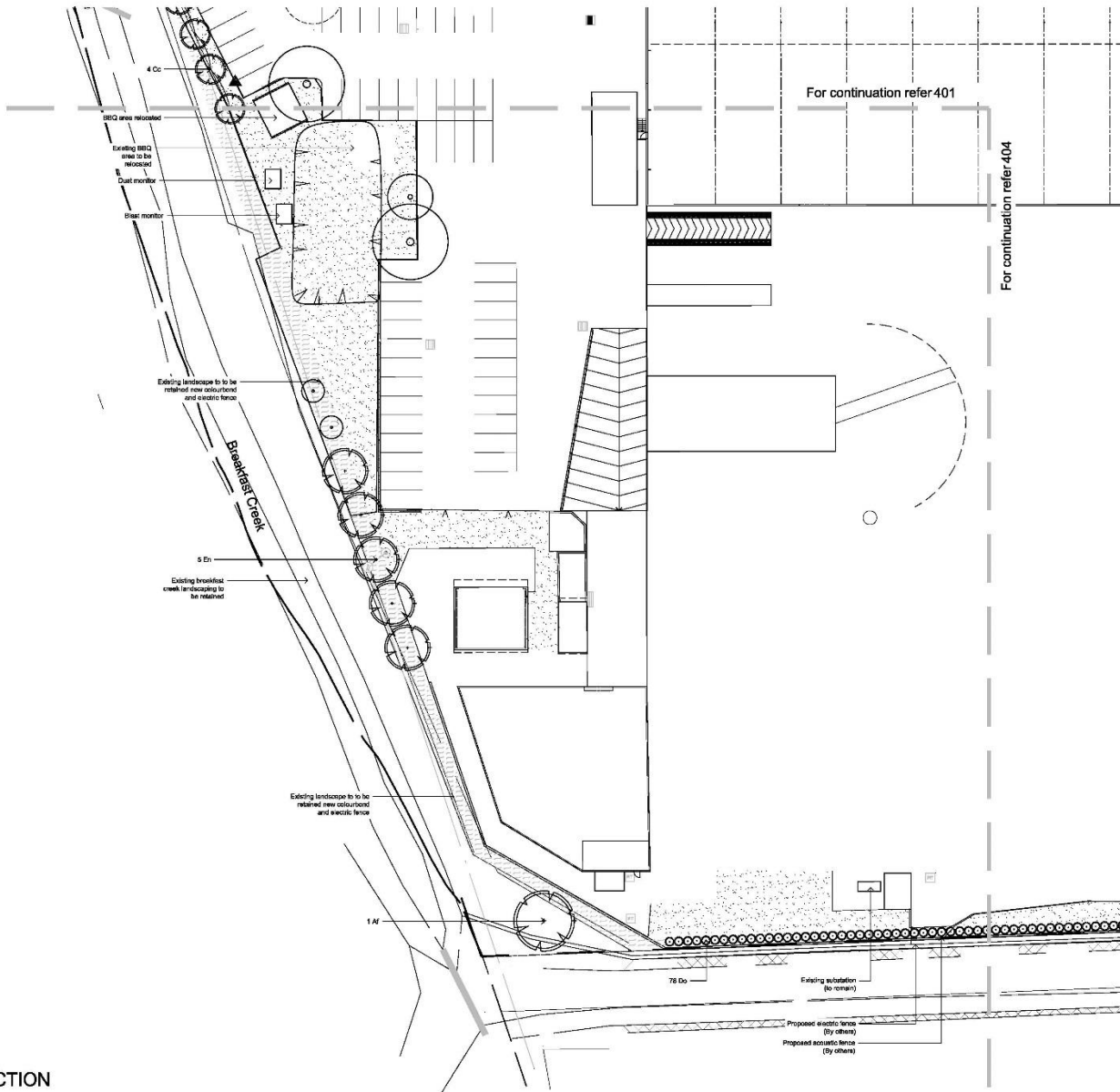
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 Landscape Architects

**CONSTRUCTION CERTIFICATE**

Drawing Name:  
**Landscape Plan**

Scale: 1:250 @ A1  
 Job Number: SS15-3178  
 Drawing Number: 404 G

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A1



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Issue	Revised Construction	Drawn	Check	Date
G	Revised copywork	JG	NM	15.03.2017
F	Revised landscape planting	JG	NM	15.11.2016
E	Revised planting	JG	NM	15.10.2016
D	Construction certificate	SM	NM	05.10.2016
C	Construction certificate	JG	NM	25.09.2016
B	General Referrals	JG	NM	17.05.2016
A	For Comment	JG	NM	12.02.2016

- LEGEND**
- Site Boundary
  - Existing vegetation to be retained with additional landscape vegetation
  - Turf
  - Existing trees to be retained
  - Existing trees to be retained
  - Proposed trees planting

Key Plan:



Client:  
**Sell and Parker Pty Ltd**

Project:  
**Proposed Alterations to Existing Recycling Center 23 & 45 Tattersall Rd, Kings Park**

