

JRPP No:	2009WES005
DA No:	2009/502
PROPOSED DEVELOPMENT:	Alterations and Additions to Orana Mall Shopping Centre, Corner Mitchell Highway and Wheelers Lane, Dubbo
APPLICANT:	Comet (Aust) Pty Ltd
REPORT BY:	Steven Jennings, Planning Services Supervisor, Dubbo City Council

Assessment Report and Recommendation

EXECUTIVE SUMMARY

Council is in receipt of a Development Application that seeks consent to undertake alterations and additions to the Orana Mall Shopping Centre, corner Mitchell Highway and Wheelers Lane, Dubbo. The proposed development includes the provision of an additional retail floor area of 3,606 square metres and additional vehicle parking area accommodating 153 spaces. The additional vehicle parking on the site will be provided in an excavated basement area, re-arrangement of the current vehicle parking area and a first floor deck area.

The Development Application was notified to adjoining and adjacent property owners, publicly advertised in the Daily Liberal and attracted substantial media interest during the initial assessment period of the Application. Four (4) submissions were received in relation to the proposal. Issues raised in the submissions are discussed in this report.

The Dubbo Local Environmental Plan 1998 - Urban Areas provides a ratio for the development of Orana Mall in relation to the level of retail floor space within the Central Business District. The proposed development complies with the ratio and is well below the level of additional floor space permitted on the site. Economic impacts of the proposed development are discussed within this report.

The Application has been referred to Council for consideration based on the level of investment and significance of the proposed development to the commercial hierarchy of the City. It should be noted that final determination of the Development Application will lay with the Western Joint Regional Planning Panel (WJRPP) as the proposal meets the relevant criteria of a capital investment value in excess of \$10 million. As such, this report is for notation purposes only.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

That this report be noted and that Development Application 2009/502 be supported by the Development Management Unit subject to the conditions provided attached here as Appendix 1.

BACKGROUND

Development consent has been sought from Council to undertake alterations and additions to the existing Orana Mall Shopping Centre, consisting of an additional 3,606 square metres of retail floor area and the provision of an additional 153 vehicle parking spaces in a basement area, at natural ground level and on a first floor deck. The proposed development will provide the largest range of alterations and additions to the Shopping Centre since initial construction.

The land is zoned 3(b) Sub-Regional Business under the provisions of the Dubbo Local Environmental Plan 1998 - Urban Areas. The Commercial Areas Development Strategy provides a robust framework for a hierarchy of commercial areas within the City. Orana Mall fulfils a second order retail focus in the City and the region.

To ensure the retail hierarchy of the City is maintained, Clause 47(2) of the Urban LEP limits the level of retail floor space within Orana Mall relative to the level of retail floor space in the Central Business District (CBD). The level of retail floor space within the Mall cannot exceed a ratio of 18:50 with the retail floor space available in the CBD. The proposed development will not result in the level of retail floor space exceeding the allowable floor space within Orana Mall.

The Development Application will provide the community with further shopping opportunities without adversely affecting the CBDs role or primacy. It is recommended that the proposal be supported.

REPORT

1. PROPOSED DEVELOPMENT

The Applicant has sought development consent from Council to undertake the construction of extensions to the Orana Mall Market Place.

The proposed development will consist of the following:

- Additional retail floor space of 3,606 square metres in the form of 10 tenancies consisting of 6 stores and 4 kiosks;
- Alterations to the existing centre;
- Provision of a multistorey car parking facility consisting of underground, ground floor and above ground floor car parking resulting in an additional 153 car parking spaces, six (6) additional motor cycle parking spaces, three (3) bus parking spaces and parking for long vehicles;
- Additional service vehicle access and waste storage facility;
- Advertising signs;
- Access improvements for pedestrians; and
- Landscaping.

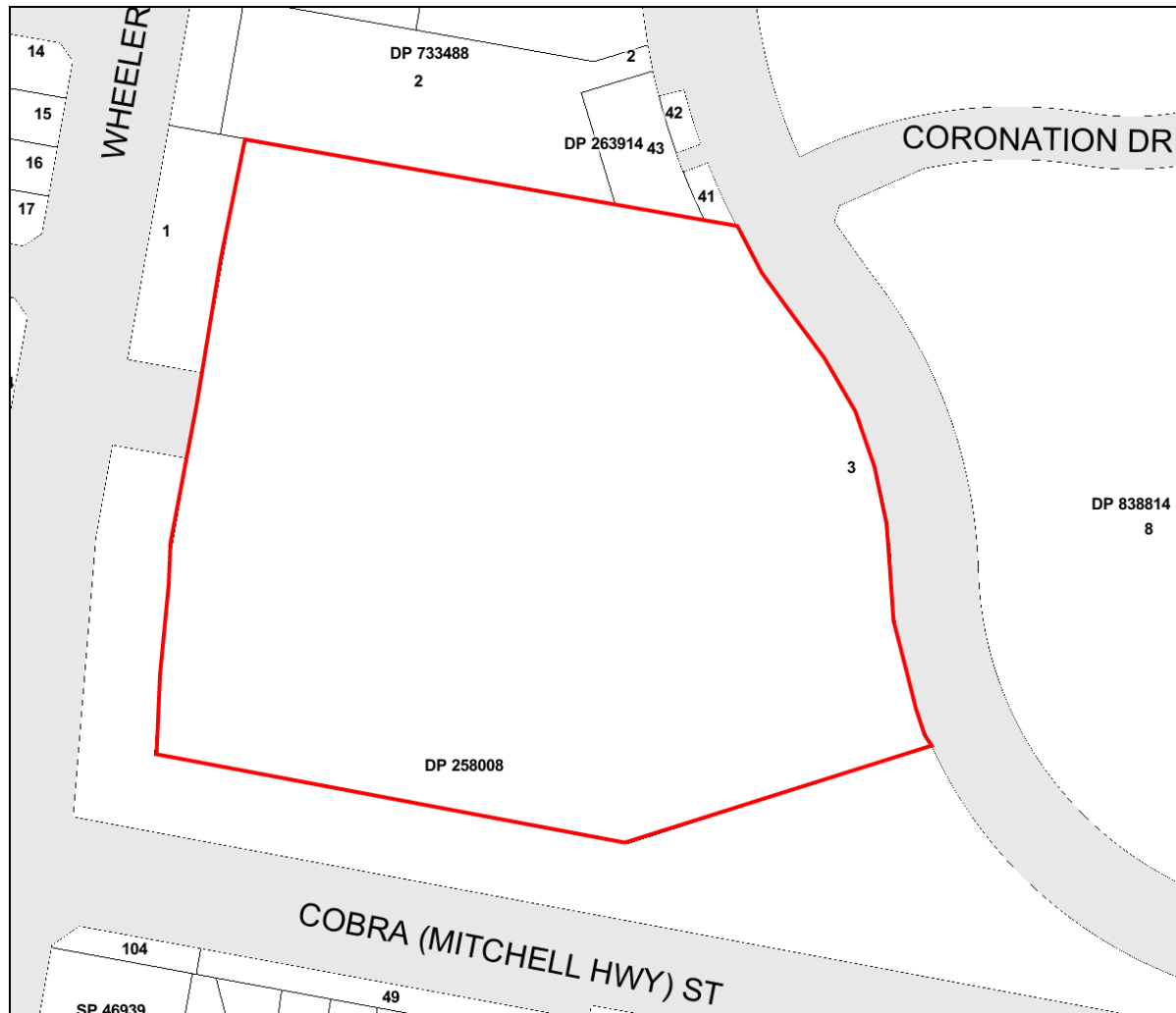
Plans of the proposed development are attached.

The Applicant has approval for the centre to have hours of operation from 7 am to 10 pm, seven days a week. However, as the tenants of the proposed extensions are unknown at this time, a suitable condition is included in the conditions of development consent, which will require separate Development Applications to be submitted to Council to seek approval for the first occupancy of each tenancy.

The proposed development will not result in any alterations to the existing vehicular ingress and egress points to the land. Issues relating to traffic and vehicular parking are further discussed here in this report.

2. SITE DETAILS

The subject land is known as Lot 3 DP 258008, No. 56 Windsor Parade, Dubbo. The allotment is located on the western side of Windsor Parade, east of Wheelers Lane and north of the Mitchell Highway (Cobra Street). The allotment has an area of approximately 6 hectares with street frontages to Wheelers Lane, the Mitchell Highway and Windsor Parade.



Site Location: Lot 3 DP 258008, No 56 Windsor Parade, Dubbo

The existing Orana Mall Shopping Centre is predominately a single storey building. The centre has sealed uncovered parking which currently provides 773 parking spaces.

The subject land is bound by the following land uses:

- To the north by the adjoining Western Plains Medical Centre, Fire Station/Ambulance Station and Heyer Ford;
- To the south by the Mitchell Highway and predominately residential development;
- To the east by Windsor Parade and the RSL Seniors Living developments; and
- To the west by Wheelers Lane and residential development.

3. OWNER/APPLICANT DETAILS

The owner of Lot 3 DP 258008, 56 Windsor Parade, Dubbo is Comet (Aust) Pty Ltd. The Applicant of the Development Application is Comet (Aust) Pty Ltd.

4. SITE HISTORY

Council records show that there have been over 80 Development Applications on the land. However, none are of particular relevance to the subject Development Application.

5. ASSESSMENT

The Development Application has been assessed in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act 1979. The main issues are addressed below:

(a) Provisions of any Environmental Planning Instrument (EPI) and any draft EPI

(i) State Environmental Planning Policies (SEPPs)

State Environmental Planning Policies No.64-Advertising and Signage

SEPP 64 guides the provision of advertising signage and sets requirements for specific locations and types of signs. The Applicant is proposing to provide new signage for centre identification, signage zones to be used for future tenants and graphic panels on the western, southern and eastern elevations of the proposed extensions. A schedule of signage is included in the development plans. The Applicant is also proposing to provide signage for traffic and pedestrian movement and for parking identification.

Clause 8 of the SEPP requires the consideration of specific assessment criteria in considering the suitability of signage, as discussed below.

The centre identification signage in the form of the building name 'Orana Mall' and the logo are located at the entry portals to the proposed additions and are considered to be compatible with the scale and form of the proposed building additions. The graphic panels will be used to display product images, being refreshed from time to time, and also for lifestyle images and tenant advertising. The graphic panels proposed to be placed on wall areas of the elevations, are compatible with the scale and have been designed to be incorporated into the architectural form.

The centre identification and graphic panels are considered to be generally consistent with the assessment criteria of the SEPP.

The Applicant has not provided specific details of the first occupancies of the 10 tenancies and thus individual details of tenant signage have not been provided for the tenancy signage zones. However, as previously discussed, an appropriate condition is included in the conditions of development consent which will require a separate Development Application to be lodged and approved by Council for the first tenancies within the development. It should be noted that any additional tenancy and/or signage changes after this time may also require development consent to be obtained from Council.

State Environmental Planning Policy (Infrastructure) 2007

The proposed development is listed as a Schedule 3 development under the provisions of the State Environmental Planning Policy (Infrastructure) 2007 and was referred to the Roads

and Traffic Authority for assessment. Comments from the Roads and Traffic Authority are further discussed elsewhere in this report.

(ii) Orana Regional Environmental Plan No.1 - Siding Springs

The proposed development is considered to be consistent with the requirements of the Regional Environmental Plan. The Development Application does not require referral to the Siding Springs Observatory for assessment.

The Applicant provided an external car park lighting report prepared by a suitably qualified lighting consultant. The report identifies that a new lighting design will be implemented that avoids light spill beyond the boundaries of the site and nuisance to the surrounding properties and roads. The current external lighting that is emitted is 918,000 lumens and with the new external lighting plan, there will be a reduction of 292,000 lumens being emitted.

The reduction of lumens being emitted after the proposed development is considered to be beneficial for the operations of the Siding Springs Observatory.

(iii) Dubbo Local Environmental Plan (LEP)

The subject land is zoned 3(b) Sub-Regional Business under the provisions of the Dubbo Local Environmental Plan 1998 - Urban Areas. The proposal is a permissible form of development in the zone.

Clause 47 (c) Objectives of the zone

Clause 47(c) of the Urban LEP provides an objective for the Orana Mall and its relationship with the CBD, which states:

“to ensure the growth of Orana Mall is consistent with its role and relationship to the CBD and to ensure Orana Mall does not exceed an 18:50 retail floor space ratio to that in Zone 3(a)”

The proposed development includes an additional retail floor space of 3,606 square metres. This will result in the Orana Mall having an overall retail floor space of 25,606 square metres. With regard to the relationship between the retail floor space within the CBD, upon completion of the development, the ratio between Orana Mall and the CBD will be 14:50, which is well inside the 18:50 maximum floor space limitation.

Clause 51 Floor Space Limits

Clause 51(a) of the Urban LEP provides specific controls to limit the level of retail floor space in Orana Mall relative to the amount of retail floor space in the CBD. Clause 51(a) repeats objective 47(c) of the 3(b) zone and is provided below:

"The consent authority must not consent to development in zone 3(b) or 3(c) which would result in:

- (a) the ratio of retail floor space in zone 3(b) to the retail floor space in zone 3(a) exceeding 18:50;*
- (b) the ratio of retail floor space in zone 3(c) to the retail floor space in zone 3(d) exceeding 12:50."*

As discussed above, the level of retail floor space within Orana Mall will continue to be well below the maximum allowable under the provisions of the Urban LEP.

Clause 52 Other controls for zones 3(b), 3(c) and 3(e)

Clause 52 of the Urban LEP requires Council to consider the economic impact of development with a retail floor area in excess of 1,000 square metres. Clause 52 provides the following:

"The consent authority must not consent to development (including any extensions of an existing building or complex) on land within zone 3(b), 3(c) or 3(e) that would result in the retail floor space of the building or complex exceeding 1,000 square metres unless the consent authority has taken into consideration an economic assessment which:

- (a) critically examines why the proposed land use cannot or should not be located within the CBD of Dubbo, and*
- (b) assesses the economic impact of the proposed development on the CBD in the short, medium and longer terms, and*
- (c) critically examines whether the proposal is consistent with the Council's policy of promoting the CBD as the major retail location in Dubbo."*

The Applicant provided an economic impact assessment with the Development Application, which has assessed the requirements outlined above. The economic impact of the proposed development is discussed in the economic impacts section of this report.

Clause 18 Advertisements

As previously discussed in the report, the proposed development includes business identification signage. The proposed signage is consistent with the requirements of clause 18.

Other provisions of the LEP 1998-Urban Areas are addressed below:

Clause 7 Environmental Management

7(1) Soil Erosion

It is considered that there is potential for soil erosion impacts occurring during construction of the development. An appropriate condition is included in the conditions of development consent which will require the Applicant to submit an erosion and sediment control plan to Council for approval prior to any site works commencing.

7(2) Salinity

The subject site is substantially sealed and it is considered that the proposed development will not create any additional outbreaks, or impact areas in the locality which are already affected. Stormwater from the development will be diverted to the inter allotment drainage system located in the south-west corner of the site near the roundabout intersection of Wheelers Lane and the Mitchell Highway.

7(3) Contamination

The subject site is listed on Council's Register of Potentially Contaminated Land due to the service station located at the eastern corner of the site. The proposed development is unlikely to be affected by the existing service station. However, an appropriate condition is included in the conditions of development consent which will require appropriate measures to

be undertaken for the handling and disposal of any hazardous materials found on the land during construction works.

7(10) Waste

The Applicant has provided an enclosed bin storage area located along the western side of the proposed additions, adjacent the new loading and unloading dock. The waste area will service the proposed development, noting that the details of the occupants have not been provided with this Development Application. Individual waste disposal for each tenancy will be assessed by Council as part of a future Development Application for occupation of individual tenancies.

The Applicant has nominated that asphalt waste will be disposed of at Council's waste facilities or another suitable location and that spoil that is not utilised on site will be transported to sites that require clean fill. Appropriate conditions have been included in the conditions of development consent to ensure the appropriate disposal of construction wastes.

7(11) Noise Pollution

It is considered that the proposed development will not provide any significant additional noise impacts within the immediate locality once the extensions are operational. The Applicant provided an acoustic assessment prepared by a suitably qualified consultant, which revealed that there will be significant noise and vibration impacts during the construction phase due to heavy drilling and excavation machinery.

Council's Environment and Health officers have assessed the suitability of the acoustic report and have recommended the provision of conditions to ensure noise emissions do not exceed 5 dBA above the background noise level, to limit the hours of construction and to ensure that the Applicant notifies surrounding residential areas of the proposed excavation commencement dates and inform the residents of the potential for ground vibration due to associated works. Appropriate conditions relating to the requirements outlined above are included in the conditions of development consent.

7(12) Air Pollution

It is considered that the proposed development will not result in significant air pollution impacts within the immediate locality. The excavation and construction phases of the development will generate a level of dust and air emissions, however the Applicant has indicated that water trucks will be utilised to suppress dust.

An appropriate condition is included in the conditions of development consent which will ensure dust from the development cannot impact the safety of adjoining roads and residential land use activities.

The following sub-clauses have been deemed not to be applicable or have minimal impact:

- 7(4) Waterways*
- 7(5) Aquifers*
- 7(7) Wildlife Habitats*
- 7(8) Wetlands*
- 7(9) Bushfire*

The following clauses of the Local Environmental Plan 1998 - Urban Areas have been assessed and considered as not being relevant in this particular instance due to the characteristics and location of the proposed development:

Clause 10 Development near Dubbo Airport
Clause 11 Character Conservation Area
Clause 12 Exhibition Homes
Clause 13 Subdivision Generally
Clause 14 savings Provisions Applicable to Activities of Government Instrumentalities
Clause 15 Temporary Use of Land
Clause 16 Additional Uses of Land
Clause 17 Covenants, Agreements etc
Clause 19 Community Use of Schools
Clause 19A What is Exempt Development?
Clause 19B What is Complying Development?
Clause 71 Land Shown as uncoloured
Clause 72 Redevelopment of certain corner shops
Part 4 Conservation of Heritage Items

(iv) Provisions of the Dubbo Urban Areas Development Strategy (December 1996)

The proposed development is considered to be consistent with the Dubbo Urban Areas Development Strategy. The implications of the Dubbo Commercial Areas Development Strategy is further discussed in the economic impacts section of this report.

(v) Provisions of any Development Control Plan or Council Policy

DCP G3.1 Access and Mobility

Council's Development Control Plan G3.1 Access and Mobility applies to the proposed development.

The objectives of the Development Control Plan (DCP) are:

- *To provide guidelines for access both to, and within, buildings and public spaces for people who have a disability;*
- *To assist in better design of buildings and spaces so as to meet the access needs of all members of the community;*
- *To increase community awareness of mobility handicaps affecting certain sections of the community and of the need for barrier-free design in the built environment;*
- *To ensure that new development is accessible and usable by all people in Dubbo City, including those people with disabilities, to facilitate their full and independent participation in community life;*
- *To ensure compliance with relevant Australian Standards for Access and Mobility (eg, as required by the Building Code of Australia) and thereby minimise the risk exposure to discrimination of building users, Council and building owners;*
- *To promote improve access to buildings serving a public service; and*
- *To provide intending developers with clear guidance as to the legal requirements and Council policy for access and mobility.*

The proposed development is considered to adequately comply with the objectives of the DCP.

The proposal is defined as a Group 2 development under the provisions of the DCP as it can be best described as a commercial facility catering for public needs. It is considered generally to comply with the requirements of the Design Elements 1 to 7 of the DCP. Design Elements 8 and 9 are not relevant due to the characteristics of the proposed development.

An appropriate condition is included in the conditions of development consent which will require the proposed development to comply with the requirements of Group 2 as stipulated in the provisions of the DCP.

Council's Development Control Plan U3.2 3(b) Zone Sub-Regional Business

Council's Development Control Plan No. U3.2 3(b) Sub-Regional Business applies to the proposed development.

The DCP contains specific elements for consideration to further development on the land as specified below:

Element 1 – Floor space and Landuse

From the Statement of Environmental Effects (SEE) submitted by the Applicant the proposed development is consistent with Element 1 and Clauses 47, 51 and 52 of the Dubbo Local Environmental Plan 1998 – Urban Areas.

Element 2 – Car Parking and Access

The proposed development is consistent with the requirements of Council's Policy Code 3 – Standards for Off Street Car Parking of Motor Vehicles. Further information regarding compliance with the Policy is provided here in the report.

Element 3 – Design and Character

The proposed development is generally consistent with this Element.

Element 4 – Landscaping

Landscaping will be provided as part of this development proposal and is shown on the development plans. Providing shading without the use of trees for car parking areas has been accomplished by creating a multistorey car parking facility consisting of underground, ground floor and above ground floor car parking.

The Applicant has proposed to provide extensive landscaping treatments throughout the site in accordance with the landscaping plans.

Element 5 – Waste Management

Waste management has been previously discussed in the report. The proposed waste management regime is consistent with the requirements of the Element.

Element 6 – Design for Access and Mobility

The Applicant indicates that the proposed development will meet the relevant provisions of DCP G3.1 – Designing for Access and Mobility.

Element 7 – Amenity

Issues regarding noise and general amenity have been previously discussed in the report. The proposed development is consistent with the Element.

Council Policy No.3 Standards for Off-Street Parking of Motor Vehicles

Council Policy No.3 Standards for Off-Street Parking of Motor Vehicles applies to the proposed development. The Policy sets the provisions for off-street parking requirements for a variety of land use types.

The Policy specifies a parking provision for shopping centres to be provided with 1 space per 25 square metres of gross floor area for additional GFA that exceeds 20,000 square metres. The existing Orana Mall has approximately 20,094 square metres and the proposed development will provide an additional 3,606 square metres of retail floor space.

The required car parking for the proposed additions has been calculated as follows:

Proposed additional retail floor space = 3,606 square metres

Parking rate = 1 space per 25 square metres

Parking spaces required for the additional retail floor area = 3,606 square metres/25 square metres = 144 spaces

The existing parking for the Orana Mall currently provides 773 parking spaces and will be reconfigured and expanded to provide a total of 926 car parking spaces. The new car parking facilities will provide an additional 149 parking spaces (standard and accessible parking spaces) and 4 small vehicle parking spaces, which totals an additional 153 parking spaces.

Beyond the additional 153 car parking spaces that will be provided, an additional six (6) motor cycle parking spaces, three (3) bus parking spaces and parking for long vehicles such as vehicles towing trailers and caravans will also be provided.

The proposed development will provide an additional 149 car parking spaces (excluding the four (4) small vehicle parking spaces). The proposed development requires 144 spaces and subsequently there will be a surplus of five (5) spaces (excluding the four (4) small vehicle parking spaces).

(b) Impact of Development

(i) Context and Setting

The Orana Mall is a regional shopping destination which services a large catchment that is broader than the Dubbo City area. The existing open car parking area located to the south of the shopping centre building has provided opportunity for the mall to be extended and also for the existing car parking to be upgraded and expanded to improve amenity for visitors, tenants and employees.

(ii) Access, Transport and Traffic

The Development Application was referred to the Roads and Traffic Authority (RTA), the Western Region Development Committee and Council's Traffic Development Committee for assessment.

The Application was considered by the Western Region Development Committee at its meeting on 25 November 2009 and by Council's Traffic Development Committee at a meeting on 4 December 2009.

Both the Western Region Development Committee and Council's Traffic Development Committee raised a number of concerns with the proposal and general information deficiencies with the submitted information. The majority of the issues related to the impact of the proposed development on external traffic movements with particular relevance to the operation of the Mitchell Highway/Wheelers Lane roundabout, internal traffic flows throughout the site, interaction of domestic traffic with service vehicle traffic, design of internal manoeuvring areas, long vehicle parking provision and the provision of a network of pedestrian linkages.

After further consultation with Council's Technical Services Division, the Applicant provided additional information and amended development plans to Council on 25 February 2010, addressing the concerns raised by the RTA, Western Region Development Committee and Council's Traffic Development Committee.

The additional information was provided to the relevant Committee's as outlined above for further consideration. The additional information was considered by Council's Traffic Development Committee at the meeting on 5 March 2010, where the following was resolved:

"The Committee gave further consideration to the proposed retail redevelopment at Orana Mall 56 Windsor Parade Dubbo and the revised accompanying Statement of Environmental Effects from consultants DeGroot and Benson Pty Ltd, Red Dog Architects plans and the document Orana Mall Market Traffic Committee comments (final) from DeGroot and Benson Pty Ltd.

Since the previous Committee meeting of 4 December 2009 the consultants and Council have continued ongoing dialogue in addressing the development concerns raised at that time prior to the final presentation to the Committee. Additional information was required from the developer in respect to a further assessment of the traffic impacts at the Mitchell Highway and Wheelers Lane roundabout and the internal development roundabout off Wheelers Lane.

Documents provided detail modelling of the above locations and are included in the revised Development Application SEE amended February 2010 as Appendix H - Mitchell Highway/ Wheelers Lane roundabout and Appendix I – Internal Roundabout Analysis. The developer and consultant were in attendance at the meeting to respond to the Committee's Minutes of Friday 4 December 2009. The consultants DeGroot and Benson's documentation dated 23 February 2010 entitled "Orana Mall Marketplace – Traffic Committee Comments (Final) DA2009/502 Word document number 08004170108.doc and 08004141209 - Traffic Comments.doc" is in response to the Committee's Minutes. Following completion of the review the applicants left the meeting where further discussion was undertaken by the Committee.

In reviewing the final submission the Committee notes the outcomes of the traffic modelling of the Mitchell Highway and Wheelers Lane roundabout and the internal roundabout off Wheelers Lane. In particular the effects of the cross traffic movements at the Cobra Street Roundabout and the minimal traffic gap that contributes to the extended queuing in the right hand lane southbound in Wheelers Lane to the Mitchell Highway roundabout. In addition the potential impacts of any relocation of the internal roundabout further north of the proposed site that will also contribute to potential queuing of inbound traffic to the development along the Wheelers Lane frontage as a consequence of a cross traffic scenario at the internal roundabout. It is also noted that any further access provision to the Mitchell Highway was subject to a further development application and does not form part of this process which upon discussions with the consultant indicated that the issue of right turn facility on the

highway would alleviate the traffic congestion experienced in Wheelers Lane with reduction of traffic movements at that location.

The Committee in reviewing the operations of the Wheelers/Cobra Street roundabout noted the present delays of vehicles exiting onto Wheelers Lane at the Post Office entrance/exit and the correlation with southbound queues on the median traffic lane which at times extended past this particular exit and the advices of the consultant. Whilst unsatisfactory to an extent in that it occurs at present and potentially to a greater extent into the future, there appears to be no reasonably easy and achievable solution. However, there was some broad discussion of potential untested nor investigated options that might provide traffic facilities to the east of the present Mitchell Highway entrance to Orana Mall which could provide relief for south and westerly destination Orana Mall traffic.

The Committee considered the consequences of the queuing/roundabout saturation from vehicles exiting Orana Mall on to Wheelers Lane was largely born by Orana Mall as vehicles unable to enter the southbound median lane traffic stream would queue within Orana Mall and impact on the Mall operations. Through traffic in Wheelers Lane whilst affected to a limited extent would suffer some delays on occasions but had a natural priority over exiting Orana Mall traffic as through traffic would enter any queue first. Whilst unquantified, overall roundabout performance would likely not materially affect its overall level of service. There was potential for unsatisfactory road safety outcomes from frustrated Orana Mall traffic making inappropriate manoeuvres in an attempt to overcome queue consequences.

The Committee supports the redevelopment of the Orana Mall with respect to the traffic impact assessment and concurs with the matters addressed in the consultant's final report and documentation dated 23 February 2010 entitled "Orana Mall Marketplace – Traffic Committee Comments (Final) DA2009/507 Doc No. 08004141209 – Traffic Comments subject to the inclusion of the following:

B8 - In the basement car park one accessible car parking space of 3.2m wide is to be provided in the south eastern corner of the car park immediately east of and adjacent to the internal pedestrian ramp to ground level.

B10 - The basement car park entry is to be restricted to left turn only on entry from the down ramp with an appropriate pedestrian barrier installed along the pedestrian way with "left only" signage installed.

*B7 –The circulating traffic aisle adjacent to an encompassing the pedestrian access ramp area be chevronned out to highlight the pedestrian activity at this location.
G18/A – A Stop sign is to be installed within the southbound service road at the intersection with the down ramp at the eastern end of the Level 1 car park. Priority is to be given to traffic exiting the Level 1 car park.*

G20 – A 600mm separation median is to be provided at the Ground Level car park two way access at its intersection with the southern service road."

Appropriate conditions in relation to the requirements specified in B8, B10, B7, G18/A and G20 are included in the conditions of development consent.

The additional information was considered by the Western Region Development Committee at the meeting on 3 March 2010. The Committee provided the following written response to Council:

"The committee does not oppose the planned development, and offers comments and recommendations as follows, based on original point numbering:

B2 - Allow larger radii splays on the entrance/ exit to the ramp from/ to the service road to encourage use by all car drivers, some will avoid areas that are based on minimal design;

G9 - It is not desirable to provide parking in a location where normal ingress/ egress to the parking bay requires a driver to reverse on a pedestrian crossing, there should be a minimum of one parking space made inaccessible either side of all pedestrian crossings. Also it is important to maintain sight lines to pedestrians about to use the crossing, allowance must be made for a clear line of sight for driver safe stopping sight distance, including the 'congregation area' approximately 600mm behind the kerb line - keeping at least one parking bay void either side of a pedestrian crossing will assist this;

G13 - Pedestrian crossing lines should be extended across the Council car park area, and all painted pedestrian markings be accompanied by the regulatory pedestrian crossing signs;

O1 - A channelised right turn bay (CHR) should be provided into the site from Windsor Parade and is recommended to improve safety and efficiency for vehicles using Windsor Parade. The 17.1s average delay for through traffic is due to lane use by right turn vehicles being delayed and occupying the right only lane; compare this with zero delay for through traffic in the opposite direction. The length of the CHR should be determined by the anticipated queue length plus an allowance for traffic growth in Windsor Parade. It is also noted that an 'internal speed limit of 15km/h' is suggested as the departure cruise speed, yet no signage drawings include speed limit signs and there are no traffic calming devices shown near the access. 15km/h is not a speed limit used in NSW, and better utility may be gained by imposing a 10km/h Shared Zone - see NSW Road Rules 2008 and NSW Speed Zoning Guidelines (2009) for definition. Should a Shared Zone be implemented other signage would need to be reassessed for applicability, eg. the pedestrian crossing signs and 15km/h advisory speed plates. The Shared Zone also provides the greatest benefits for pedestrians and is of particular utility where children and the elderly share the road space with vehicles;

O2 - The analysis of the Mitchell Highway - Wheelers Lane roundabout only provides for current traffic, albeit on one of the heaviest days of the year. The analysis does not predict what the traffic growth from the Orana Mall will make on operation of the roundabout. As noted in the report, the southbound leg of the roundabout is already at near capacity (degree of saturation 0.92), with 48% of the current southbound traffic originating from the Orana Mall. It should therefore be incumbent upon the developer to propose suitable remedial actions that are acceptable to the RTA and Dubbo City Council."

It should also be noted that the RTA in written correspondence dated 17 March 2010 concurred with the correspondence provided by the Western Region Development Committee.

The correspondence from the Western Region Development Committee has been considered by Council's Technical Services and Environmental Services Divisions. No objections are raised to the items B2, G9 and G13 as provided in the correspondence. Appropriate conditions relating to B2, G9 and G13 are included in the conditions of development consent.

In relation to the requirements listed as item O1, Council's Technical Services Division has provided information that there is no considered requirement for any such facilities as part of the proposed development at this time.

In relation to item O2, it is considered that the Development Application can be favourably determined in its current form based on the wording of the response provided by the Western Region Development Committee. In raising item O2, it should be noted that the Committee did not object to the proposed development in its present form.

A specific way of alleviating any potential for additional issues with the level of traffic using the Wheelers Lane exit from the subject site is for the provision of a right turn facility onto the Mitchell Highway. The Applicant has previously explored undertaking alterations to the Mitchell Highway access into Orana Mall with the inclusion of a right turn facility. The RTA has previously provided information to the Applicant and Council that they were not in a position to support a right turn facility from the subject site through to the Mitchell Highway. However, at this time no substantial level of supporting justification was provided with the request.

The Applicant and the owner of the land have provided Council with information that they will separately continue to pursue a right turn facility from the subject site onto the Mitchell Highway with the RTA and Council's Traffic Development Committee to provide a greater level of vehicle connectivity from the site to the surrounding road network.

Taking into consideration the further investigations the owner of the land has proposed to undertake and the fact that the Western Region Development Committee has not objected to the proposed development, it is considered that the proposed development can be favourably determined in the form proposed.

(iii) Public Domain

It is considered that the proposed development will not significantly impact the public domain. The proposal will enhance the pedestrian connectivity to the development and improve the current poor operational relationship between vehicles and pedestrians within the subject site.

(iv) Utilities

The proposed development will have access to all regular urban utilities. All utilities are available on the site or can be suitably extended to incorporate the subject development. Appropriate conditions in relation to utility provision and connections are included in the conditions of development consent.

(v) Safety, Security and Crime Prevention

The Development Application was referred to the NSW Police - Orana Local Area Command Dubbo for assessment. The results of the assessment are further discussed in the report.

(vi) Economic Impact in the Locality

The Commercial Areas Development Strategy provides a robust hierarchy of commercial areas within the City. The Dubbo Central Business District provides the main retail and business centre within the City and the wider catchment servicing a population of 120,000

persons. Orana Mall fulfils a secondary retail focus in the commercial hierarchy for the City and the wider region.

As previously discussed in this report, the Urban LEP 1998 implements the adopted commercial hierarchy of the City through the provision of floor space controls on Orana Mall and the Neighbourhood Centres in relation to the level of retail floor space in the Central Business District. The current allowable level of retail floor space for Orana Mall in relation to the level of retail floor space within the CBD is 33,936 square metres based on the allowable 18:50 ratio between Orana Mall and the CBD.

The proposed development will result in the overall level of retail floor space in Orana Mall being 25,606 square metres, which is substantially lower than the allowable level of 33,936 square metres. This effectively means that under the provisions of the ratio, Orana Mall may be permitted to grow an additional 8,330 square metres.

The Applicant provided an economic impact assessment dated October 2009 with the Development Application. As a result of a request for further information, the Applicant provided an additional economic impact assessment on 23 December 2009. The EIA provides information regarding:

- The trade catchment area that will be affected by the proposed extensions to Orana Mall;
- The short and long term retail spending levels for the retail areas (CBD, Neighbourhood Shopping Centres and Corner Stores);
- Evaluation of the economic growth of Orana Mall as a result of the proposed extensions;
- Outlining the expenditure that will be redirected from the trade catchment area to the Orana Mall as a consequence of the proposed extensions; and
- Demonstrating that the Orana Mall with the proposed extensions will not result in a significant adverse impact on the sales volume of the CBD nor undermine the retail hierarchy, where the Orana Mall currently sits as a second level retail centre.

The report provides the following scenarios:

2007 - Estimated a turnover of \$585 million as follows:

Dubbo CBD = \$290 million
Orana Mall = \$167 million
Remaining retailers = \$128 million

2008/2009 - Estimated a short term (within 5 years) turnover of \$645 million based on a 3.5% increase per year estimated as follows. Within the short term it is also expected that the Delroy Park Shopping Centre will also be completed and operating:

Dubbo CBD = \$298 million
Orana Mall = \$192 million
Remaining Retailers = \$128 million
Delroy Park Shopping Centre = \$26 million

2010 - Estimated turnover of \$765 million based on a 3.5% increase per year estimated as follows.

Dubbo CBD = \$350 million
Orana Mall = \$230 million

Remaining Retailers = \$150 million
Delroy Park Shopping Centre = \$35 million

The above scenarios demonstrate a proportional growth which shows that the CBD remains the highest order retail centre within the Dubbo LGA and that the Orana Mall will remain the second order retail centre in the commercial hierarchy. Whilst the specific details of the tenants of the proposed additions are not known at this time, the Applicant has provided reasonable expectation of the likely break-up of tenants as provided below:

Mini majors such as 'Dick Smith' = 1,200m²
Fashion = 900m²
Footwear = 300m²
Food = 300m²
General retail = 900m²
Total = 3,600m²

The proposed extensions will provide similar retail activities that are currently provided at Orana Mall. There is no intention of providing another supermarket and the likely tenants of the proposed extensions are not convenience type shopping. It is unlikely that the extensions to the Orana Mall would compete with the lower order Neighbourhood Shopping Centres.

As a result of construction for the proposed extensions to the Orana Mall, for the short term there will be some retail adjustment and redirection of expenditure from the Orana Mall to the CBD and lower order shopping centres. Retail adjustment is also likely to occur upon completion of the Delroy Park Shopping Centre and expenditure is redirected for the short term from the CBD and the Orana Mall to the Delroy Park Shopping Centre.

In the short term there will be some retail adjustment due to construction work at retail centres and also as a consequence of other shopping centres being completed and coming on-line. The previously demonstrated scenarios are based on the premise that competition is expected to encourage growth and redevelopment.

The CBD, Orana Mall, Neighbourhood Shopping Centres and other lower order shops would still maintain their status among the retail hierarchy once the proposed extensions to the Orana Mall are completed.

(vii) Site Design and Internal Design

It is considered that the design of the proposed development is suitable for the subject site. The development provides adequate internal movement and manoeuvring of domestic vehicle traffic and provides additional loading and unloading areas for service delivery vehicles. Internal pedestrian networks are provided and enforced to enable visitors to the Orana Mall to move through the car parking area and gain access to the main entrances into the proposed extensions of the building. Safety devices are provided throughout the car parking areas to enable safe pedestrian movement. The multi-storey car parking will provide shelter for visitors in all types of weather conditions.

(viii) Social Impact on the Locality

The existing Orana Mall provides a retail service for a catchment of approximately 120,000 persons and the proposed extensions will provide further shops similar to the type of shops already provided in the Centre.

The following issues were reviewed and deemed either not applicable or to have been discussed elsewhere in this report:

Other land Resources
Water
Soils
Energy
Noise and Vibration
Natural Hazards
Technological Hazards
Cumulative Impacts
Heritage
Flora and Fauna

(c) Suitability of Site for Development

(i) Does the proposal fit in the locality?

The proposed development will expand the existing retail services at the Orana Mall by providing additional retail stores such as mini major retailers, fashion stores and some food outlets, which will be compatible with the type of stores that already operate at the site.

(ii) Are the site attributes conducive to development?

The site attributes are conducive to the development. It is considered that the subject site is suitable for a development of the type proposed to be undertaken.

(d) Public Submissions

(i) Community submissions

The Development Application was advertised in the Daily Liberal and notified to adjoining and adjacent property owners who were given 14 days to provide Council with written correspondence in relation to the proposal. Four (4) submissions were provided to Council during the exhibition period (**Appendix 6**).

The following details the major issues identified by each submission and provides relevant planning comments in relation to the objection:

- *Provide refundable deposit system for shopping trolleys.*

Comment:

Whilst refundable shopping trolleys may be used at other shopping centres throughout the State, it does not necessarily ensure the return of shopping trolleys and the Applicant has not shown any preference for providing such a service.

- *Shade cover should be provided over car parking areas.*

Comment:

The multistorey car parking facility will provide total coverage for the basement car parking area and a large area of the ground floor car parking will be covered by the first floor level car parking structure. The new multistorey car parking facility will provide shaded areas for customers to park and whilst the first floor level is not covered, the Applicant has indicated that in future this could be reconsidered.

- *The current car park is poorly drained.*

Comment:

The proposed development will provide stormwater connections that will address this issue so that stormwater is collected from the hard surface areas, the first floor car parking structure and proposed extensions to the Mall and be diverted to Council's stormwater system located in the south-eastern corner of the site.

- *Secure bicycle parking facilities similar to Dubbo City Council's bike lockers should be provided, preferably located in the proposed underground parking area.*

Comment:

The proposed development will provide bicycle racks and there is no requirement to provide them in the form of bicycle lockers. The bicycle racks will provide sufficient security for the short term shopper and employee, where as Council's bicycle lockers are to enable employees to store their bike for a longer period and also overnight. If there is a need for employees to have overnight secured bicycle storage, further discussions can be pursued between the potential users, their employers and centre management at a later date.

- *Site Contamination*

Comment:

Issues in relation to contamination have been previously discussed in this report.

- *Inadequate security measures included within the design*

Comment:

The Development Application has been referred to the NSW Police - Orana Local Area Command for assessment. Their comments are discussed later in this report.

- *Traffic and Parking Management*

Comment:

During construction of the proposed development there will be disruption to the existing car parking areas. The Applicant has indicated that construction will occur in five phases, whereby the first four phases are for the construction of the first floor (roof top) and ground floor car parking areas outside of the footprint of the retail building extension. The fifth phase is for the construction of the retail building extension and the basement and first floor car parking areas above the building footprint.

- *A Construction Management Plan has not been provided and the construction may affect the existing users.*

Comment:

The Applicant has indicated that a Traffic Management Plan will be prepared in conjunction with the Contractor, Centre Management and the Project Manager to ensure safe traffic and pedestrian management of the construction phases. The Applicant has also indicated that constructed parking areas would be made operational and protected with temporary safety barriers as phases of the development progress.

- *Loading Docks Management Plan has not been provided and the proposed development will affect the existing site users.*

Comment:

The construction phases show that the existing loading docks would not be significantly affected and during the construction of the proposed development, Centre Management, tenants and the Construction Contractor would liaise to manage vehicle access.

- *Insufficient information provided to assess urban design, lighting, signage and Landscape Details.*

Comment:

The Applicant has provided a site analysis, lighting, signage and landscape details with the Development Application which are sufficient for assessment of the proposal in accordance with Section 79c of the EP&A Act.

(ii) Submission from public authorities

Roads and Traffic Authority (RTA)

Issues relating to the Roads and Traffic Authority have been previously discussed in the report.

Country Energy

Country Energy did not raise any objections to the proposed development being undertaken. Appropriate conditions from Country Energy are included in the conditions of development consent.

NSW Police - Orana Local Area Command, Dubbo

The proposed development was assessed against the NSW Police Safer by Design Evaluation process and the proposed development was given a 'low crime risk' rating.

In consideration of the 'low crime risk' rating, treatments for Crime Prevention Through Environmental Design (CPTED) were recommended which have been imposed as conditions in the conditions of development consent.

(e) The Public Interest

(i) Federal, State and Local Government interests and community interests

The proposal should result in negligible impact on Government and community interests.

(f) Section 94/Section 64 Contributions

(i) Water supply and sewerage services

Sewerage Contribution

Under the provisions of the Plan, sewer headworks are calculated on the basis of 0.125 of an equivalent tenement (ET) per 1,000 square metres of floor space or 0.04 per shop, whichever is the greater.

The proposed development contains an additional 3,606 square metres of retail floor area which calculates to a requirement for sewerage as follows:

$$0.125 \times 3.6 = 0.45 \text{ of an ET.}$$

The Applicant/Developer is required to pay a sewerage contribution based on 0.45 of an ET.

The current 2009/2010 Council Revenue Policy provision for sewerage is \$4,735 per ET and the applicable contribution payable by the Applicant/Developer is as follows:

$$0.45 \times \$4735 = \$2,130.75.$$

An appropriate condition is included in the conditions of development consent which will require the Applicant/Developer is required to pay a sewerage contribution of \$2,130.75.

Water Contribution

Under the provisions of the Plan, water headworks are calculated on the basis of litres per day for specific activities. The proposed extensions will allow a possible 10 new tenancies, however, no details of the land use activities have been provided with the Development Application. An appropriate condition is included in the conditions of development consent which will require separate Development Applications to be submitted for approval for the first occupancies of the new tenancies. If and when new water services are incorporated into the separate tenancies, the water contributions will be assessed accordingly in conjunction with those separate Development Applications.

(ii) Open Space and Recreation

Contributions under Council's Section 94 Contributions Plan for Open Space and Recreation are not required to be levied on a commercial development.

(iii) Urban Stormwater

The proposed development will be constructed within an existing area that is currently sealed with hard surface material. The proposed development will not seal over any exposed earth and will not increase the extent of existing hard surface areas and thus additional urban stormwater contributions are not required for this Development Application.

(iv) Urban Roads

Council's Section 94 Contributions for Urban Roads applies to the proposed development. The Plan requires provision of the applicable contribution to be calculated on the basis of vehicle trips generated to and from the development. In accordance with the requirements of the Plan the development has been assessed as generating the following number of trips and based on Council's 2009/2010 Revenue Policy: Total retail floor area including the additional 3,606 square metres will be approximately 23,700 square metres. Trip rate including administration per Commercial trip = \$327.31

Shopping centres greater than 20,000 square metres requires = 35 trips per 100 square metres of GFA.

$$(3606/100) \times 35 \text{ trips} = 36.06 \times 35 = 1,262 \text{ trips}$$
$$1262 \text{ trips} \times \$327.31 = \$413,065.22$$

The Applicant is required to pay an urban roads contribution of \$413,065.22, however the Applicant has sought and provided justification for a departure from the full rate applicable under the provisions of the Plan based on a number of factors. The Applicant provided the following justification with the Development Application:

- 1. The development is for specialty shops, rather than for major tenants such as supermarkets, discount department stores or department stores. Hence*

the additional retail mix under this proposal will be a strengthening of the retail offer at Orana mall rather than a destination in its own right.

2. Since the additional specialty retail offer is not a major attractor, customers are more likely to visit these additional shops as part of their customary and routine shopping experience rather than visit these additional retails to the exclusion of other retailers in Orana Mall, that is, they are a multi-trip opportunity.

3. That is not to say that there will not be any traffic generated by the development, rather to say that the retail offer is not likely to generate the full volume anticipated in the contributions plan."

The Applicant raises the point above that a level of allowance must be made as trips to and from Orana Mall are already being made and that those already visiting the existing shopping centre are likely to also visit the shops in the new extensions. An allowance of 50% is requested by the Applicant, which would effectively mean that current visitors to the existing Orana Mall would also undertake another business activity whilst visiting the centre and will utilise the new shops after the extensions are complete and the additional shops are operational.

Providing a reduction of 50% on the overall applicable number of trips for the purposes of the calculation of Section 94 Contributions would consist of the following:

Overall applicable number of trips = 1,262 trips

50% of 1262 trips = 631 trips

631 trips x \$327.31 (Commercial trip rate including administration) = \$206,532.61

Planning Comment:

The Applicant has sought a substantial reduction in the required contribution under the provisions of the Contributions Plan. It is unclear as to where the Applicant has justified a reduction in the level of contributions by 50%. Such a reduction is considered unreasonable and does not take into account the fact that the improved facilities and overall retail offer at Orana Mall is likely to result in a considerable increase to the likely level of custom the development will enjoy post completion.

However, it should be noted that some allowance should be made for linked vehicle trips and for trips already on the network in relation to such a development. A 50% reduction is considered excessive in such considerations.

In the absence of adequate justification from the Applicant, it is considered appropriate for the development to be levied 100% of the required contribution. This would allow the Applicant to provide further supporting justification during future representations to Council in relation to lowering the applicable contribution.

An appropriate condition is included in the conditions of development consent which will require the Applicant/Developer to pay a contribution of \$413,065.22, to Council for Urban Roads Section 94 Contributions.

(g) Building Assessment

The Development Application was referred to Council's Building and Development officers for assessment. The comments provided are attached and have been considered in the assessment of the subject proposal.

(h) Engineering Assessment

The Development Application was referred to Council's Technical Services Division for assessment. The comments provided are attached to this report and have been considered in the assessment of the subject proposal.

(i) Environment and Health Assessment

The Development Application was referred to Council's Environment and Health officers for assessment. The comments provided are attached and have been considered in the assessment of the subject proposal.

SUMMARY

The Applicant has sought development consent from Council to undertake the construction of extensions to the existing Orana Mall providing an additional retail floor area of 3,606 square metres. Approval has also been sought for the construction of a multistorey car park consisting of underground, ground floor and above ground floor car parking resulting in an additional 153 car parking spaces and 6 additional motor cycle parking spaces.

The site (Lot 3 DP 258008) is zoned 3(b) Sub-Regional Business under the provisions of the Dubbo Local Environmental Plan 1998-Urban Areas and will provide the community with additional retailing opportunities that are compatible with the existing retail businesses without adversely affecting the role of the CBD.

It is recommended that the Development Application be supported subject to the conditions of consent.