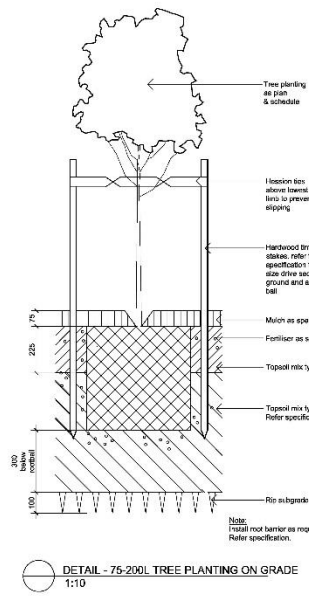
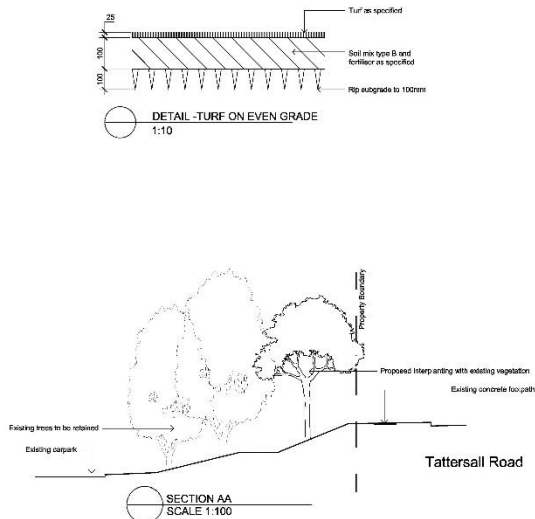
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**CONSTRUCTION CERTIFICATE**

Drawing Name:  
**Landscape Plan**

Scale: 1:250 @ A1  
 Job Number: SS15-3178  
 Drawing Number: 403 G

**NOT FOR CONSTRUCTION**  
A1



Symbol	Botanic Name	Common Name	Mature Size (h x w)	Pot Size	Spacing	Qty
<b>TREES</b>						
Af	<i>Argemone foeniculis</i>	Single Barked Fig-tree	20 x 0	10CL	As Shown	5
Ar	<i>Allocasuarina verticillata</i>	Scout Pine	8 x 7	10CL	As Shown	1
Cs	<i>Casuarina cunninghamiana</i>	Wattle	20 x 0	10CL	As Shown	10
Bl	<i>Fraxinus saxonica</i>	Box Elder	7 x 8	10CL	As Shown	5
En	<i>Eucalyptus globulus</i>	Wattle	10 x 0	10CL	As Shown	5
Mt	<i>Mitella</i>	White Flowering Myrtle	10 x 0	10CL	As Shown	5
<b>BAMBOO</b>						
Do	<i>Dorstenia</i>	Clam Tree	10 x 2	10CL	As Shown	75

Task	ACTIVITY	FREQUENCY					ACTION
		D	W	2W	3W	M	
1	Lighting	+					Daily, Weekly, Monthly Check and adjust every day if the light is not working. Check the light bulbs and replace if necessary. Check the light fixture and replace if necessary. Check the light fixture and replace if necessary.
2	Plant replacement		+				Inspect and replace plant (if any) at this 2 weeks of observation of the site. Replace any plants that are not growing or are dead. Replace any plants that are not growing or are dead.
3	Mulch			+			Mulch every 2 weeks. Apply a 50mm layer of mulch to the soil. Apply a 50mm layer of mulch to the soil. Apply a 50mm layer of mulch to the soil.
4	Erosion control				+		Inspect every two weeks and repair erosion as and when necessary. Erosion control should be installed for sediment control purposes to the east of the library. Erosion control should be installed for sediment control purposes to the east of the library.
5	Stem protection				+		Inspect every two weeks and apply stem protection as and when necessary. Stem protection should be applied to all trees that are less than 100mm in diameter. Stem protection should be applied to all trees that are less than 100mm in diameter.
6	Visual and rubbish removal				+		Inspect every two weeks and remove any rubbish or visual clutter. Remove any rubbish or visual clutter. Remove any rubbish or visual clutter.
7	Planting				+		Inspect every 2 weeks and plant as necessary. Plant as and when necessary. Plant as and when necessary.
8	Soil testing				+		Inspect every 2 weeks and test soil as necessary. Test soil as and when necessary. Test soil as and when necessary.
9	Urgent works				+		Complete within 1 week of issue of notification. Urgent works should be completed within 1 week of issue of notification. Urgent works should be completed within 1 week of issue of notification.
10	Planting and watering				+	3m	Inspect every 2 weeks and water plants as necessary. Water plants as and when necessary. Water plants as and when necessary.
11	Watering				+		Water every 2 weeks. Water every 2 weeks. Water every 2 weeks.
12	Mowing, top dressing and weeding				+	3m	Mow every 2 weeks. Top dress and weed every 2 weeks. Mow every 2 weeks. Top dress and weed every 2 weeks.

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REV	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR TENDERS	22/08/2017	JW	JW
2	REVISED FOR TENDERS	12/09/2017	JW	JW
3	REVISED FOR TENDERS	11/01/2018	JW	JW
4	REVISED FOR TENDERS	10/01/2018	JW	JW
5	REVISED FOR TENDERS	10/01/2018	JW	JW
6	REVISED FOR TENDERS	10/01/2018	JW	JW
7	REVISED FOR TENDERS	10/01/2018	JW	JW
8	REVISED FOR TENDERS	10/01/2018	JW	JW
9	REVISED FOR TENDERS	10/01/2018	JW	JW
10	REVISED FOR TENDERS	10/01/2018	JW	JW

LEGEND  
 Key Plan  
 Scale  
 North Arrow

Client: **Sell and Parker Pty Ltd**

Project: **Proposed Alterations to Existing Recycling Center 23 & 45 Tattersall Rd, Kings Park**

Drawn: **1:250 @ A1**

Job Number: **SS15-1178**

Drawing Number: **501**

Scale: **1:250 @ A1**

Job Number: **SS15-1178**

Drawing Number: **501**

**CONSTRUCTION CERTIFICATE**

Drawn: **1:250 @ A1**

Job Number: **SS15-1178**

Drawing Number: **501**

NOT FOR CONSTRUCTION