CONDITIONS:

- (1) The development shall be undertaken generally in accordance with the Statement of Environmental Effects and stamped approved plans, details as follows, except where modified by any of the following conditions:

Title/Plan No: Proposed Site Plan
 Drawn by: Reddog Architects Pty Ltd
 Project No: 2241-124
 Drawing No: DA03
 Issue: B-22/02/10

Title/Plan No: Ground Floor Plan
 Drawn by: Reddog Architects Pty Ltd
 Project No: 2241-124
 Drawing No: DA04
 Issue: C-22/02/10

Title/Plan No: Level 1 Plan
 Drawn by: Reddog Architects Pty Ltd
 Project No: 2241-124
 Drawing No: DA05
 Issue: C-22/02/10

Title/Plan No: Basement Plan
 Drawn by: Reddog Architects Pty Ltd
 Project No: 2241-124
 Drawing No: DA06
 Issue: B-22/12/09

Title/Plan No: Sections 1
 Drawn by: Reddog Architects Pty Ltd
 Project No: 2241-124
 Drawing No: DA07
 Issue: A-06/11/09

Title/Plan No: Sections 2
 Drawn by: Reddog Architects Pty Ltd
 Project No: 2241-124
 Drawing No: DA08
 Issue: A-06/11/09

Title/Plan No: Elevations 1
 Drawn by: Reddog Architects Pty Ltd
 Project No: 2241-124
 Drawing No: DA09
 Issue: A-06/11/09

Title/Plan No: Elevations 2
Drawn by: Reddog Architects Pty Ltd
Project No: 2241-124
Drawing No: DA10
Issue: A-06/11/09

Title/Plan No: Elevations 3
Drawn by: Reddog Architects Pty Ltd
Project No: 2241-124
Drawing No: DA11
Issue: A-06/11/09

Title/Plan No: Landscape Plan
Drawn by: SCAPE-Scott Carver Pty Ltd
Project No: 20090188
Drawing No: LDA-401
Issue: A-05/11/09

Title/Plan No: Landscape Plan
Drawn by: SCAPE-Scott Carver Pty Ltd
Project No: 20090188
Drawing No: LDA-402
Issue: A-05/11/09

Title/Plan No: Site Plan
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA22
Revision: A-09/11/09
Amendment No: A

Title/Plan No: Demolition Plan
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA23
Revision: A-09/11/09
Amendment No: A

Title/Plan No: Site Car Parking
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA24
Revision: B-24/02/10
Amendment No: B

Title/Plan No: Basement Signage
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA25
Revision: B-24/02/10
Amendment No: B

Title/Plan No: Ground Floor Signage
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA26
Revision: C-24/02/10
Amendment No: C

Title/Plan No: Rooftop Signs
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA27
Revision: B-22/12/09
Amendment No: B

Title/Plan No: Sign Details
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA28
Revision: C-24/02/10
Amendment No: C

Title/Plan No: Ground Floor Access and Mobility
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA29
Revision: B-24/02/10
Amendment No: B

Title/Plan No: Level 1 Plan Access and Mobility
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA30
Revision: B-24/02/10
Amendment No: B

Title/Plan No: Stormwater
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA31
Revision: B-24/02/10
Amendment No: B

Title/Plan No: Sewer and Electrical Services
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA32
Revision: B-24/02/10
Amendment No: B

Title/Plan No: Ramp 1
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA33
Revision: B-24/02/10
Amendment No: B

Title/Plan No: Ramp 2
Drawn by: de Groot & Benson Pty Ltd
Drawing No: 08004-DA34
Revision: B-24/02/10
Amendment No: B
{Reason: To ensure that the development is undertaken in accordance with that assessed}

- (2) The top of the building's overflow (relief) gully shall be:
- (a) A minimum 150 mm below the lowest sanitary fixture in the building; and
 - (b) A minimum 75 mm above the finished surrounding ground level to prevent ingress of surface stormwater.
- {Reason: Statutory and sewerage supply authority requirement}
- (3) A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work.
- {Reason: Council requirement to prevent pollution of the environment by wind-blown litter}
- (4) All excavations associated with the erection of the building and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place.
- {Reason: Council requirement for protection of public}
- (5) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- {Reason: Prescribed statutory condition under EP&A Act}
- (6) If an excavation associated with the proposed building work extends below the surface level of an adjoining allotment of land and/or the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense:
- (a) Protect and support the adjoining premises from possible damage from the excavation; and
 - (b) Where necessary underpin the adjoining premises to prevent any such damage.

For the purposes of this condition, *allotment of land* includes a public road and any other public place. This condition does not apply if the person having the benefit of the development consent owns the adjoining land, or the owner of the adjoining land has given consent in writing to this condition not applying.

{Reason: Prescribed condition pursuant to clause 98E of the EP&A Regulation 2000 and Council requirement to preserve the stability of adjoining roads/public places}

- (7) All sanitary plumbing and drainage and water plumbing work shall be carried out by a licensed plumber and drainer.
- {Reason: Statutory requirement of Section 634 Local Government Act 1993}

- (8) Prior to the Occupation Certificate being issued, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed stormwater drainage, sanitary drainage and water installation.
{Reason: To enable an inspection of the building's plumbing and drainage to determine they have been satisfactorily completed}
- (9) The drainage and plumbing installation shall comply with the provisions of the Local Government (General) Regulation 2005 and the requirements of Council as the water and sewerage supply authority.
{Reason: Statutory and Council requirement}
- (10) The sanitary, water plumbing and drainage associated with the proposed building requires the issue of a separate work permit from Council prior to being installed. In this regard a Drainage and Plumbing Permit Application form is available from Council, and must be completed by the licensed plumbing and drainage contractor and returned to Council with the appropriate fee. Drainage or plumbing works must not be commenced until Council has issued a permit authorising such works.
{Reason: Statutory requirement of Local Government (General) Regulation 2005}
- (11) The full width of Council's footpath and Public Reserve shall be kept free of all refuse, building materials and unnecessary traffic and disturbance. Any unauthorised material found upon Council's footpath may be impounded or removed without notice.
{Reason: Council requirement as the relevant road authority}
- (12) For the purposes of upgrading the existing building's fire safety the following shall be undertaken, the details of which are to be submitted with the Construction Certificate application as part of the proposed building works:

Those existing essential fire safety measures associated with the existing shopping mall and are intended to be interconnected/service the new essential fire safety measures for the proposed new building work, must have demonstrated-

- (a) That they conform with the design and installation standards applicable to the new services to which they are to be connected; and
- (b) That they will perform to the same standards applicable to the new services to which they are to be connected.

{Reason: Council requirement for provision of adequate fire safety upgrading of the building in consideration of clause 94 of the EP&A Regulation 2000 and S79C of the Act}

- (13) The basement vehicle parking area is to be restricted to a left turn upon entry into the basement. Vehicles must not turn right on entry into the basement. An appropriate pedestrian barrier must be installed along the pedestrian walkway in addition to "left turn only" signage.

Prior to the release of any Construction Certificate by any Principal Certifying Authority, the Applicant and/ or registered proprietor must provide amended development plans to Council for approval showing the changes referred to above.

{Reason: To ensure an appropriate level of pedestrian safety is afforded to pedestrians within the basement parking area.}

- (14) Within the basement parking level, the circulating traffic aisle adjacent to and encompassing the pedestrian access ramp area must be chevronned out to highlight the pedestrian activity in this location.

Prior to the issue of any Construction Certificate by any Principal Certifying Authority, the Applicant and/ or registered proprietor must provide amended plans to Council for assessment showing the changes required above.

{Reason: To ensure an acceptable level of safety is afforded to pedestrians within the basement parking area.}

- (15) A stop sign is to be installed within the southbound service road at the intersection with the down ramp at the eastern end of the Level 1 car park. Priority is to be given to traffic exiting the Level 1 car park.

Prior to the issue of any Construction Certificate by any Principal Certifying Authority, the Applicant and/or registered proprietor must provide amended development plans to Council detailing the changes.

{Reason: To ensure traffic circulation within the development is adequately managed.}

- (16) The following applicable works shall be inspected and passed by an Officer of Council, irrespective of any other inspection works undertaken by an accredited certifier prior to them being covered. In this regard, at least 24 hours notice shall be given to Council for inspection of such works. When requesting an inspection please telephone Council on 6801 4000 and quote Council's reference number located in the top left hand corner of this page.

- ***Internal and external sanitary plumbing and drainage under hydraulic test.***
- ***Water plumbing, including any proposed irrigation and lawn watering systems, under hydraulic test.***
- ***Fire services water plumbing under hydraulic test.***
- ***Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation/use.***

{Reason: Statutory provision and Council requirement being the water and sewerage supply authority}

- (17) All roof and stormwater work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the NSW Code of Practice: Plumbing and Drainage. In this regard the licensee is required to submit to Council a Certificate of Compliance for the subject stormwater work within two days of completion.

{Reason: Statutory and Council requirement}

- (18) Prior to the release of the Construction Certificate, an Erosion and Sediment Control Plan/Soil and Water Management Plan shall be prepared for the development site in accordance with Council's Urban Stormwater Management Guidelines, Volume 2 – Erosion and Sedimentation. Such Plan shall be implemented prior to during and after the construction phase of the development.

{Reason: Implementation of Council policy to reduce sediment pollution}

- (19) Hot water delivered to the outlets of any hand basins shall not exceed a temperature of 50°C.

{Reason: Statutory requirement under the NSW Code of Practice: Plumbing and Drainage}

- (20) In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the National Parks and Wildlife Service (NPWS) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the NPWS.

{Reason: Council and statutory requirement to protect Aboriginal heritage}

- (21) Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority (e.g. DECC, WorkCover Authority, Council, NSW Fire Brigades etc.) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the DECC to receive that type of waste.

{Reason: Council requirement to prevent the contamination of the environment}

- (22) All solid waste from construction and operation of the proposed development shall be assessed, classified and disposed of in accordance with the *Department of Environment and Climate Change - Waste Classification Guidelines*. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act.

{Reason: Council requirement to require compliance with the POEO Act}

- (23) Prior to occupation of the proposed development, copies of all weighbridge or receipt dockets from the licensed waste disposal depot shall be provided to Council. The dockets will be required for the removal of the 400-500 tonnes of asphalt and all other construction waste from the site.

{Reason: Council requirement to require compliance with the POEO Act}

- (24) Noise from the development (L_{Aeq}) shall not exceed the background (L_{A90}) by more than 5dB(A) at any time including any allowance for impulsiveness and tonal characteristics, when measured at the most affected residence.

{Reason: Council requirement to prevent the generation of a noise nuisance}

- (25) Construction work shall only be carried out within the following time:

Monday to Friday:	7.00 am to 6.00 pm
Saturday:	7.00 am to 1.00 pm if inaudible on residential premises otherwise 8.00 am to 1.00 pm
Sunday and public holidays:	No construction work permitted

The above restrictions will be subject to review and variation by Council upon assessment of the level of annoyance that may arise.

{Reason: Council requirement to reduce likelihood of noise nuisance}

- (26) During the proposed excavation and construction phase of the development, some vibration may be generated due to the requirement of drilling and heavy equipment. The geological formation beneath the site may result in vibration impacts to adjoining and nearby buildings. It is therefore requested that prior to significant drilling and excavation of the site a mail out is to be sent to all nearby areas advising that vibration may be experienced in the locality and a suitable contact person for the development should residence experience vibration impacts.

{Reason: Council requirement to prevent potential nuisances from vibration during construction works}

- (27) A 600mm separation median is to be provided at the ground level car park two way access at the intersection with the southern service road.

Prior to the release of any Construction Certificate by any Principal Certifying Authority, the Applicant and/ or registered proprietor must provide amended development plans to Council detailing the changes referred to above.

{Reason: To ensure adequate traffic and safety functions of the development}

- (28) The Applicant and/or registered proprietor must provide amended development plans to Council for assessment detailing the following changes requested by the Western Region Development Committee:

- Larger radii splays must be provided on the entrance/ exit ramp from/to the service road to encourage use by all car drivers; and
- A minimum of one (1) vehicle parking space shall be made inaccessible on either side of all proposed pedestrian crossings. This will ensure vehicles reversing from vehicle parking spaces will not reverse onto the pedestrian crossings.

The Applicant and/or registered proprietor must provide amended development plans to Council for assessment prior to the release of any Construction Certificate by any Principal Certifying Authority.

{Reason: To implement the requirements of the Western Region Development Committee}

- (29) The Applicant and/ or registered proprietor must ensure that the following requirements of Country Energy are adhered to at all times:

- Extreme caution must be exercised during the construction of any structure in close proximity to powerlines. All site activities must comply with the relevant WorkCover Codes of Practice to ensure that workers, plant and equipment are kept well clear of the powerlines;
- The centreline of the trench is generally located in the footpath area approximately 1.0m from the property boundary and the trench is generally 450mm wide. Extra care must be taken in this location and no object should penetrate the ground to a depth greater than 250mm. It should be noted that there are underground powerlines located on this allotment and these must be physically located prior to any excavation. It should be noted that open wire overhead powerlines exist on the southern side of the Mitchell Highway opposite the proposed development site; and

- Failure to observe these requirements may constitute a breach of statutory requirements and may require that Country Energy needs to relocate the powerlines at the Applicant's expense.

{Reason: To ensure the requirements of Country Energy are adhered to at all times}

- (30) Separate Development Applications shall be lodged and approved by Dubbo City Council for the provision of any tenant advertising signage that is to be located on the signage zones as indicated on the elevations.

{Reason: To ensure all advertising signage complies with the provisions of the Dubbo Local Environmental Plan 1998 - Urban Areas}

- (31) Separate Development Applications shall be lodged and approved by Dubbo City Council for the first tenancy of any component of the development approved under this development consent.

{Reason: To ensure the development complies with the provisions of the Dubbo Local Environmental Plan 1998 - Urban Areas}

- (32) The development approved by this development consent must be designed and constructed in accordance with the requirements of a Group 2 development in Council's Development Control Plan No. G3.1 Access and Mobility.

Prior to the issue of any Construction Certificate by any Principal Certifying Authority, the Applicant and/or registered proprietor must provide a detailed schedule of how the proposed development complies with the requirements of the DCP.

{Reason: To ensure the proposed development complies with the requirements of Council's Development Control Plan No. G3.1 for Access and Mobility}

- (33) The Applicant and/ or registered proprietor must provide an accessible vehicle parking space for persons with a disability consisting of a width of 3.2 metres in the south- eastern corner of the vehicle parking basement.

Amended development plans must be provided to Council for approval showing the accessible parking space prior to the issue of any Construction Certificate by any Principal Certifying Authority.

{Reason: To ensure an adequate level of vehicle parking is available for persons with a disability}

- (34) Prior to the issue of the Occupation Certificate, the contribution by the developer of sewerage services headworks contributions, for the amount of \$2,130.75 (based on 0.45 of an ET) pursuant to Section 64 of the Local Government Act 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002.

Such contribution rate is adjusted annually in accordance with Section 10 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2009/2010 financial year rate is \$4,735 per equivalent tenement (ET).

Note 2: As the above contribution rate is reviewed annually, the 'current contribution rate' is to be confirmed prior to payment.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy November 2002 operating from 1 January 2003}

- (35) Prior to the issue of any Occupation Certificate by any Principal Certifying Authority, contribution by the developer of urban roads headworks contributions, for the amount of \$413,065.22 (based on 1262 commercial trips), in accordance with Council's adopted Section 94 Contributions Plan - Roads, Traffic Management and Carparking, dated October 2007.

Such contribution rate is adjusted annually in accordance with Section 6.0 of the Section 94 Contributions Plan becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2009/2010 financial year rate is \$327.31 per commercial trip (including Plan administration).

Note 2: As the above contribution rate is reviewed annually, the current contribution rate is to be confirmed prior to payment.

{Reason: Implementation of Council's Section 94 Contributions Plan - Roads, Traffic Management and Car Parking dated October 2007}

- (36) The Applicant and/or registered proprietor must ensure the following measures are undertaken and/or provided within the development in accordance with the Safer By Design evaluation undertaken by the NSW Police:

- A Close Circuit Television system (CCTV) must be provided within the development including corridor areas, entry and exits and any additional areas with poor supervision (eg basement parking level);
- Lighting should be provided throughout the development in accordance with the appropriate Australian Standards for the lighting of public areas;
- A lighting management plan must be established to ensure the appropriate maintenance of all security and patron lighting throughout the development;
- The basement vehicle parking area should be painted in light colours to enhance the overall brightness and light within the area;
- All access gates and associated doorways to loading or service areas must be kept closed and inaccessible to the public to ensure appropriate usage; and

- The Applicant and/or registered proprietor must give consideration to increasing the associated security presence on the site including night time security patrols after closing hours.

Prior to the release of any Occupation Certificate by any Principal Certifying Authority, the Applicant and/or registered proprietor must provide detailed information to Council for assessment showing how the requirements outlined above will be incorporated into the development.

{Reason: To ensure the proposed development provides a safe and accessible environment for the public}

- (37) The areas of Council reserve adjoining the subject land fronting Wheelers Lane and the Mitchell Highway shall not be used for the storage of materials or vehicles associated with construction of the development or for any vehicle parking associated with Orana Mall.

{Reason: To ensure public land is not used for a private purpose}

- (38) Prior to the release of any Occupation Certificate by any Principal Certifying Authority, the Applicant and/or registered proprietor must install bicycle racks adjacent to each pedestrian entrance into Orana Mall.

{Reason: To ensure facilities for bicycle riders are provided within the development}

NOTES:

- (1) **Right of Review:** Section 82A of the Environmental Planning and Assessment Act 1979 confers the right for an applicant to make a request to the Council for it to review its determination, within twelve (12) months after the date on which the applicant received this notice. Any requests for a review are required to be accompanied by a fee as set in Council's Revenue Policy.

Note: Pursuant to s82A(4), a Council is not obligated to accede to a request for review.

- (2) **Right of Appeal:** Section 97 of the Environmental Planning and Assessment Act 1979 confers the right for an applicant who is dissatisfied with Council's determination to appeal to the Land and Environment Court within twelve (12) months after the date on which you receive this Notice.

- (3) A separate application is required to be submitted to either Council or an accredited certifier to obtain a Construction Certificate to permit the erection of the proposed building.

- (4) If Council is engaged to act as the Certifying Authority for the Construction Certificate application the following shall be submitted in conjunction with such application:

- The provision of details and drawings clearly indicating the required exit doors and path of travel to such exits from within the proposed building; the required and proposed widths of such exit doors and passageways; and occupancy calculations for the building including the contribution from that portion of the existing building that will discharge through the new building;

- Occupancy calculations for the whole development (existing building + proposed building) demonstrating that the existing sanitary facilities are sufficient in terms of Part F2 of the BCA to cater for the additional occupancy arising from the new building floor area;
- The intended means of fire rating any proposed fire isolated passageways, stairways and fire walls;
- Location of proposed exit signs, directional exit signs, emergency lighting and any portable fire extinguishers;
- Specifications detailing the proposed building's compliance with Section J *Energy Efficiency* of the BCA;
- Specification for the building's exit door hardware (ie door handle and latch), including automatic opening doors demonstrating failsafe operation;
- Balustrade and handrail design details for the proposed first floor level open deck car park and stairways;
- Any guard rails/safety barriers proposed to be provided to the open deck car park and entry/exit ramps must demonstrate compliance with AS 1170.1;
- The provision of details and drawings clearly demonstrating:
 - A clear unobstructed width of not less than 1000 mm wide between handrails for required exit stairways and passageways, and
 - The risers and goings of required stairways are in conformity with D2.13 and Table D2.13 of the BCA;
- Location of required fire hose reels together with design calculations, including demonstration that such reels achieve full floor coverage in conformity with AS 2441;
- Location of required onsite pillar hydrant(s) together with design calculations demonstrating compliance with AS 2419 with respect to flow rate, pressure and distance limitations;
- Submission of a list of all existing and proposed essential fire safety measures applicable to the building. Note: Such list must consider all essential fire safety measures associated with the whole building, not just the proposed works;
- Specifications/details of any proposed glass panels and doors, particularly with respect to human impact considerations;
- Details indicating the smoke hazard management measures under part E2 of the BCA intended for the applicable building. Note: the existing building is the subject of an Alternative Building Solution relating to smoke exhaust from the Mall area. Pursuant to the recommendations of such Solution, "should building alterations or additions occur in the future, a reassessment will be needed to verify consistency with the analysis contained within {such} report." This would appear to necessitate that either a reassessment be undertaken for the proposed building addition, or that the new mall extension be fire isolated from the existing Mall;
- In order for any of the essential fire safety measures located in the new building work to be interconnected with and served by the fire safety measures within the existing shopping centre building, it will be necessary to demonstrate that such existing measures comply with and can achieve the standard of performance required of the applicable new measures. Documentation demonstrating

compliance in this regard will need to be provided with the construction certificate application;

- Specifications demonstrating the building's floor, wall and ceiling lining materials conform with C1.10 of the BCA with respect to their fire hazard properties;
- Certification that the design of the concrete pre-cast wall panels conform with C1.11 of the BCA; and
- All structural details including specifications and design drawings and statement(s)/certificate(s) by the design engineer stipulating the Australian Standards that the design complies with, including its design wind and earthquake load parameters, and design load for the proposed first floor open deck car park;

- (5) The person having the benefit of this Development Consent must, unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed principal certifying authority to be carried out.

Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying-out of the building work.

- (6) Prior to works commencing the applicant is required to ensure that a sign is erected on the work site in a prominent position at the front of the property showing:
- (a) The name, address and telephone number of the principal certifying authority for the work;
 - (b) The name of the principal contractor for the building/demolition work and a telephone number on which that person may be contacted outside working hours; and
 - (c) Stating that unauthorised entry to the work site is prohibited.

Such sign must be maintained on the site during the course of the building/demolition work and not be removed until the work has been completed.

Note: In respect of (a) above, if Council is appointed the PCA, the applicant can either prepare their own sign or alternatively affix onsite the sticker that would be enclosed with the Council issued Construction Certificate. A larger sign in lieu of utilising the sticker is available upon request from Council's Civic Administration Building.

- (7) A list of Fire Safety Measures must be submitted with the Construction Certificate application pursuant to clause 139 of the Environmental Planning and Assessment Regulation 2000. The Regulation prescribes that the information to be submitted must include:
- A list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
 - A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

- (8) Details of the disabled facilities (including access paths, toilets, signage, and location of any tactile ground surface indicators) need to be adequately detailed on the Construction Certificate application plans to permit assessment and compliance evaluation with the provisions of the Council's Development Control Plan (DCP) G3.1 and the BCA. Reference should be made to DCP G3.1, AS 1428.2 and AS 2890.1 regarding specific design parameters.
- (9) Prior to occupation or use of the subject building, an Occupation Certificate must be obtained from the Principal Certifying Authority (PCA) appointed for the subject development.
- (10) On completion of the erection of the subject building, the owner of the building is required to submit to Council a **Fire Safety Certificate(s)** with respect to each *essential fire safety measure* installed in association with the building - as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate must be received by Council prior to occupation or use of the subject building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to the Commissioner of the NSW Fire Brigades, and displayed within the subject building in a prominent position.

- (11) As it appears that an existing private sanitary drainage main passes underneath the proposed building extension, it is recommended that the pipeline's location, depth and condition be verified to determine the extent of its impact upon the building extension's design. An existing private manhole on such pipeline is likely to have to be lowered to that of the proposed Basement floor level. Further, in preparing the hydraulic design documentation for such building extension, it should be ensured that such sanitary drainage line is provided with surcharge relief (ie an overflow relief gully).
- (12) Offensive noise as defined under the Protection of the Environment Operations Act 1997 shall not be emitted from the proposed development.
- (13) Air impurities as defined under the Protection of the Environment Operations Act 1997 shall not be released or emitted into the atmosphere in a manner which is prejudicial to the health and safety of occupants, the surrounding inhabitants or the environment.

RETAIL EXTENSION

ORANA MALL market place

56 Windsor Parade, Dubbo NSW 2830
Lot 3 in DP258008



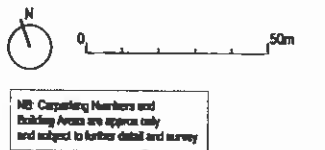
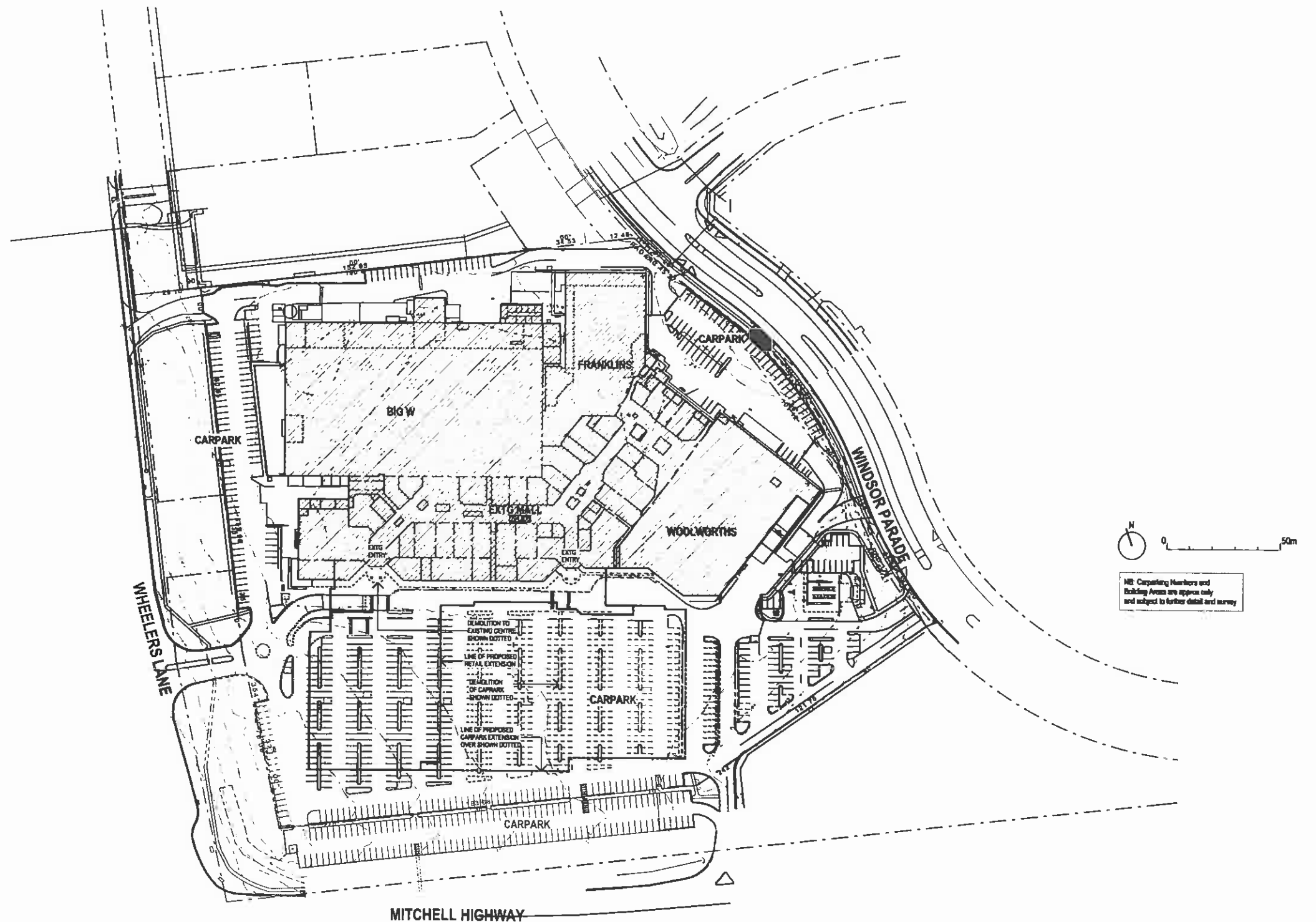
DRAWING REGISTER

DA 01	COVER PAGE
DA 02	EXISTING SITE PLAN
DA 03	PROPOSED SITE PLAN
DA 04	GROUND FLOOR PLAN
DA 05	LEVEL 1 PLAN
DA 06	BASEMENT PLAN
DA 07	SECTIONS 1
DA 08	SECTIONS 2
DA 09	ELEVATIONS 1
DA 10	ELEVATIONS 2
DA 11	ELEVATIONS 3
DA 12	SKETCHES



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RETAIL EXTENSION ORANA MALL market place EXISTING SITE PLAN



DEVELOPMENT
APPROVAL

Project No.
2241-124

Drawing No.
DA 02 /A

Issue

Drawing Scale
1:1000 @ A1

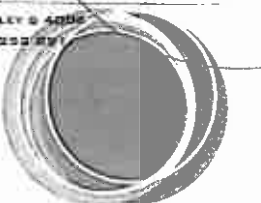
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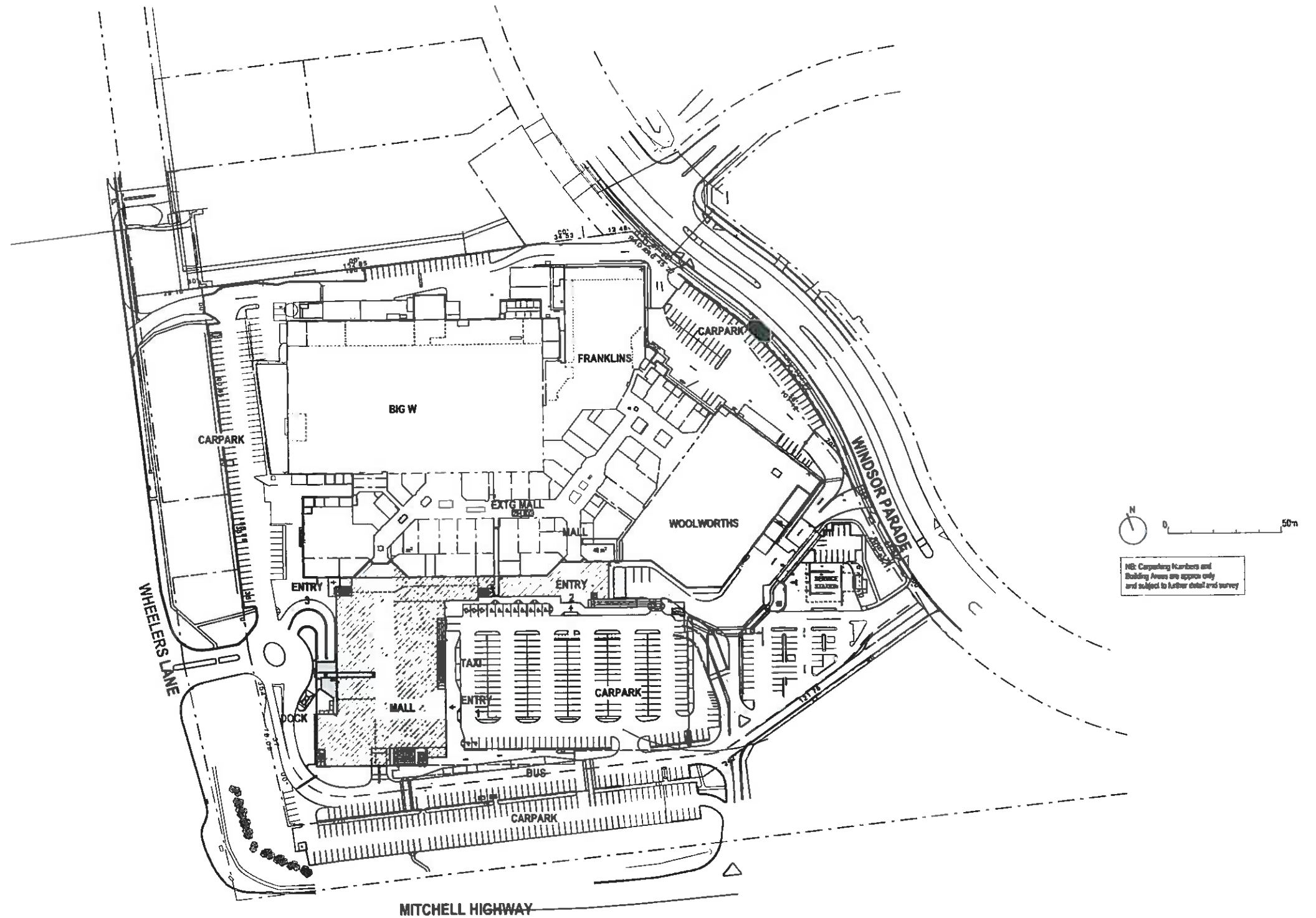
Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP

COMET (AUS) PTY LTD

reddogarchitects

REDDOG ARCHITECTS PTY LTD
8 PRINCE OF PORTLAND AVENUE & 4000
PO BOX 125 LUTWICH QLD 4030
TEL 07 3252 8812 FAX 07 3252 8811





RETAIL EXTENSION ORANA MALL market place

PROPOSED SITE PLAN

COMET (AUS) PTY LTD

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Project No
2241-124

Drawing No. Issue
DA 03 /B

Drawing Scale
1:1000 @ A1

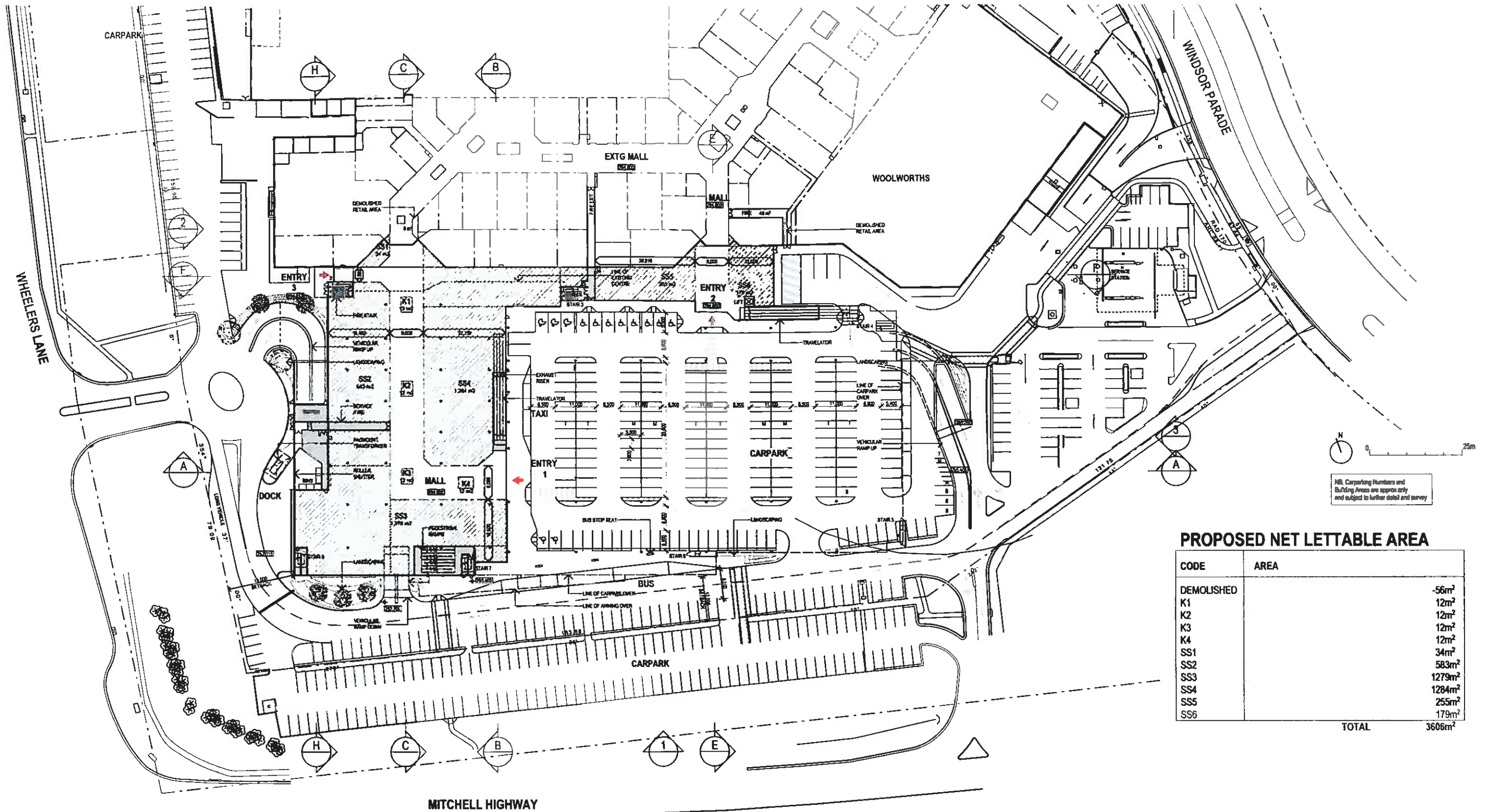
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FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP
B	22/02/10	TRAFFIC RESPONSE	RP

REDDOG ARCHITECTS PTY LTD
6 PRESTON ST FORTITUDE VALLEY W 4000
PO BOX 132 LUTWICH Q 4030
TEL 07 3222 8012 FAX 07 3222 8011





MB. Carparking Numbers and Building Areas are approx only and subject to further detail and survey

PROPOSED NET LETTABLE AREA

CODE	AREA
DEMOLISHED	-56m ²
K1	12m ²
K2	12m ²
K3	12m ²
K4	12m ²
SS1	34m ²
SS2	583m ²
SS3	1279m ²
SS4	1284m ²
SS5	255m ²
SS6	179m ²
TOTAL	3606m ²

RETAIL EXTENSION ORANA MALL market place GROUND FLOOR PLAN

COMET (AUS) PTY LTD

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Project No.
2241-124

Drawing No. Issue
DA 04 /C

Drawing Scale
1:500 @ A1

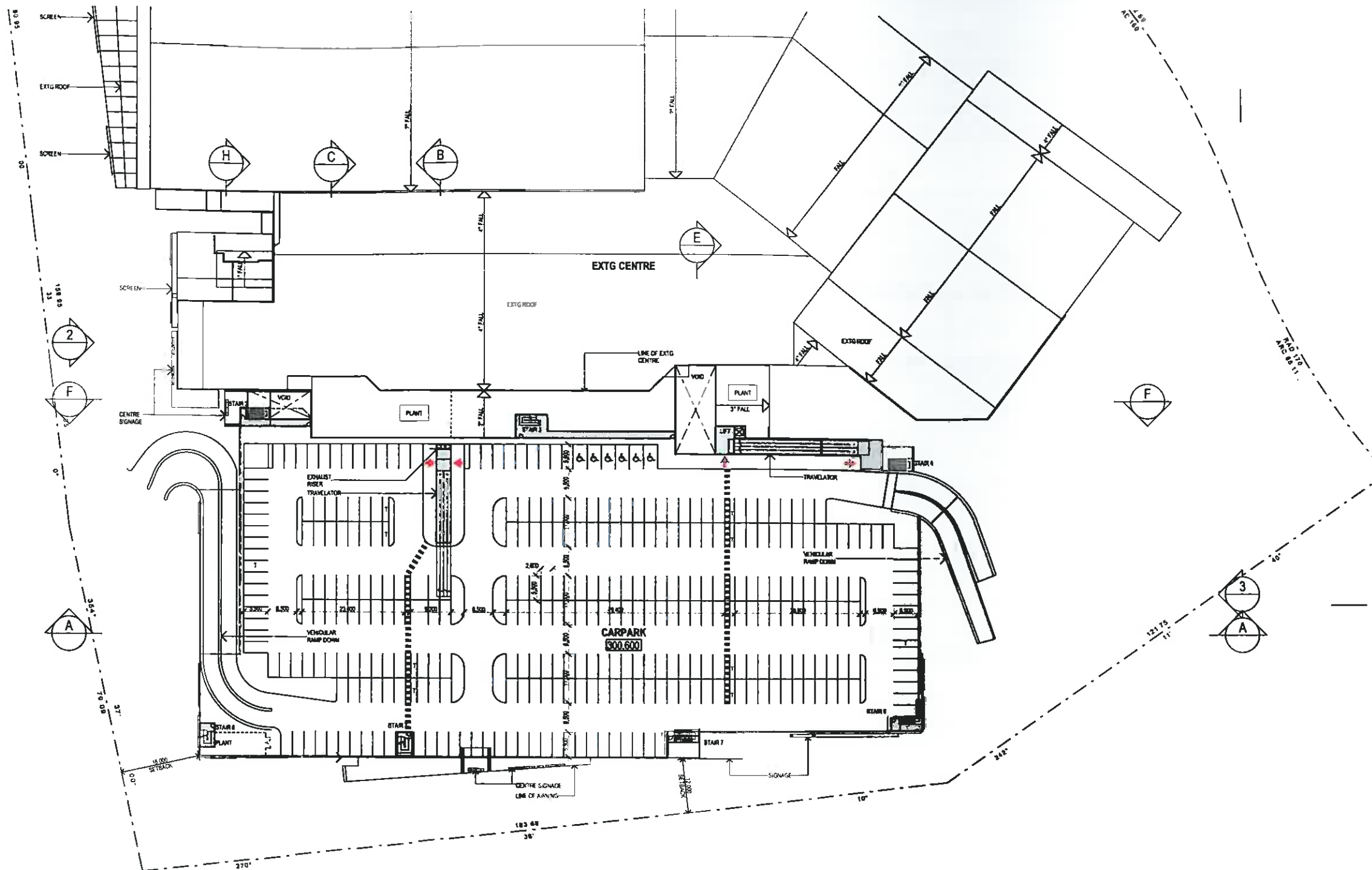
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FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP
B	22/12/09	TRAFFIC RESPONSE	NO
C	22/02/10	TRAFFIC RESPONSE	RP

REDDOG ARCHITECTS PTY LTD
4 WINDSOR ST FORTHYUSE VALLEY 2400
PO BOX 132 FORTHYUSE VALLEY 2400
TEL 07 3252 8912 FAX 07 3252 8911





NE: Carparking Numbers and Building Areas are approx only and subject to further detail and survey

RETAIL EXTENSION ORANA MALL market place LEVEL 1 PLAN

COMET (AUS) PTY LTD

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Project No.
2241-124

Drawing No. Issue
DA 05 /C

Drawing Scale
1:1000 @ A1

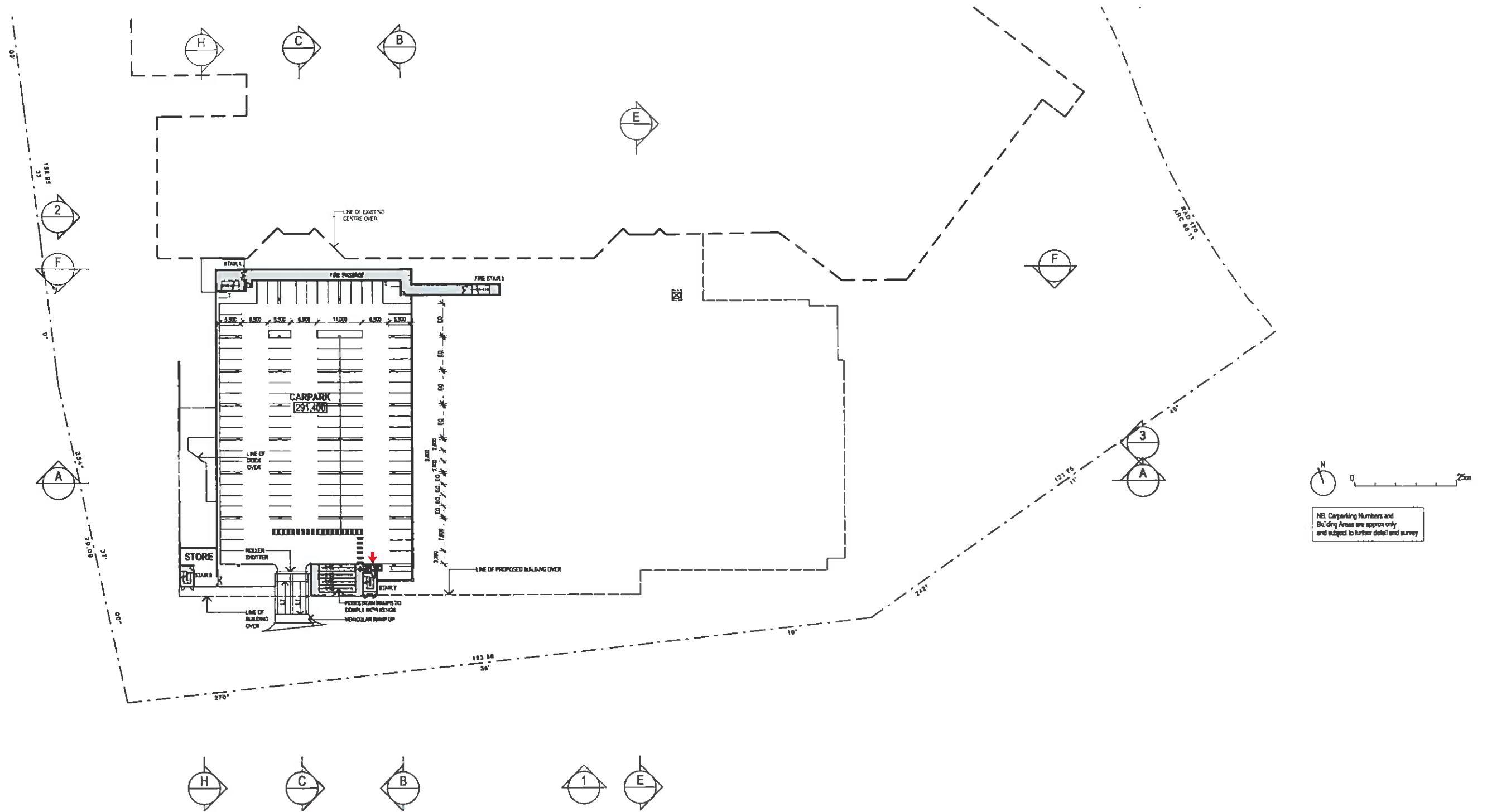
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FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP
B	22/12/09	TRAFFIC RESPONSE	NO
C	22/02/10	TRAFFIC RESPONSE	RP

REDDOG ARCHITECTS PTY LTD
6 PROSPECT ST FORTITUDE VALLEY Q 4006
PO BOX 132 LUTWYCHE Q 4030
TEL 07 3252 8912 FAX 07 3252 8914





RETAIL EXTENSION ORANA MALL market place BASEMENT PLAN

COMET (AUS) PTY LTD

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Project No.
2241-124

Drawing No.
DA 06 /B

Drawing Scale
1:1000 @ A1

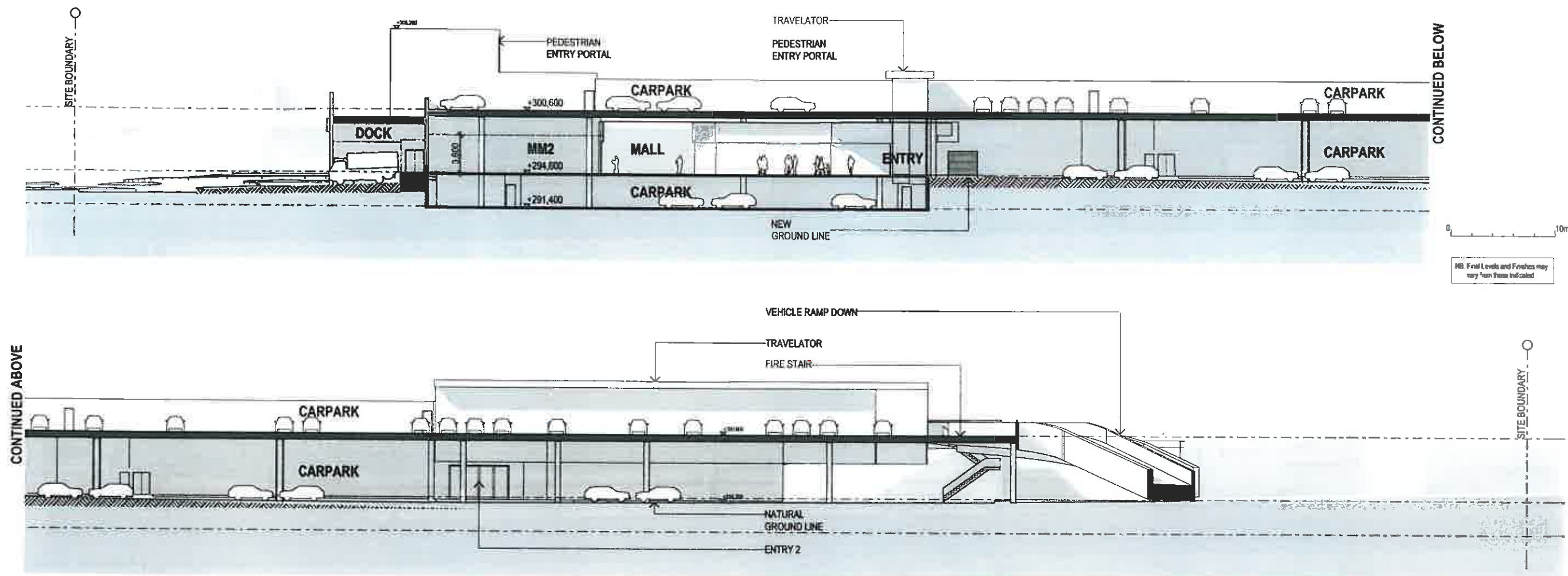
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FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP
B	22/12/09	TRAFFIC RESPONSE	NO

REDDOG ARCHITECTS PTY LTD
5 PROSPECT ST FORTITUDE VALLEY Q 4006
PO BOX 182 LUTWICH Q 4830
TEL 07 3252 8813 FAX 07 3252 8814





A SECTION A
SCALE - 1:200

RETAIL EXTENSION ORANA MALL market place

SECTIONS 1

COMET (AUS) PTY LTD

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Project No.
2241-124

Drawing No. Issue
DA 07 /A

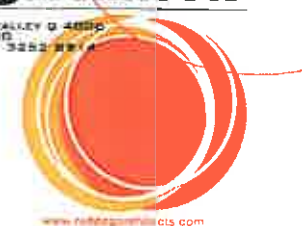
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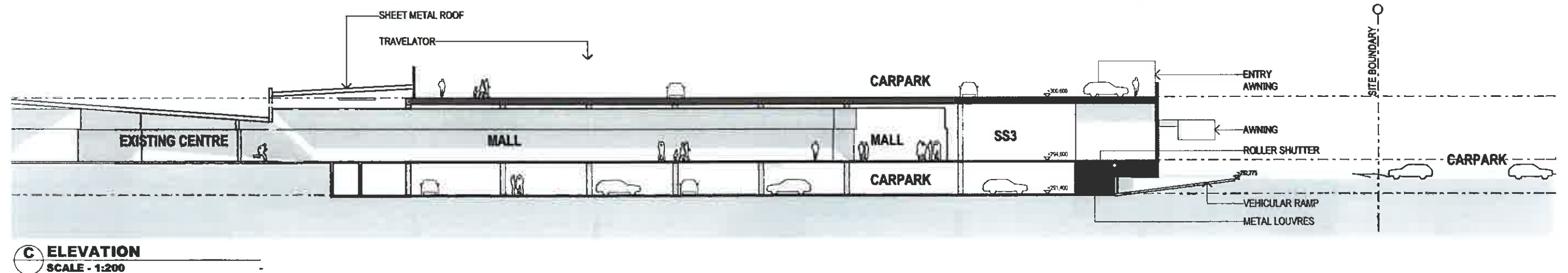
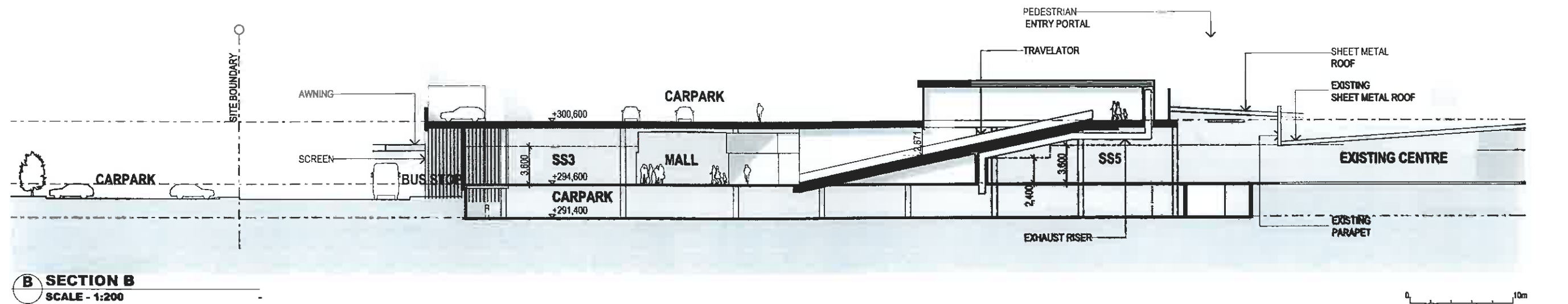
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FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP

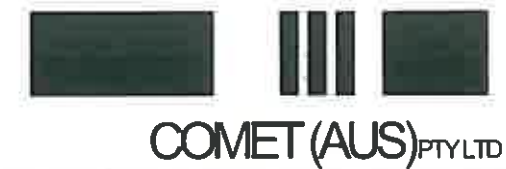
REDDOG ARCHITECTS PTY LTD
8 PROSPECT OF FORTITUDE VALLEY Q 4050
PO BOX 133 LUTWICH Q 4030
TEL 07 3252 8912 FAX 07 3252 8914





RETAIL EXTENSION ORANA MALL market place

SECTIONS 2



Project No.
2241-124

Drawing No.
DA 08 /A

Drawing Scale
1:200 @ A1

Issue
/A

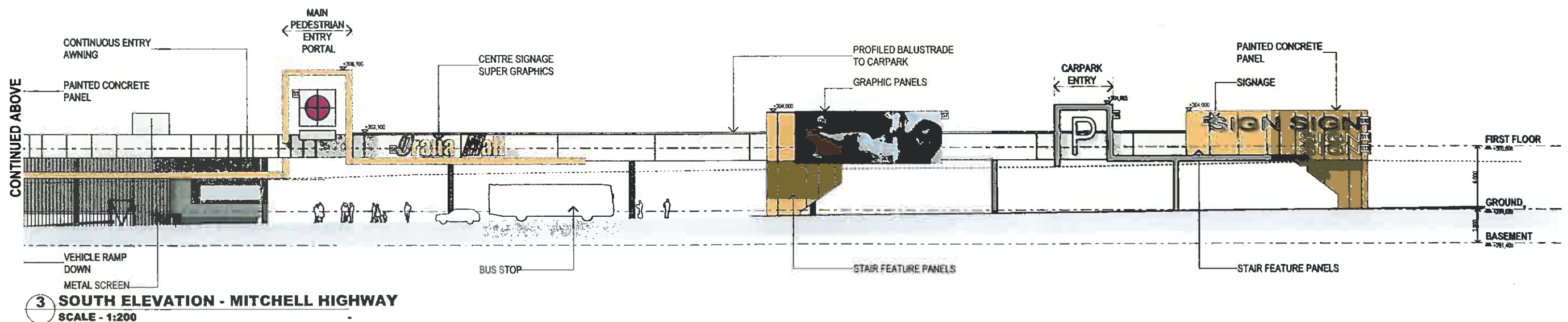
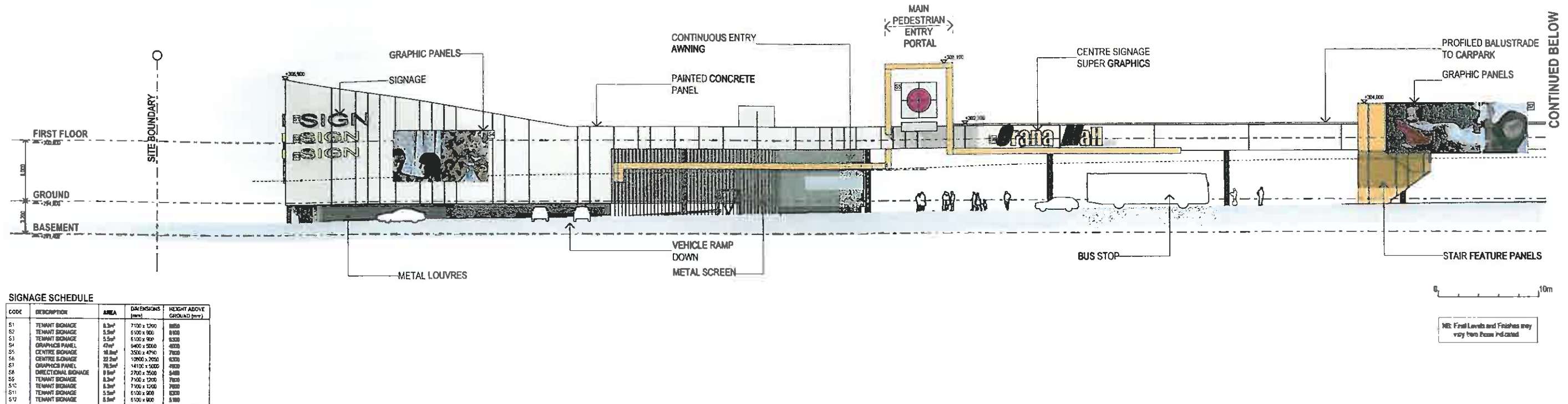
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DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP

REDDOG ARCHITECTS PTY LTD
5 PROSPECT ST FORTITUDE VALLEY Q 4008
PO BOX 122 LUTWYCHE S 4030
TEL 07 3255 0512 FAX 07 3255 0514





RETAIL EXTENSION ORANA MALL market place ELEVATIONS1

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Project No
2241-124

Drawing No
DA 09 /A

Drawing Scale
1:200 @ A1

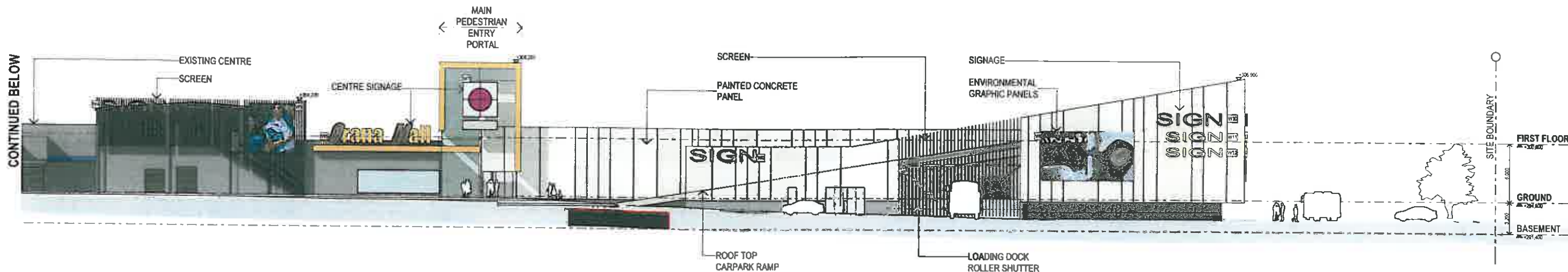
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FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP

REDDOG ARCHITECTS PTY LTD
6 FREEDOM ST FORTITUDE VALLEY 6 4001
PO BOX 132 LUTWYCHE 6 4030
TEL 07 3252 8012 FAX 07 3252 8014



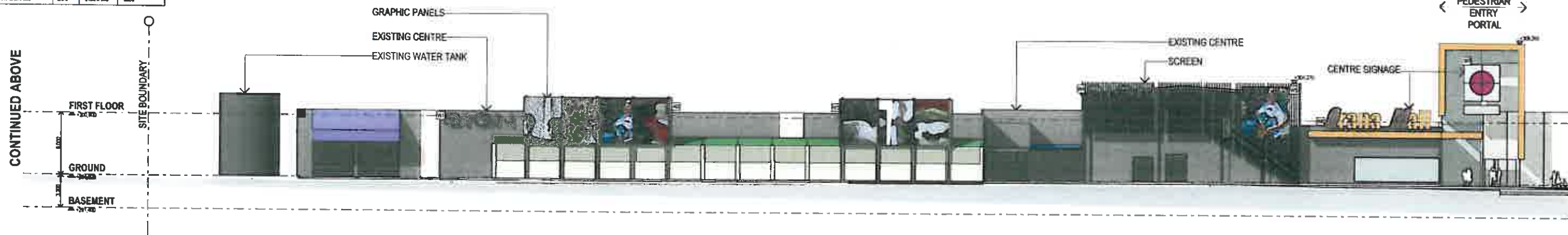


SIGNAGE SCHEDULE

CODE	DESCRIPTION	AREA	DIMENSIONS (mm)	HEIGHT ABOVE GROUND (mm)
W1	TENANT SIGNAGE	8.3m²	700 x 1200	5200
W2	GRAPHICS PANEL	84.8m²	14000 x 4500	3300
W3	GRAPHICS PANEL	45.5m²	10000 x 4500	3300
W4	TENANT SIGNAGE	8.3m²	700 x 1200	8800
W5	GRAPHICS PANEL	23.8m²	4700 x 5000	9000
W6	CENTRE SIGNAGE	22.2m²	10000 x 2000	5000
W7	CENTRE SIGNAGE	18.8m²	10000 x 4000	7000
W8	TENANT SIGNAGE	8.3m²	700 x 1200	3000
W9	GRAPHICS PANEL	47m²	9400 x 5000	4000
W10	TENANT SIGNAGE	8.3m²	700 x 1200	9700
W11	TENANT SIGNAGE	5.5m²	8000 x 800	8000
W12	TENANT SIGNAGE	5.5m²	8000 x 800	8800

0 10m

NR: Final Levels and Finishes may vary from those indicated



2 WEST ELEVATION - WHEELERS LANE
SCALE - 1:200

RETAIL EXTENSION ORANA MALL market place



COMET (AUS) PTY LTD

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Project No.
2241-124

Drawing No.
DA 10 /A

Issue

Drawing Scale
1:200 @ A1

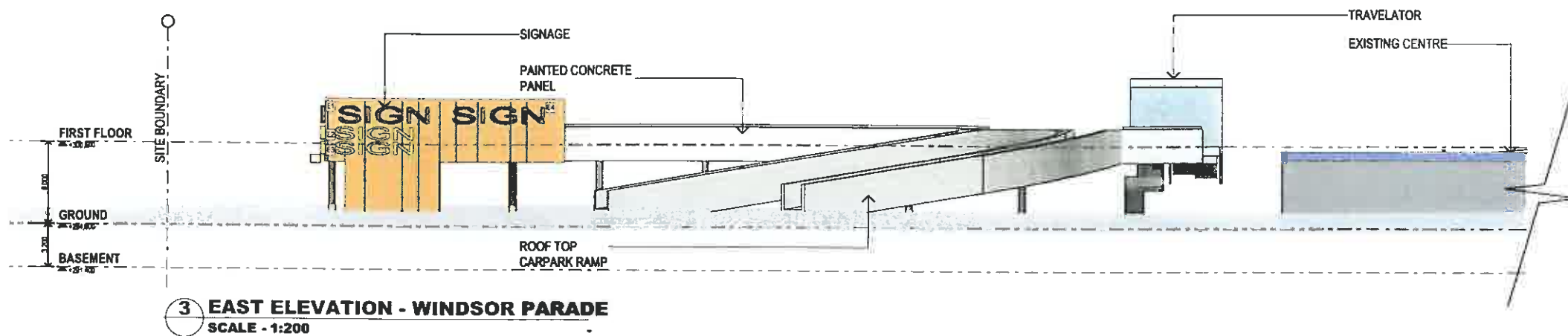
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DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP

REDDOG ARCHITECTS PTY LTD
6 PROSPECT ST FORTITUDE VALLEY W 4000
PO BOX 132 LUTWYCHE S 4030
TEL 07 3252 8912 FAX 07 3252 8911





SIGNAGE SCHEDULE

CODE	DESCRIPTION	AREA	DIMENSIONS (mm)	HEIGHT ABOVE GROUND (mm)
E1	TENANT SIGNAGE	8.3m²	700 x 1200	6800
E2	TENANT SIGNAGE	5.5m²	600 x 800	3250
E3	TENANT SIGNAGE	5.5m²	600 x 800	4150
E4	TENANT SIGNAGE	8.3m²	700 x 1200	6800

0 10m

NB: Final Levels and Finishes may vary from those indicated

RETAIL EXTENSION ORANA MALL market place

ELEVATIONS 3

COMET (AUS) PTY LTD

Project No
2241-124

Drawing No
DA 11 /A

Drawing Scale
1:200 @ A1

Date
FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP

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MISSION ARCHITECTS PTY LTD
5 PRESPECT ST FORTITUDE VALLEY Q 4006
PO BOX 335 LUTWICH Q 4006
TEL 07 3252 8912 FAX 07 3252 8911



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RETAIL EXTENSION
ORANA MALL market place



COMET (AUS) PTY LTD

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Project No.
2241-124

Drawing No.
DA 12

Issue
/A

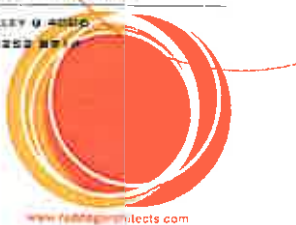
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Date
FEB 2009

DEVELOPMENT
APPROVAL

Issue	Date	Description	By
A	06/11/09	DEVELOPMENT APPROVAL	RP

REDDOG ARCHITECTS PTY LTD
6 PROSPECT ST PORTLAND VALLEY VIC 3208
PO BOX 132 LUTWICH VIC 4030
TEL 07 3262 8913 FAX 07 3262 8914



LANDSCAPE SPECIFICATION NOTES

GENERAL

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent. The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

EXISTING SERVICES

Existing services on site include stormwater drainage, water and associated power service conduits. Locations of all services should be established prior to excavation and installation of planting beds and footings etc. The drawings DO NOT indicate the extent of existing services. Existing services must be confirmed by the Contractor prior to excavation.

Do not excavate by machine within 1m of existing underground services without prior approval or identification of service location.

WEED CONTROL

The Contractor shall chemically spray all areas to be landscaped with a pre-emergent non residual herbicide to remove all weed growth prior to commencement of earthworks. The site shall be maintained in a weed free state during the contract period.

Regularly remove, by hand, rubbish and weed growth that may occur or recede throughout planted and mulched areas. Continue eradication through the course of the works and during the Establishment Period.

PLANT MATERIALS

The Contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off.

All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Roots shall be fibrous with repeated sequential division, with outwards or downwards growth to >80% of the rootball.

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species. Trees shall be true to type, with healthy foliage and extension growth consistent with vigorous specimens of the species nominated.

DRAINAGE

All landscape areas shall be free draining with positive drainage to SW outlets or natural drainage systems. Raised planters shall use Emich VersiCell drainage system, install as per manufacturers specifications to areas denoted in details.

TOPSOIL

Imported Topsoil shall be 'Organic Garden Mix' (Australian Native Landscapes) or equivalent and conform to AS 4419 Soils for landscaping and garden use.

The Contractor shall submit a 1kg sample of the Topsoil (either Site Soil or Imported Topsoil as appropriate to the development) as the 'approved' sample with test data confirming compliance with the Australian Standard. All planter areas shall have a minimum soil depth of 300mm. All turf areas shall have a minimum soil depth of 100mm.

FERTILISER

Apply slow release fertiliser at the time of planting to planter bed areas and advanced tree positions strictly in accordance with the manufacturer's specification and with regard to season, top soil, watering regimes and sub grade conditions.

PLANTER AREAS

Shall be constructed to the extent nominated on the plan including 150mm cultivation, improved top soil to 300mm depth 75mm depth mulch and staking of plant materials exceeding 45L container size. Planter areas should be maintained at a maximum 1:3 grade.

PLANTING

Before planting begins, thoroughly water the plants and planting areas. Plants shall be set plumb with the top of the root ball flush with the level of the surrounding ground. Water plants again immediately after planting.

Advanced Trees: Excavate a hole a minimum 300mm wider than the root ball and to depth of rootball. Break up the base of the hole to 200mm depth and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with imported topsoil, lightly tamp and water to eliminate air pockets. Provide hardwood stakes that are straight, free from knots or blemishes, pointed at one end. Drive stakes into the ground at least one third of their length, avoiding damage to the root system. For plants > 2.5 m high Three 50 x 50 x 2400 mm stakes per plant. For plants 1 - 2.5 m high Two 50 x 50 x 1800 mm stakes per plant. For plants < 1 m high One 38 x 38 x 1200 mm stake per plant. Connect stakes to tree with Hessian ties, 50mm wide, in figure of eight formation. Nail fix ties to stakes.

MULCH

Apply mulch to all planter areas unless specified as different. Mulch is to be free of deleterious and extraneous matter such as soil, weeds and sticks. Use organic mulch free of stones. Spread mulch evenly to 75mm depth. Finish 25mm below surrounding finished levels or as detailed. Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Mulch type shall be 'Forest Blend' (Australian Native Landscapes) or equivalent.

IRRIGATION (Performance Specification)

The contractor shall design, supply, install and commission an automatic irrigation system for all new landscape areas to the extent nominated on the landscape plans. The irrigation plan will be prepared and certified by an irrigation designer and head pressure will be checked prior to commencement of the design with all provision for pressure reduction allowed for in the design. The contractor is to provide a fully operational and industry compliant irrigation system.

Landscape areas adjacent to building will be irrigated and areas in carpark are to be handwatered.





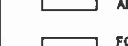









The irrigation system will need to provide the designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need a minimum of 20mm/m² water per week. The landscape contractor will need to monitor natural rainfall and set irrigation flows accordingly on a monthly basis. A tank of approximately 30,000L will be required to irrigate landscaped areas nominated on the plan. Hydraulic Engineer to be consulted for exact tank size requirement.

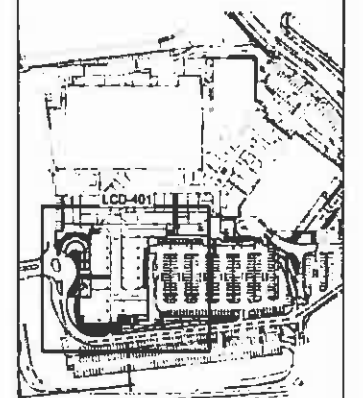
MAINTENANCE PERIOD

Maintain the works for a period of 26 weeks following Practical Completion to end of defects liability period. Throughout the maintenance period, carry out recurrent works of a maintenance nature including but not limited to: watering, fertilising, pest & disease control, pruning and failed plant material replacement.

Mulch: Maintain 75mm depth mulch and re-stake as necessary. Maintain the surface in a clean and tidy condition.

LEGEND

-  PYRUS 'CHANTICLEER'
-  FRAXINUS GREGGII
-  SHRUBS
-  GRASSES / GROUNDCOVERS
-  CONCRETE TO ARCHITECTS DETAILS
-  FORECOURT PAVING TO ARCHITECTS DETAILS
-  BICYCLE RACK
-  SINGLE SIDED UNIT
-  MANUFACTURER STREET FURNITURE AUSTRALIA
-  TYPE BSTS-01
-  LENGTH 1900MM (5 BIKES)
-  FINISH STANDARD HOT DIPPED GALVANISED
-  FIXING SUBSURFACE WITH BASE PLATE
-  INSTALLATION AS PER MANUFACTURERS INSTRUCTIONS



A FOR DEVELOPMENT APPLICATION 05.11.20

Issue Amendment: Date

FOR DEVELOPMENT APPLICATION

Approved By: ANDREW TURNBULL No: 673

Project Title: ORANA MALL

Scale: 1:200 @A1

Project No: 20080188

Drawn By: J.T.S. Date: NOV 2009

Check By: J.T.S. Date: NOV 2009

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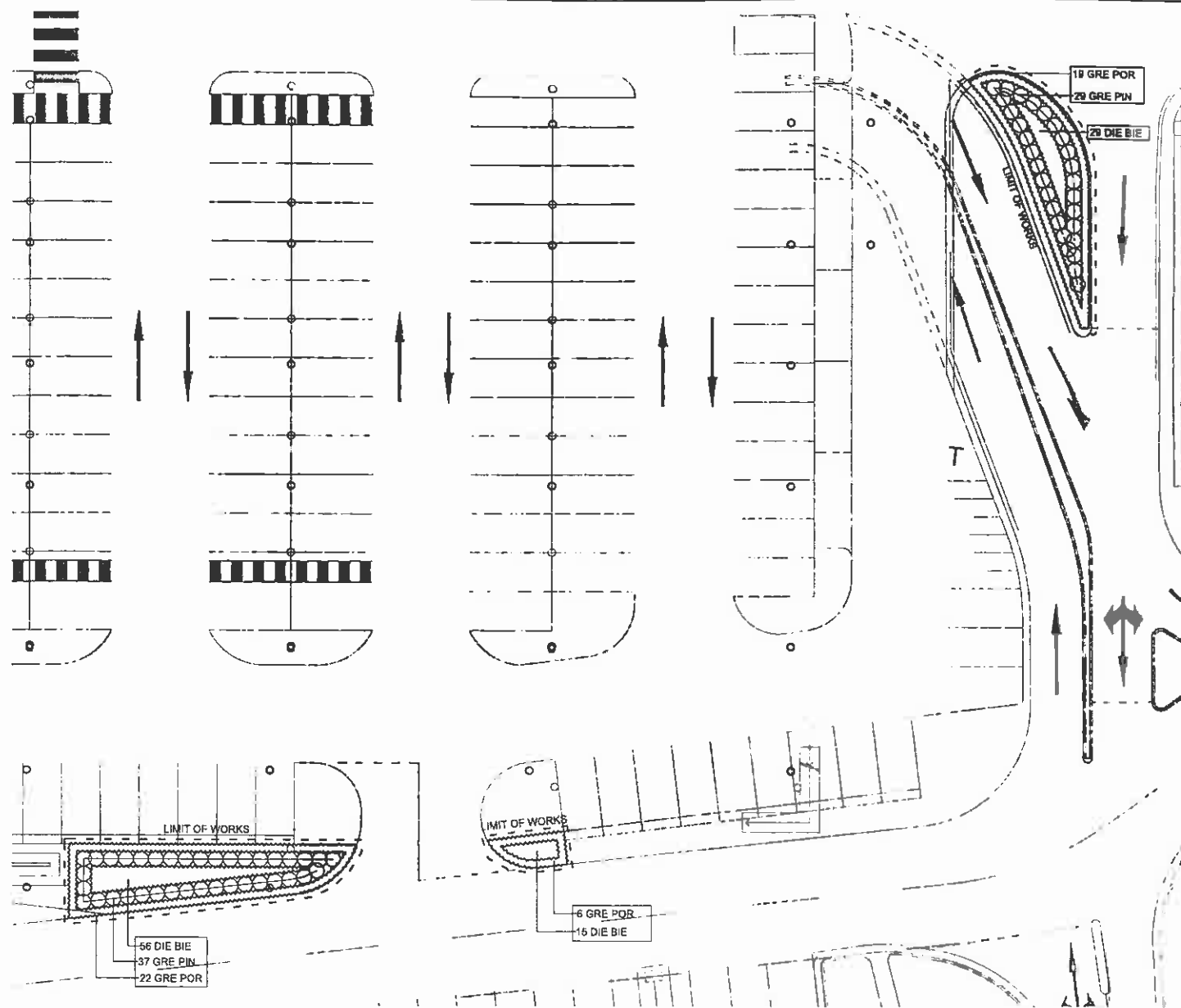
Project No: 20080188

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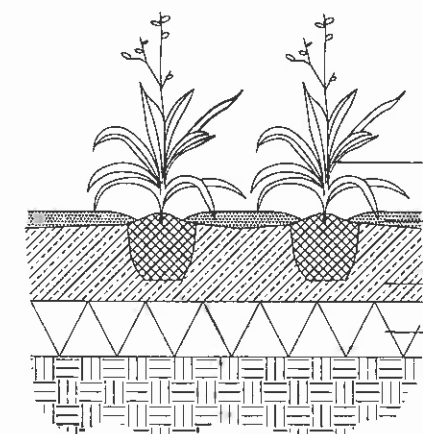
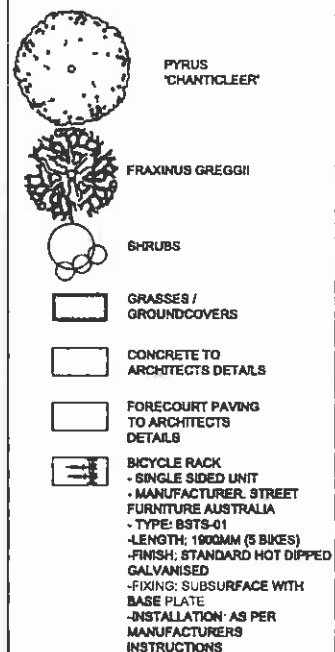
Project Title: ORANA MALL

Scale: 1:



PLANT SCHEDULE							
CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	POT SIZE	MIN. HEIGHT	PLANTING RATE	QUANTITY
TREES							
PYR CHA	<i>Pyrus 'Chanticleer'</i>	Ornamental Pear - Chanticleer	11 x 6m	200L	3m	-	2
FRA GRE	<i>Fraxinus greggii</i>	Little Ash	5m	75L	1.5m	-	5
SHRUBS							
GRE MIS	<i>Grevillea 'Misty Pink'</i>	Pink Grevillea	3 x 2.5 m	300mm	1m	1m	20
GRE PIN	<i>Grevillea 'Tinkled Pink'</i>	Dwarf Pink Grevillea	1 x 1m	200mm	300mm	1m	148
GROUNDCOVERS AND GRASSES							
DIE BIE	<i>Dietsa bicolor</i>	Spanish Iris	0.8 x 0.8m	200mm	500mm	3/m2	564
AGA TIN	<i>Agapanthus 'Tinkerbell'</i>	Variegated Dwarf Agapanthus	0.3 x 0.3m	140mm	200mm	5/m2	360
GRE POR	<i>Grevillea 'Poorinda Royal Mantle'</i>	Grevillea Royal Mantle	3m spread	140mm	prostrate	3/m2	47
LOM TAN	<i>Lomandra teretica</i>	Lomandra	0.8 x 0.8m	200mm	500mm	3/m2	182
TRA JAS	<i>Trachelospermum jasminoides</i>	Star Jasmine	7m spread	140mm	prostrate	3/m2	66
RHO ANT	<i>Rhodanthe anthemoides</i>	Paper Daisy	0.15 x 0.8m	140mm	100mm	4/m2	52

LEGEND



1 TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
SCALE 1:10

MULCH: 75MM DEPTH AS SPECIFIED. FORM SHALLOW DISH DRAINING TO BASE OF TREE. SPREAD TO PLANTING. HOLE EXTENTS: ENSURE THERE IS NOT MULCH AGAINST TREE TRUNK.

TOPSOIL TO SPECIFICATION, 300MM DEPTH
SLOW RELEASE FERTILISER AS PER MANUFACTURERS SPECIFICATIONS

WALL CLADDING TO ARCHITECTS DETAIL

CURB TO ENGINEERS DETAIL

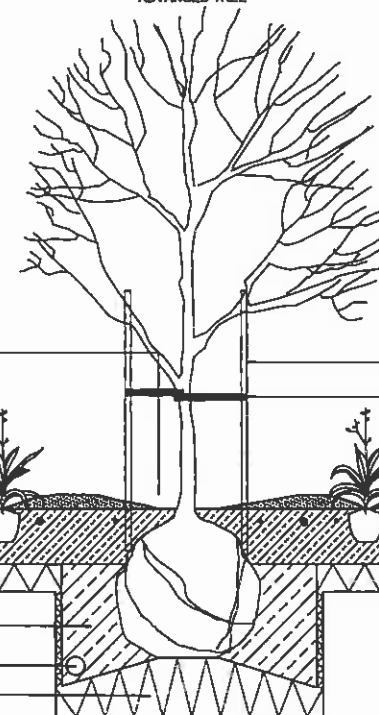
CULTIVATE BOTTOM & SIDES OF PLANTING HOLE

PLANTING HOLE: 300MM WIDER THAN POT/BAG SIZE. BACKFILL HOLE WITH SITE SOIL FROM 300MM DEPTH TO CULTIVATED SUBGRADE.

SUBSOIL DRAINAGE TO ENGINEERS DETAIL

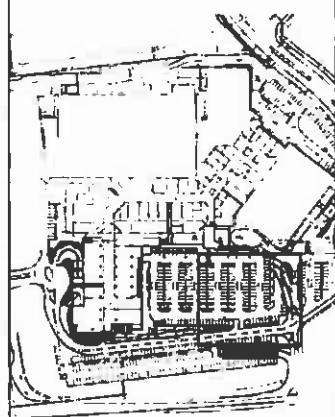
CULTIVATED SUBGRADE 200MM BELOW BOTTOM OF ROOTBALL

ADVANCED TREE



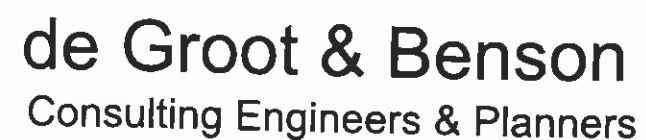
NOTES:
CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO TREE POSITION.

2 TYPICAL RAISED SEAT-WALL PLANTER DETAIL
1:20



FOR DEVELOPMENT APPLICATION
Issue Amendment
Drawing Status
FOR DEVELOPMENT APPLICATION
Approved By
ANDREW TURNER
Date
06.11.09
673



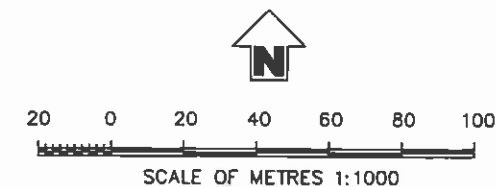


PROPOSED RETAIL EXTENSION
ORANA MALL MARKET PLACE
56 WINDSOR PARADE, DUBBO



DRAWING INDEX			
DRAWING No.	DESCRIPTION	DRAWING No.	DESCRIPTION
REDDOG		DGB	
DA01	COVER SHEET	08004-DA20	COVER SHEET
DA02	EXISTING SITE PLAN	08004-DA21	EXISTING SITE
DA03	PROPOSED SITE PLAN	08004-DA22	SITE PLAN
DA04	GROUND FLOOR PLAN	08004-DA23	DEMOLITION PLAN
DA05	LEVEL 1 PLAN	08004-DA24	SITE CARPARKING
DA06	BASEMENT PLAN	08004-DA25	BASEMENT SIGNAGE
DA07	SECTIONS 1	08004-DA26	GROUND FLOOR SIGNAGE
DA08	SECTIONS 2	08004-DA27	LEVEL 1 SIGNAGE
DA09	ELEVATIONS 1	08004-DA28	SIGN DETAILS
DA10	ELEVATIONS 2	08004-DA29	GROUND FLOOR ACCESS AND MOBILITY
DA11	ELEVATIONS 3	08004-DA30	LEVEL 1 ACCESS AND MOBILITY
DA12	SKETCHES	08004-DA31	STORMWATER
		08004-DA32	SEWER AND ELECTRICAL SERVICES
LANDSCAPING		08004-DA33	RAMP 1
LDA-401	LANDSCAPE PLAN	08004-DA34	RAMP 2
LDA-402	LANDSCAPE PLAN		

A REV		09.11.09 DATE	DEVELOPMENT APPLICATION REVISION	PJB DR.BY	GPB AP.BY	© COPYRIGHT 2007 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides	APPROVED ON BEHALF OF DUBBO CITY COUNCIL CITY ENGINEER DATE	Scale AS SHOWN Surveyed (MRE, ASTLEY & ASSOCIATES) Drawn PJB Checked GPB	Cad disk No. 15 Datum AHD Approved GPB Date NOV. 2009 Sheet No.	de Groot & Benson Pty Ltd Consulting Engineers & Planners 	A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgbc.com.au	SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO FOR: COMET (AUS) Pty Ltd	Drawing No. 08004-DA2 Amendment No. Council No.
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RESIDENTIAL

MEDICAL CENTRE

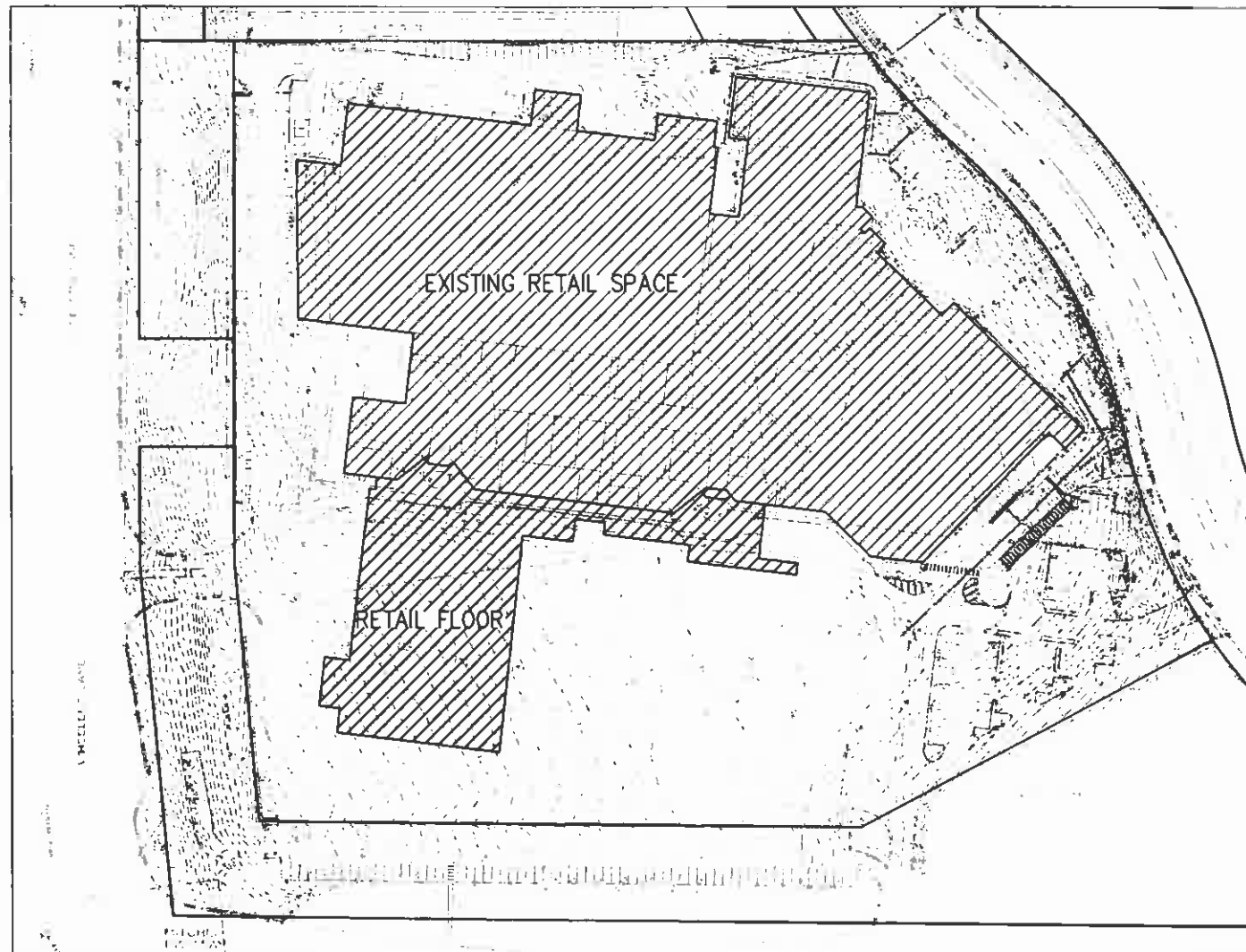
ORANA MALL

AGED CARE ACCOMODATION

ORANA MALL MARKET PLACE

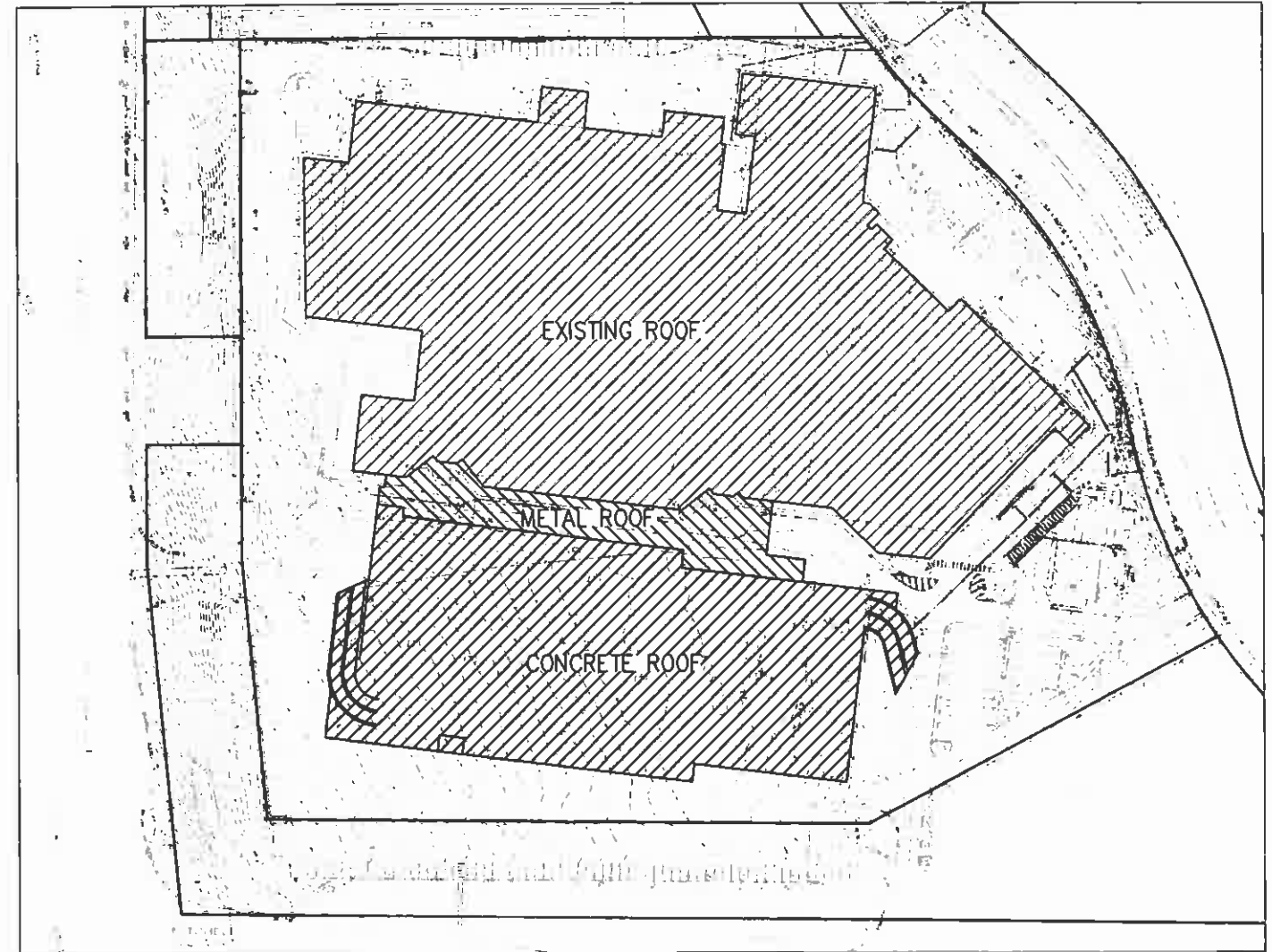
RESIDENTIAL

<div> <div>A</div> <div>09.11.09</div> <div>DEVELOPMENT APPLICATION</div> </div>	<div> <div>REV</div> <div>DATE</div> </div>	<div> <div>REVISION</div> </div>	<div> <div>PJB</div> <div>GPB</div> </div>	<div> <div>DR.BY</div> <div>AP.BY</div> </div>	<div> <div>© COPYRIGHT 2009</div> <div>The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides</div> <div>APPROVED ON BEHALF OF DUBBO CITY COUNCIL</div> <div>CITY ENGINEER</div> <div>DATE</div> </div> <td data-bbox="946 1827 1121 1999"> <div> <div>Scale AS SHOWN</div> <div>Surveyed MRE, ASTLEY & ASSOCIATES</div> <div>Drawn PJB</div> <div>Checked GPB</div> </div> </td> <td data-bbox="1121 1827 1297 1999"> <div> <div>Ced disk No. 15</div> <div>Datum AHD</div> <div>Design GPB</div> <div>Date DEC 2008</div> <div>Approved GPB</div> <div>Sheet No.</div> </div> </td> <td data-bbox="1297 1827 1709 1999"> <div> <div>de Groot & Benson Pty Ltd</div> <div>Consulting Engineers & Planners</div> <div>  </div> <div> <div>A.C.N. 052 300 571</div> <div>238 Harbour Drive</div> <div>Coffs Harbour NSW 2450</div> <div>Phone (02) 6652 1700</div> <div>Fax (02) 6652 7416</div> <div>Email emus@dgbc.com.au</div> </div> </div><td data-bbox="1709 1827 2187 1999"> <div> <div>SERVICE AREA REDEVELOPMENT</div> <div>ORANA MALL MARKET PLACE</div> <div>MITCHELL HIGHWAY, DUBBO</div> <div>FOR: COMET (AUS) Pty Ltd</div> </div> </td><td data-bbox="2187 1827 2656 1999"> <div> <div>EXISTING SITE PLAN</div> </div> </td><td data-bbox="2656 1827 2798 1999"> <div> <div>Drawing No. 08004-DA21</div> <div>Amendment No. A</div> <div>Council No.</div> </div> </td></td>	<div> <div>Scale AS SHOWN</div> <div>Surveyed MRE, ASTLEY & ASSOCIATES</div> <div>Drawn PJB</div> <div>Checked GPB</div> </div>	<div> <div>Ced disk No. 15</div> <div>Datum AHD</div> <div>Design GPB</div> <div>Date DEC 2008</div> <div>Approved GPB</div> <div>Sheet No.</div> </div>	<div> <div>de Groot & Benson Pty Ltd</div> <div>Consulting Engineers & Planners</div> <div>  </div> <div> <div>A.C.N. 052 300 571</div> <div>238 Harbour Drive</div> <div>Coffs Harbour NSW 2450</div> <div>Phone (02) 6652 1700</div> <div>Fax (02) 6652 7416</div> <div>Email emus@dgbc.com.au</div> </div> </div> <td data-bbox="1709 1827 2187 1999"> <div> <div>SERVICE AREA REDEVELOPMENT</div> <div>ORANA MALL MARKET PLACE</div> <div>MITCHELL HIGHWAY, DUBBO</div> <div>FOR: COMET (AUS) Pty Ltd</div> </div> </td> <td data-bbox="2187 1827 2656 1999"> <div> <div>EXISTING SITE PLAN</div> </div> </td> <td data-bbox="2656 1827 2798 1999"> <div> <div>Drawing No. 08004-DA21</div> <div>Amendment No. A</div> <div>Council No.</div> </div> </td>	<div> <div>SERVICE AREA REDEVELOPMENT</div> <div>ORANA MALL MARKET PLACE</div> <div>MITCHELL HIGHWAY, DUBBO</div> <div>FOR: COMET (AUS) Pty Ltd</div> </div>	<div> <div>EXISTING SITE PLAN</div> </div>	<div> <div>Drawing No. 08004-DA21</div> <div>Amendment No. A</div> <div>Council No.</div> </div>
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GROUND FLOOR PLAN

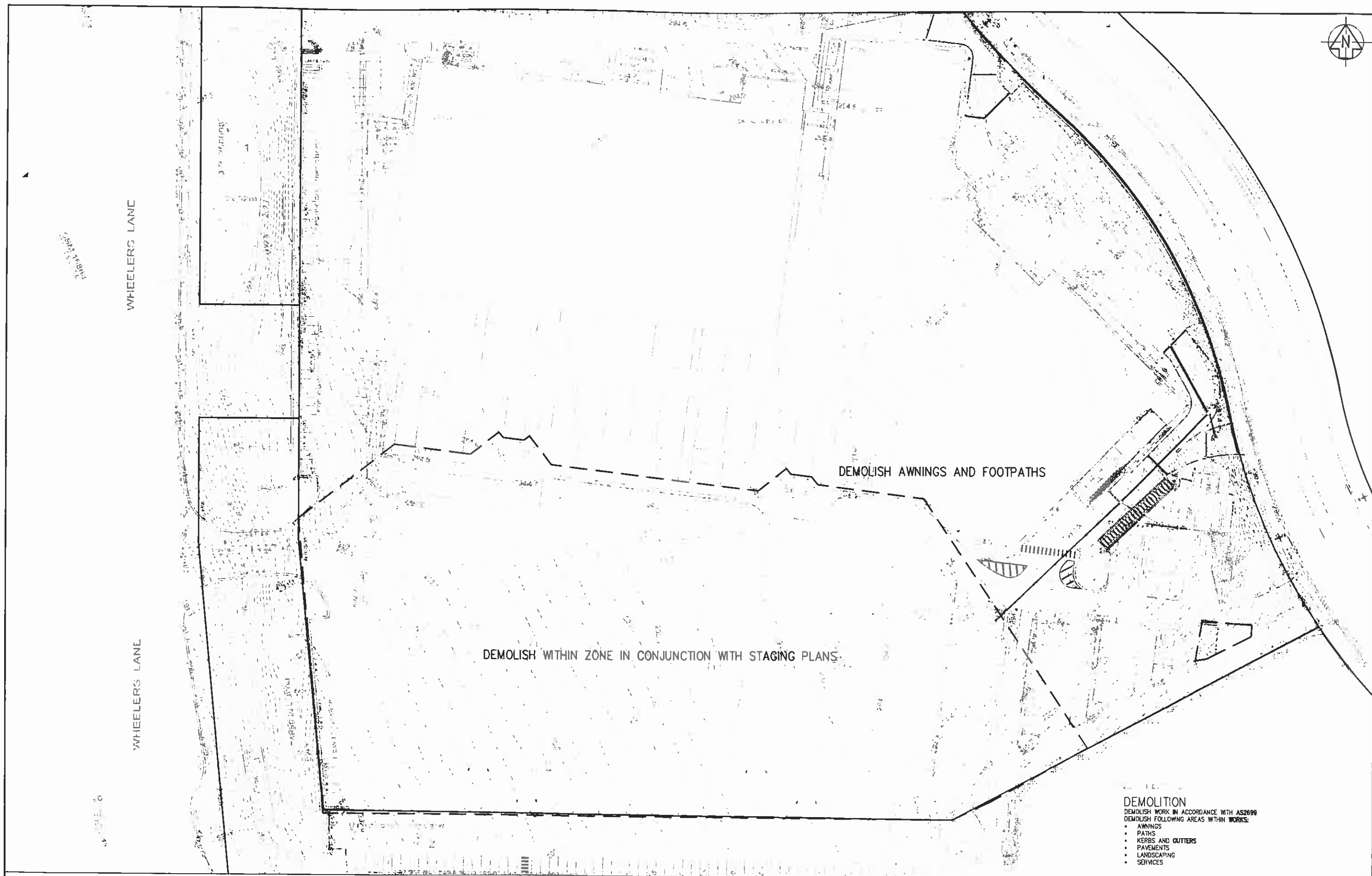
THE RETAIL FLOOR IS TO EXTEND AT THE SAME FLOOR LEVEL AS THE EXISTING BUILDING



ROOF PLAN

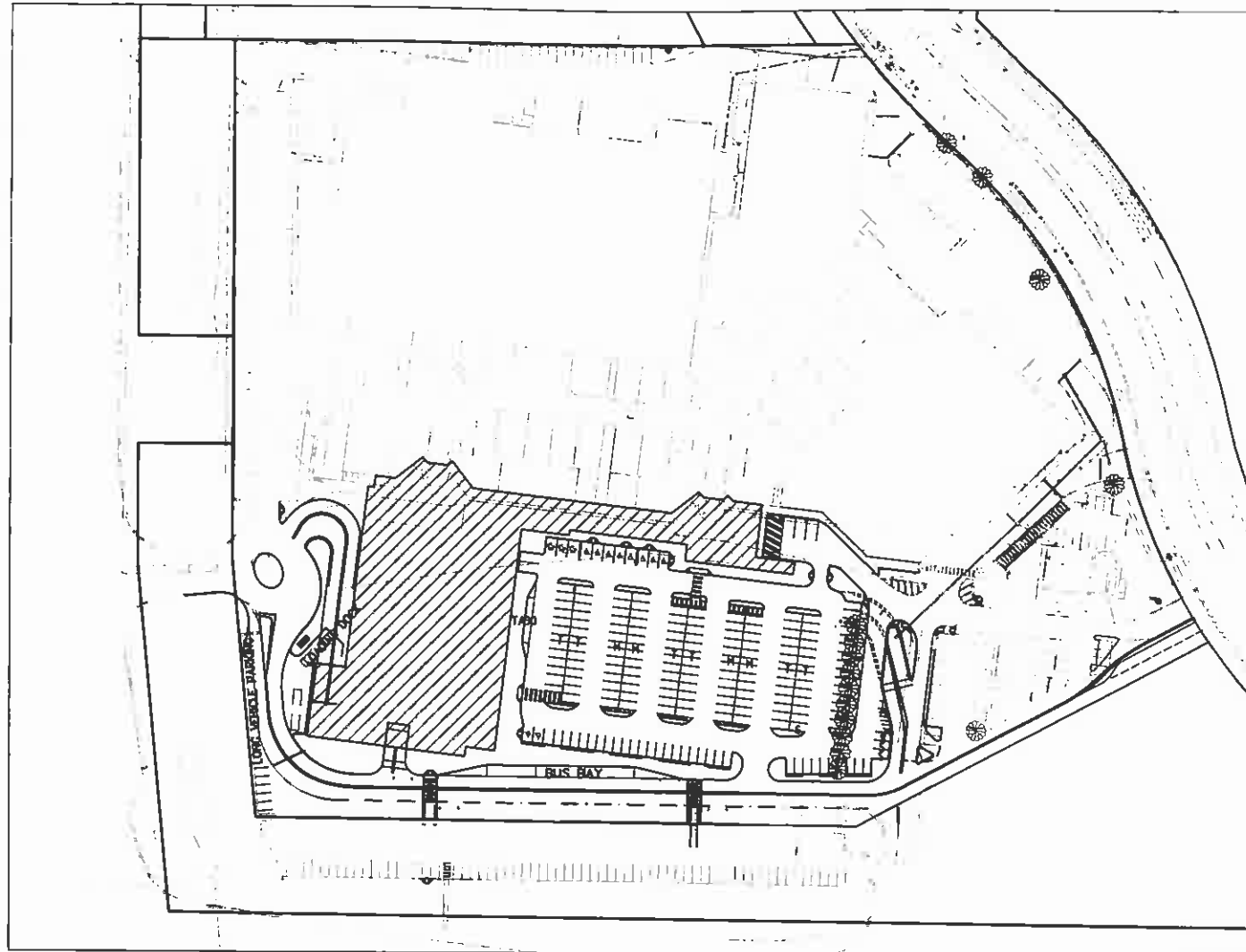
NOTE: THIS PLAN IS TO IDENTIFY THE EXTENT OF BUILDING WORK ON THE SITE AT GROUND FLOOR AND ROOF LEVEL. REFER TO ARCHITECTS PLANS FOR BUILDING DETAILS. THIS PLAN DOES NOT SHOW EXTERNAL WORKS.

A	09.11.09	DEVELOPMENT APPLICATION	PJB	GPB	© COPYRIGHT 2009 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides.	APPROVED ON BEHALF OF DUBBO CITY COUNCIL	Scale 1:1000 @ A1	Cad disk No. 15	de Groot & Benson Pty Ltd		A.C.N. 052 300 571 238 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgbb.com.au	SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO FOR: COMET (AUS) Pty Ltd	SITE PLAN	Drawing No. 08004-DA22
REV	DATE	REVISION	DR.BY	AP.BY		CITY ENGINEER	Drawn SBV	Design GPB	Approved GPB	Consulting Engineers & Planners				Amendment No. A
						DATE	Checked GPB	Date DEC 2006	Sheet No.					Council No.

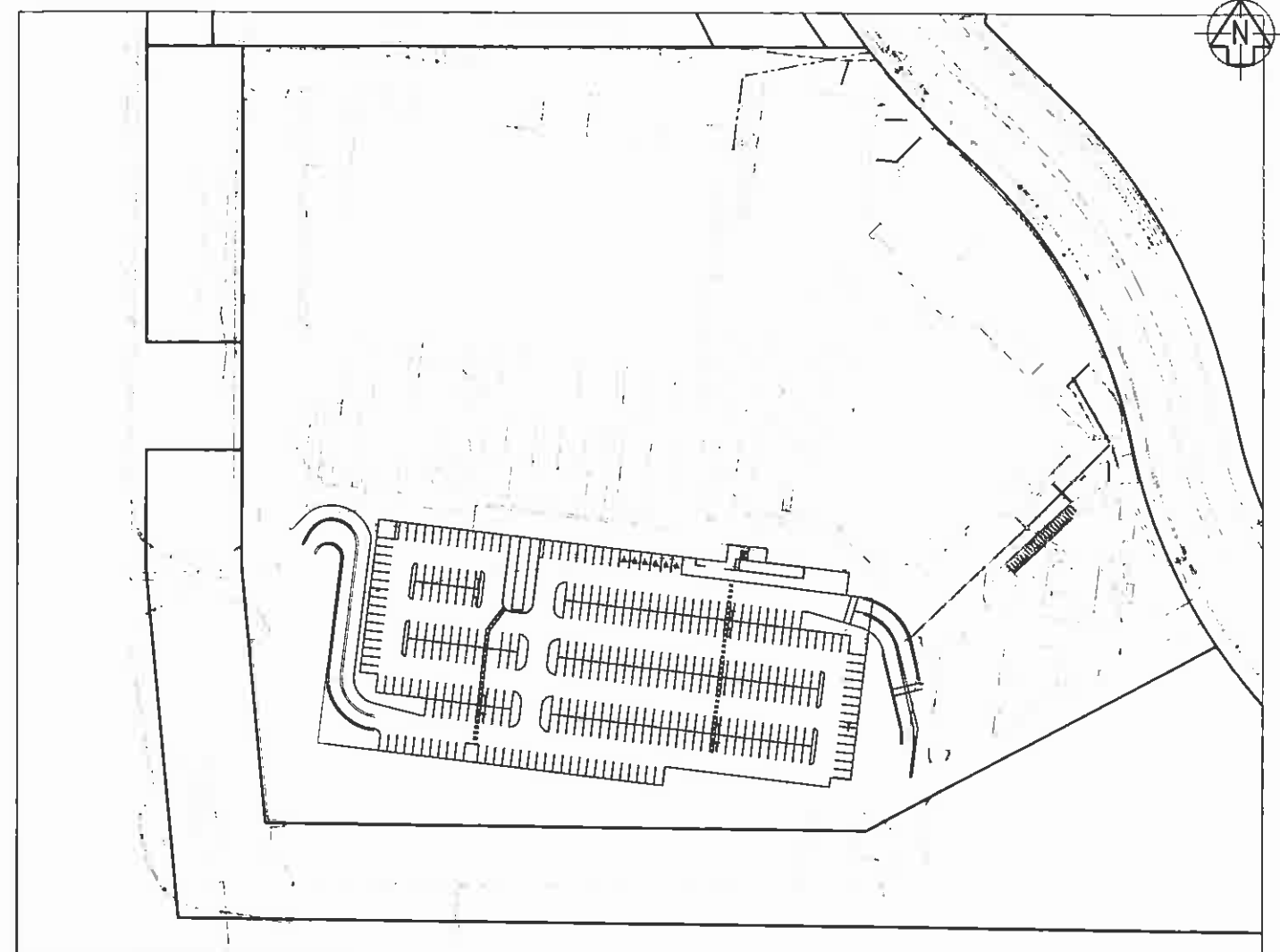


- DEMOLITION**
DEMOLISH WORK IN ACCORDANCE WITH AS2699
DEMOLISH FOLLOWING AREAS WITHIN WORKS:
- AWNINGS
 - PATHS
 - KERBS AND GUTTERS
 - PAVEMENTS
 - LANDSCAPING
 - SERVICES

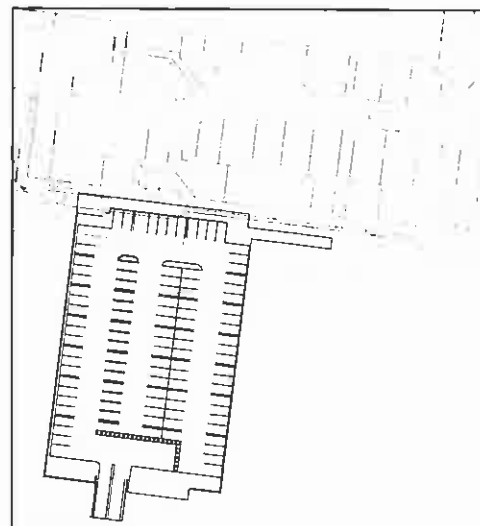
A		09.11.09	DEVELOPMENT APPLICATION	PJB	GPB	<p>© COPYRIGHT 2009 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides</p> <p>APPROVED ON BEHALF OF DUBBO CITY COUNCIL</p> <p>CITY ENGINEER</p> <p>DATE</p>	Scale 1:500 @ A1	Cad disk No. 15	<p>de Groot & Benson Pty Ltd</p> <p>Consulting Engineers & Planners</p> <p>A.C.N. 082 300 571 236 Harbour Drive Coffs Harbour NSW 2450</p> <p>Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgpb.com.au</p>	SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO		DEMOLITION PLAN	Drawing No. 08004-DA23
REV	DATE	REVISION		DR.BY	AP.BY		Surveyed BURE, ASTLEY & ASSOCIATES	Datum AHD					Amendment No. A
							Drawn PJB	Design GPB	Approved GPB				Council No.
							Checked GPB	Date DEC 2006	Sheet No.				



GROUND FLOOR PLAN



ROOF PLAN

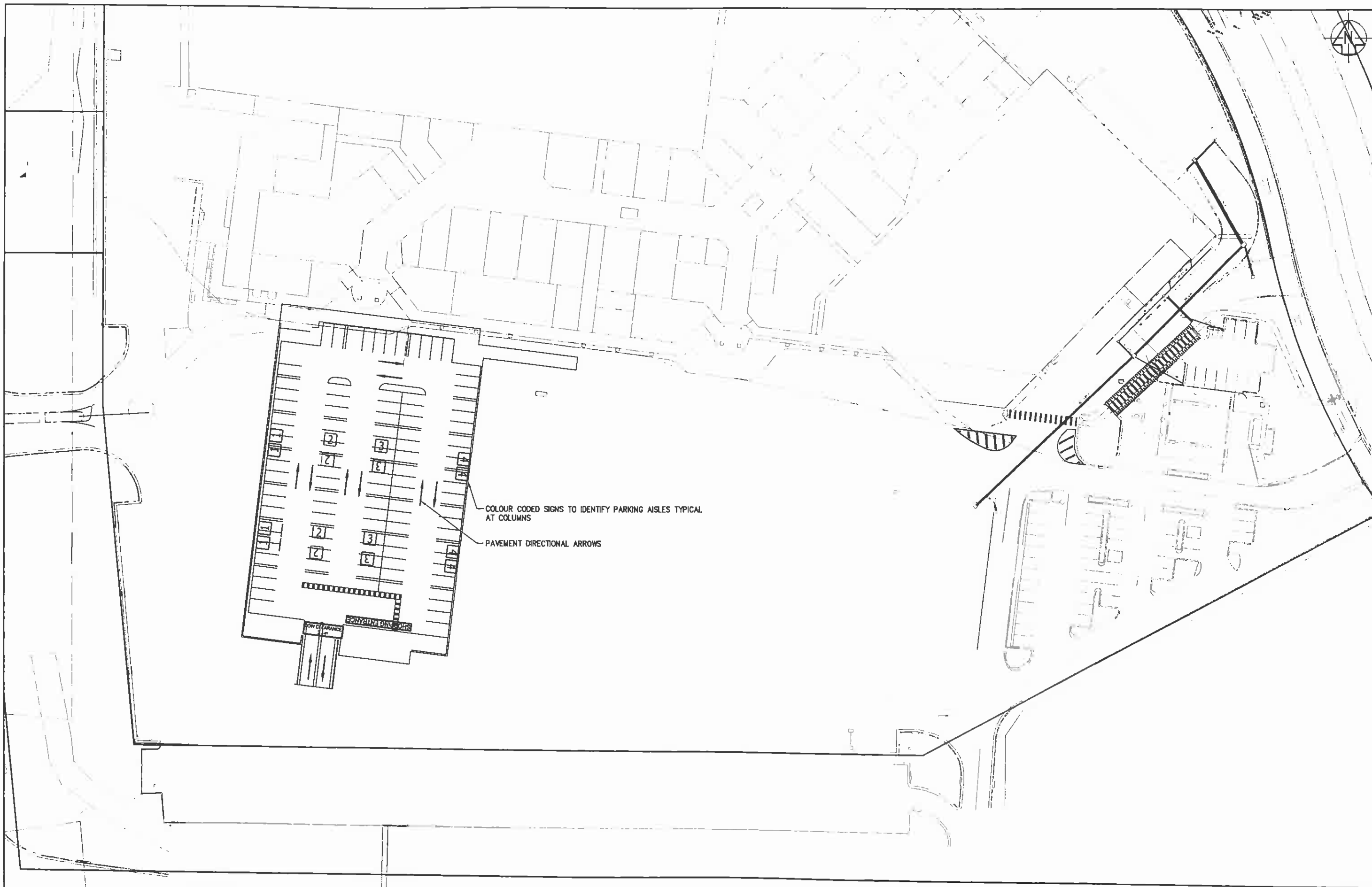


BASEMENT PLAN

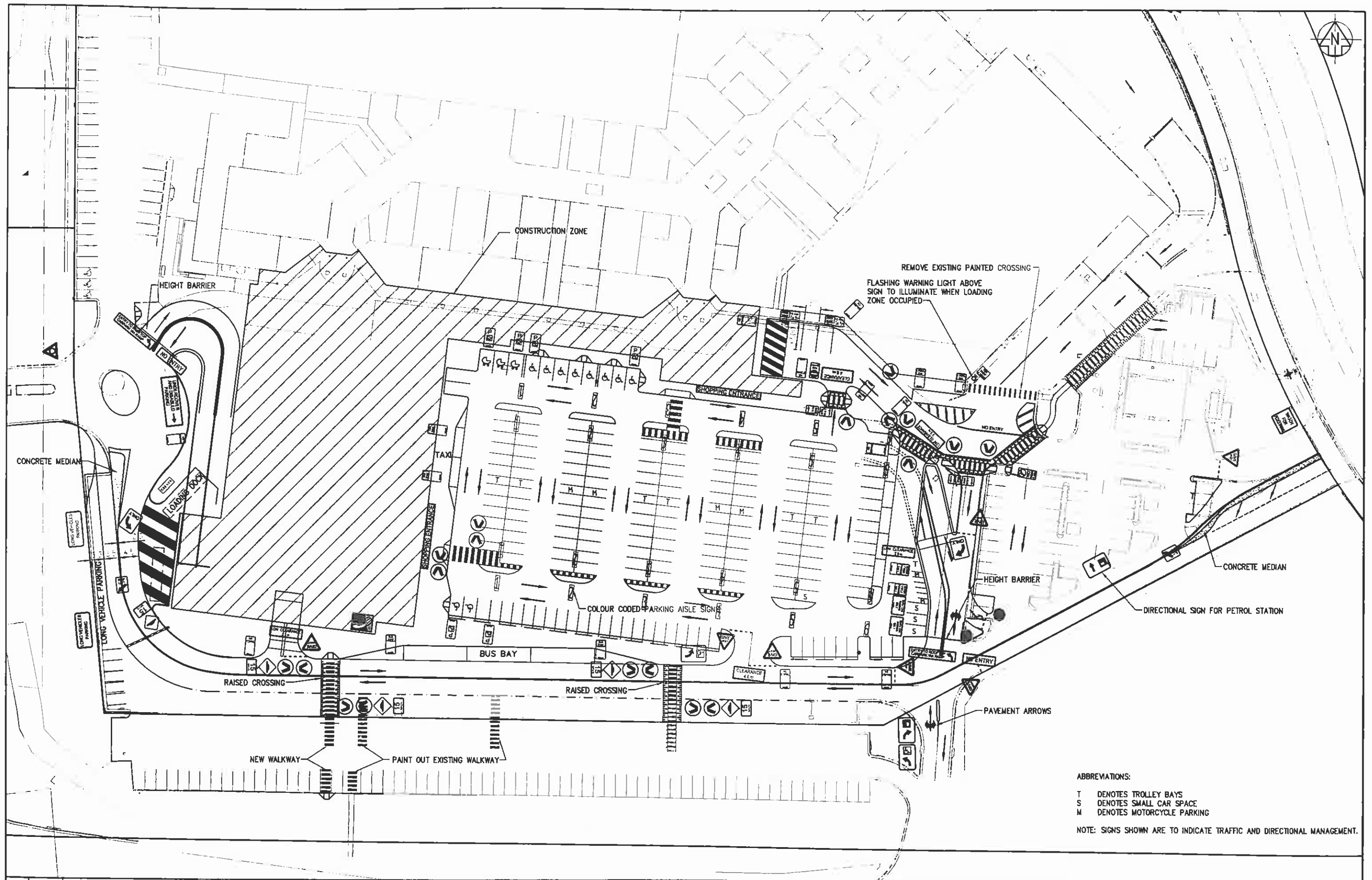
CARPARK SCHEDULE:

BASEMENT:	109 SPACES
GROUND LEVEL:	486 SPACES
ROOF LEVEL:	331
TOTAL:	926 SPACES

REV	DATE	AMENDED DEVELOPMENT APPN DEVELOPMENT APPLICATION	PJB PJB	GPB GPB	<p>© COPYRIGHT 2009</p> <p>The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides</p>	<p>APPROVED ON BEHALF OF DUBBO CITY COUNCIL</p> <p>CITY ENGINEER</p> <p>DATE</p>	Scale	1:1000 @ A1	Cad disk No.	15	<p>de Groot & Benson Pty Ltd</p> <p>Consulting Engineers & Planners</p> <p>A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450</p> <p>Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgbl.com.au</p>	<p>SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO</p> <p>FOR: COMET (AUS) Pty Ltd</p>	<p>SITE CARPARKING</p>	<p>Drawing No. 08004-DA24</p> <p>Amendment No. B</p> <p>Council No.</p>
							Surveyed	IMPE. ASTLEY & ASSOCIATES	Datum	AHD				
							Drawn	PJB	Design	GPB	Approved	GPB		
							Checked	GPB	Date	DEC 2006	Sheet No.			



<div> <div>B</div> <div>A</div> </div> <div> <div>24.02.10</div> <div>09.11.09</div> </div> <div> <div>AMENDED DEVELOPMENT APPN</div> <div>DEVELOPMENT APPLICATION</div> </div>	<div> <div>PJB</div> <div>PJB</div> </div> <div> <div>GPB</div> <div>GPB</div> </div>	<div> <div>© COPYRIGHT 2009</div> <div>The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides</div> </div>	<div> <div>APPROVED ON BEHALF OF</div> <div>DUBBO CITY COUNCIL</div> </div> <div> <div>CITY ENGINEER</div> <div>DATE</div> </div>	<div> <div>Scale</div> <div>1:400 @ A1</div> </div> <div> <div>Cad disk No.</div> <div>15</div> </div> <div> <div>Surveyed</div> <div>IMRE, ASTLEY & ASSOCIATES</div> </div> <div> <div>Datum</div> <div>AHD</div> </div> <div> <div>Drawn</div> <div>PJB</div> </div> <div> <div>Design</div> <div>GPB</div> </div> <div> <div>Approved</div> <div>GPB</div> </div> <div> <div>Checked</div> <div>GPB</div> </div> <div> <div>Date</div> <div>DEC 2006</div> </div> <div> <div>Sheet No.</div> <div></div> </div>	<div> <div>de Groot & Benson Pty Ltd</div> <div>Consulting Engineers & Planners</div> </div> <div> <div>A.C.N. 052 300 571</div> <div>238 Harbour Drive</div> <div>Coffs Harbour NSW 2450</div> </div> <div> <div>Phone (02) 6652 1700</div> <div>Fax (02) 6652 7416</div> <div>Email email@dgb.com.au</div> </div>	<div> <div>SERVICE AREA REDEVELOPMENT</div> <div>ORANA MALL MARKET PLACE</div> <div>MITCHELL HIGHWAY, DUBBO</div> </div> <div> <div>FOR: COMET (AUS) Pty Ltd</div> </div>	<div> <div>BASEMENT SIGNAGE</div> </div>	<div> <div>Drawing No.</div> <div>08004-DA25</div> </div> <div> <div>Amendment No.</div> <div>B</div> </div> <div> <div>Council No.</div> <div></div> </div>
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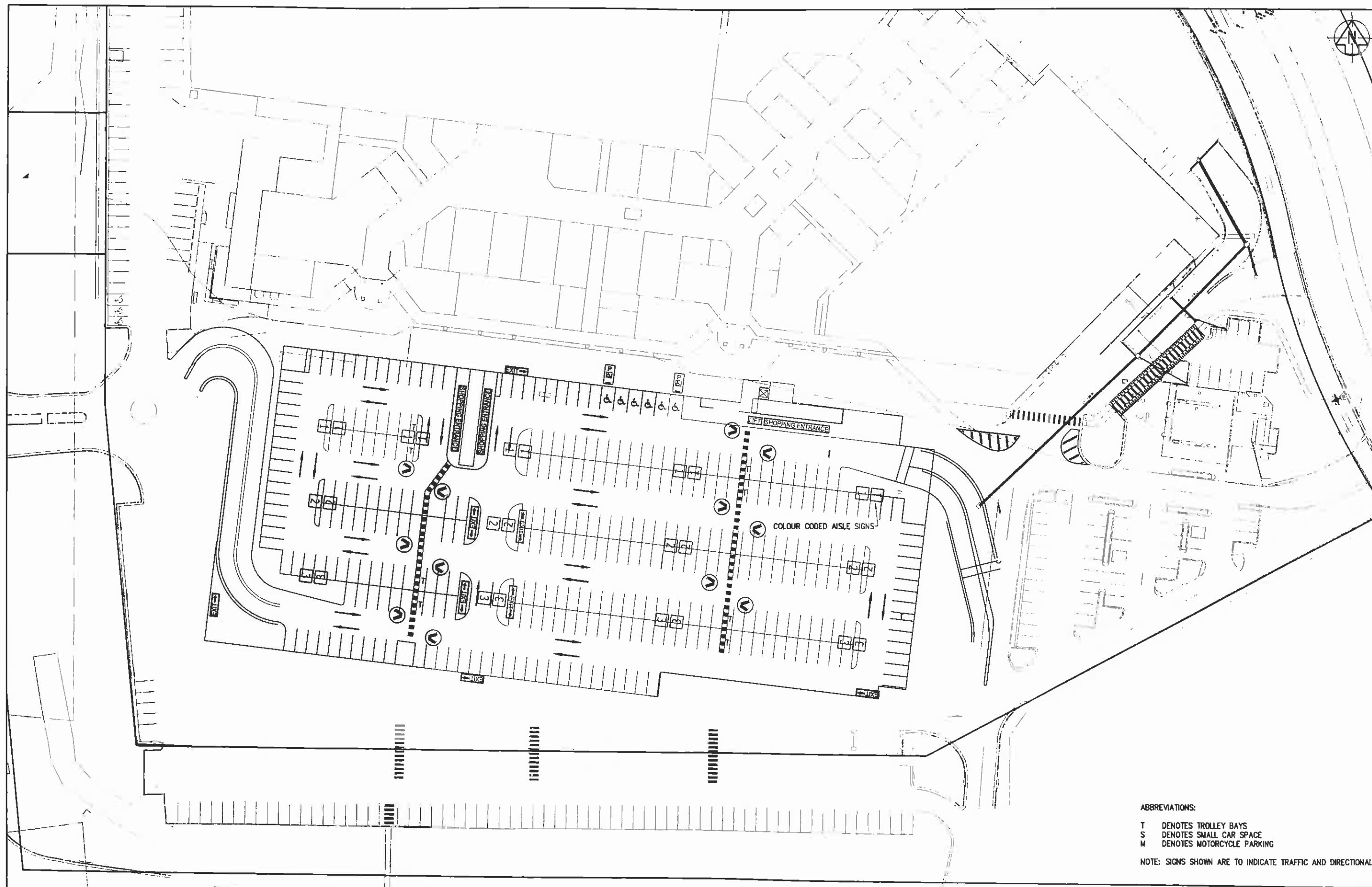


ABBREVIATIONS:

T DENOTES TROLLEY BAYS
 S DENOTES SMALL CAR SPACE
 M DENOTES MOTORCYCLE PARKING

NOTE: SIGNS SHOWN ARE TO INDICATE TRAFFIC AND DIRECTIONAL MANAGEMENT.

C B A REV DATE 24.02.10 22.12.09 09.11.09	AMENDED DEVELOPMENT APPN DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION	PJB PJB PJB DR.BY AP.BY	© COPYRIGHT 2009 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides	APPROVED ON BEHALF OF DUBBO CITY COUNCIL CITY ENGINEER DATE	Scale 1:400 @ A1 Surveyed MURE, ASTLEY & ASSOCIATES Drawn PJB Checked GPB	Cad disk No. 15 Datum AHD Design GPB Date DEC 2006 Sheet No.	de Groot & Benson Pty Ltd Consulting Engineers & Planners A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgdb.com.au	SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO FOR: COMET (AUS) Pty Ltd	GROUND FLOOR SIGNAGE	Drawing No. 08004-DA26 Amendment No. C Council No.
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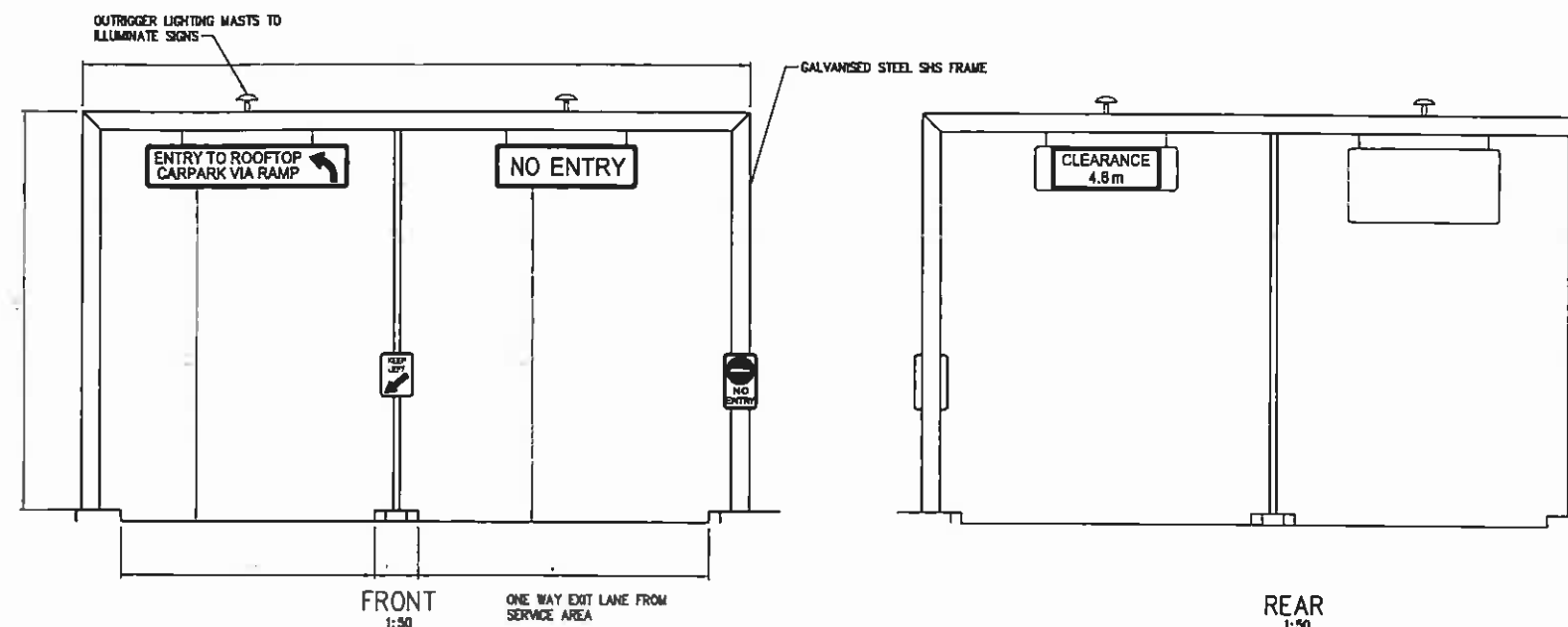
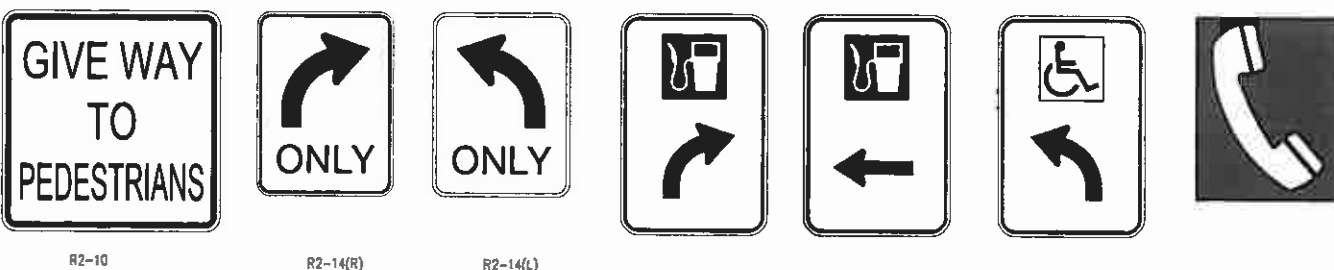
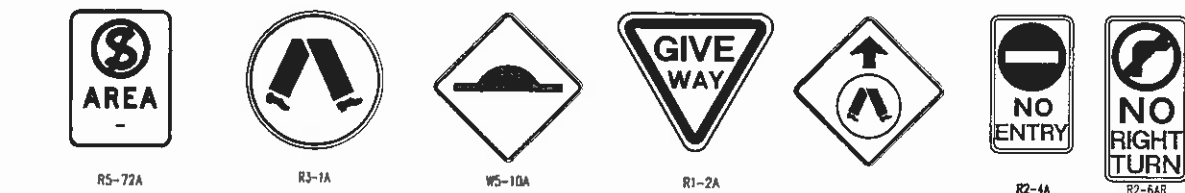
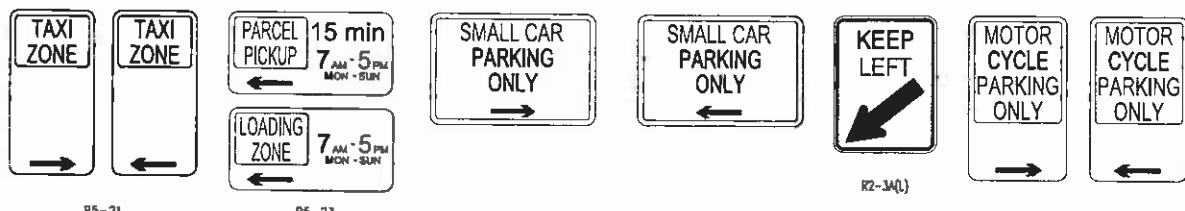
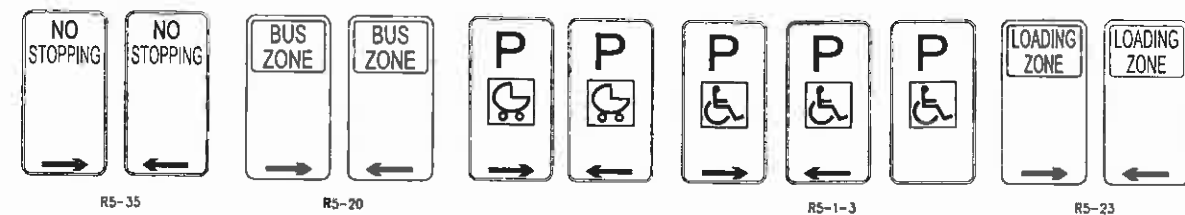


ABBREVIATIONS:

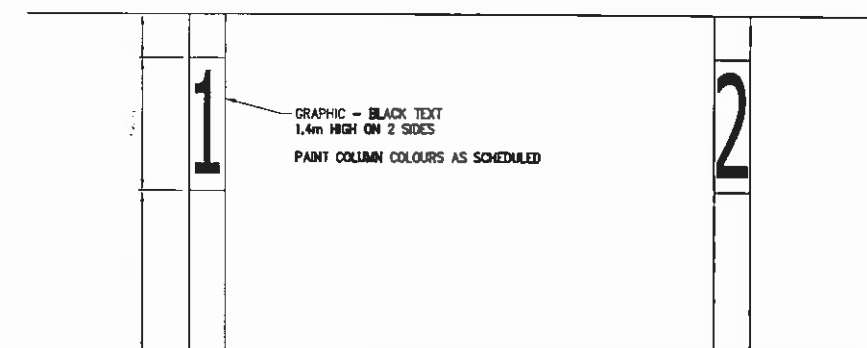
- T DENOTES TROLLEY BAYS
- S DENOTES SMALL CAR SPACE
- M DENOTES MOTORCYCLE PARKING

NOTE: SIGNS SHOWN ARE TO INDICATE TRAFFIC AND DIRECTIONAL M

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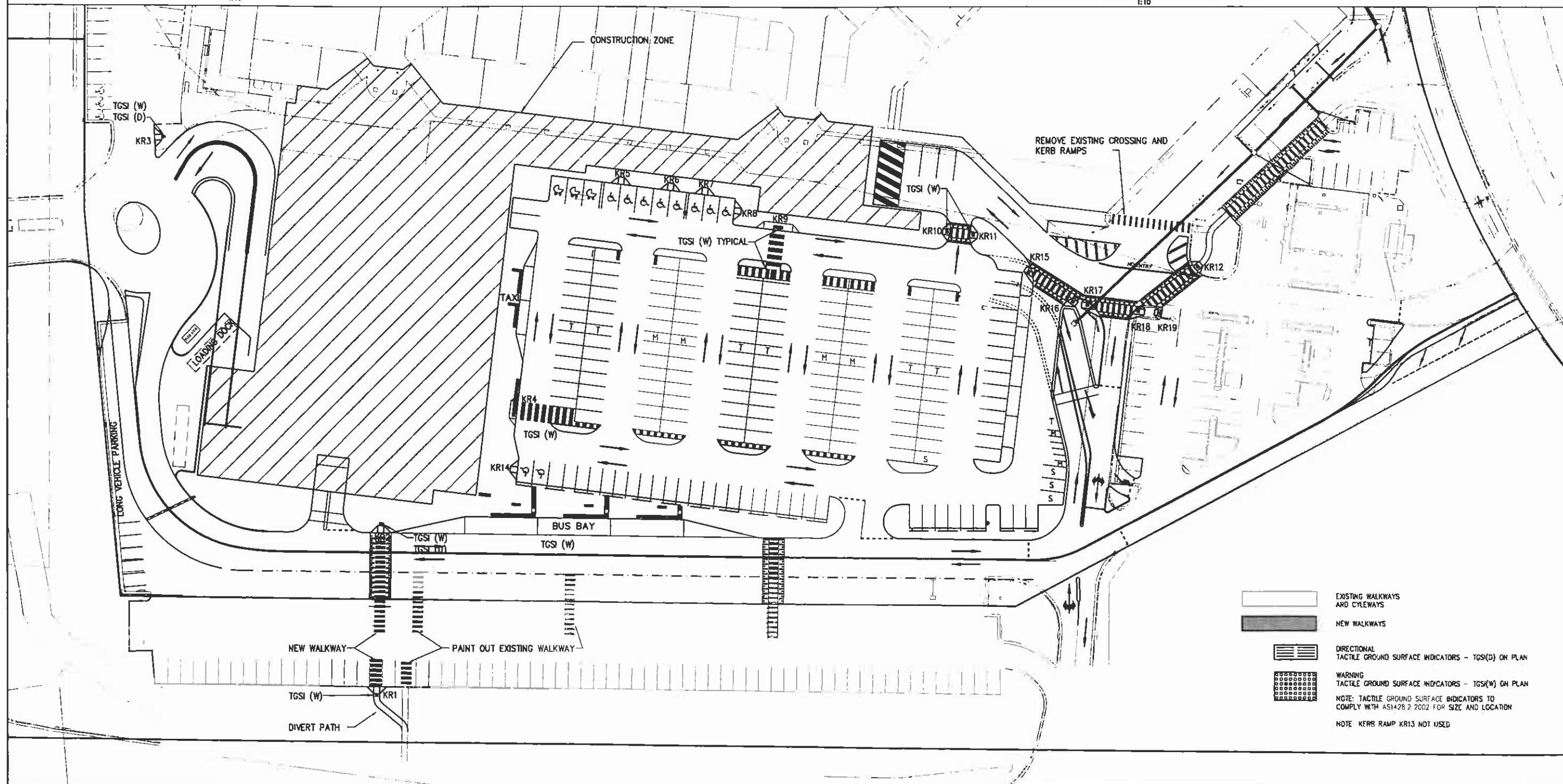
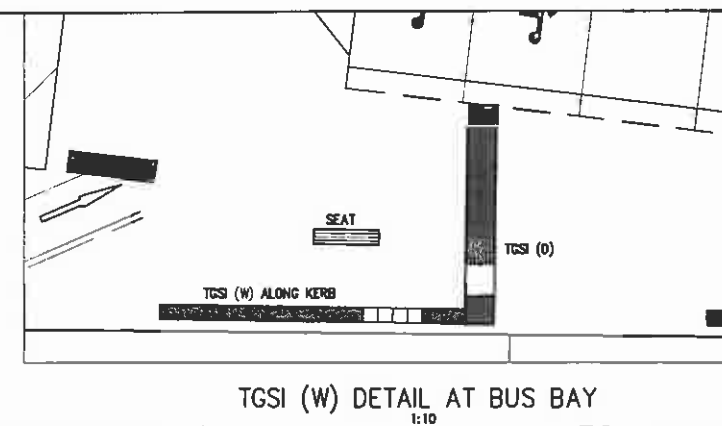
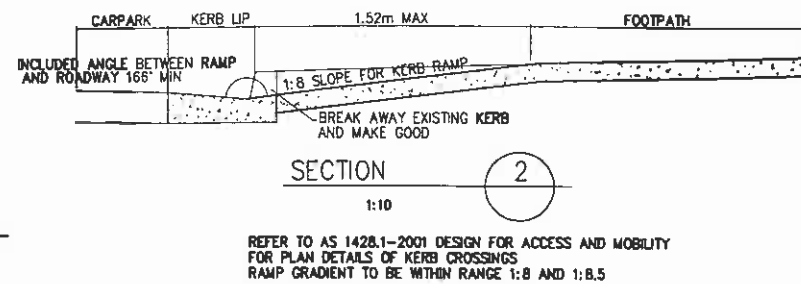
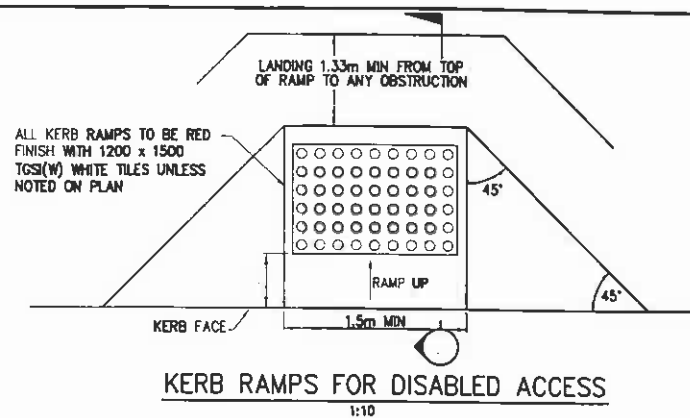


HEIGHT AND ACCESS CONTROL STRUCTURE AT EAST RAMP TO ROOFTOP PARKING

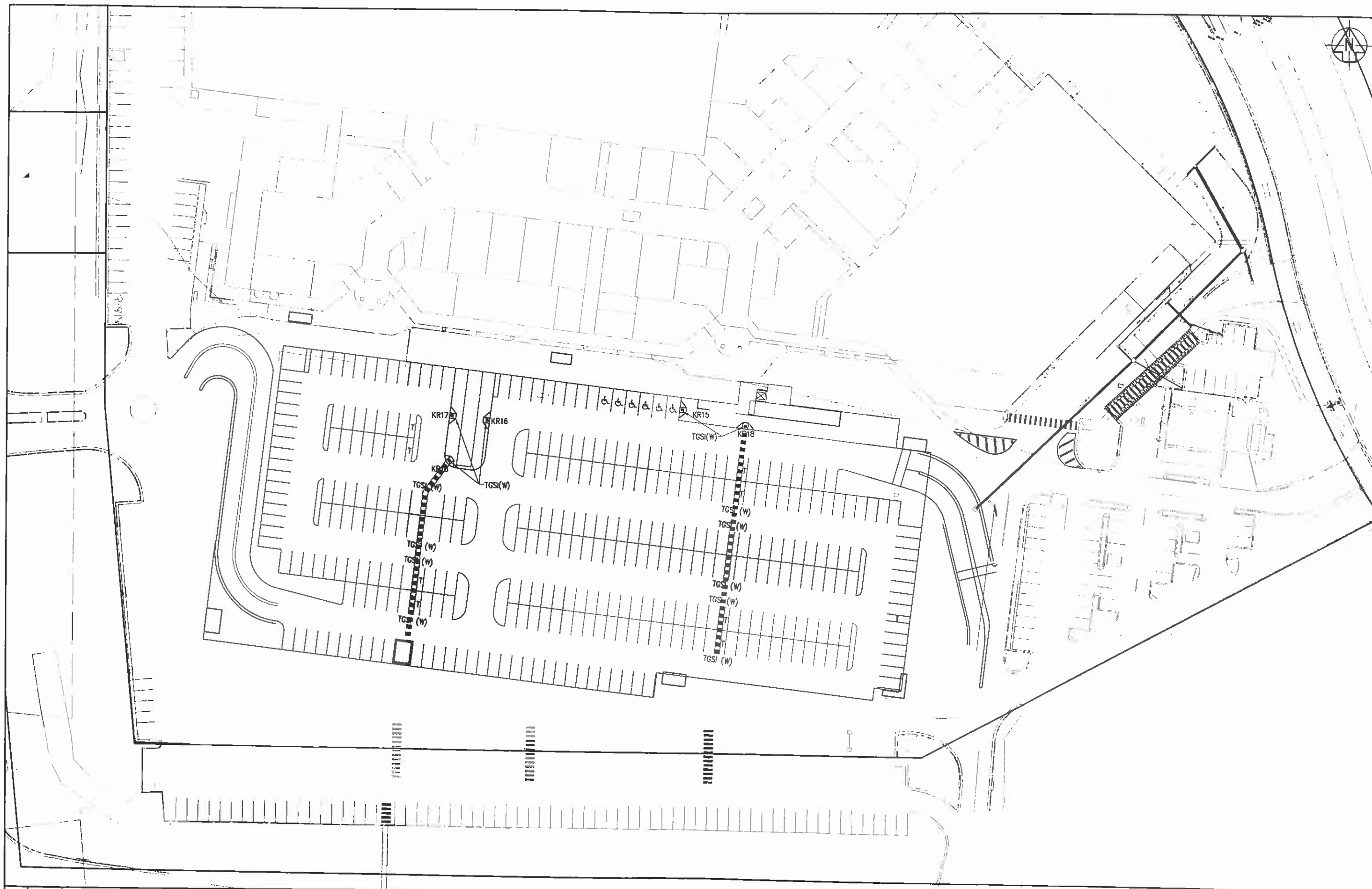


GROUND FLOOR CARPARKING COLUMNS

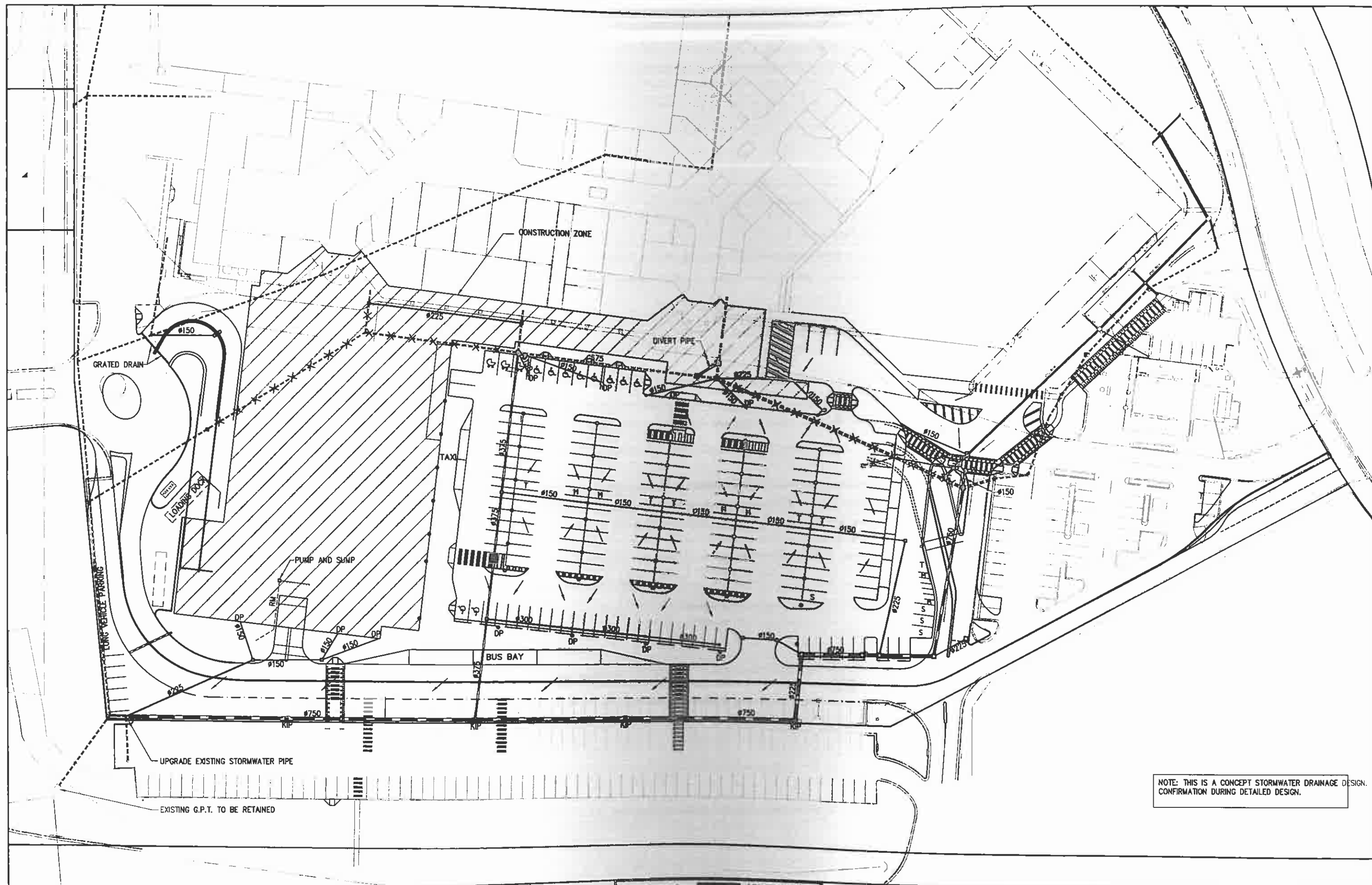
REV	DATE	24.02.10 22.12.09 09.11.09	AMENDED DEVELOPMENT APPN DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION	PJB PJB PJB	GPB GPB GPB	© COPYRIGHT 2009 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides.	APPROVED ON BEHALF OF DUBBO CITY COUNCIL CITY ENGINEER	Scale 1:50 @ A1 Surveyed BIRRE ASTLEY & ASSOCIATES Drawn PJB Checked GPB	Ced disk No. 15 Datum AHD Design GPB Date NOV. 2009 Approved GPB Sheet No.	de Groot & Benson Pty Ltd Consulting Engineers & Planners A.C.N. 052 300 671 238 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgco.com.au	SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO FOR: COMET (AUS) Pty Ltd	SIGN DETAILS	Drawing No. 08004-DA28 Amendment No. C Council No.
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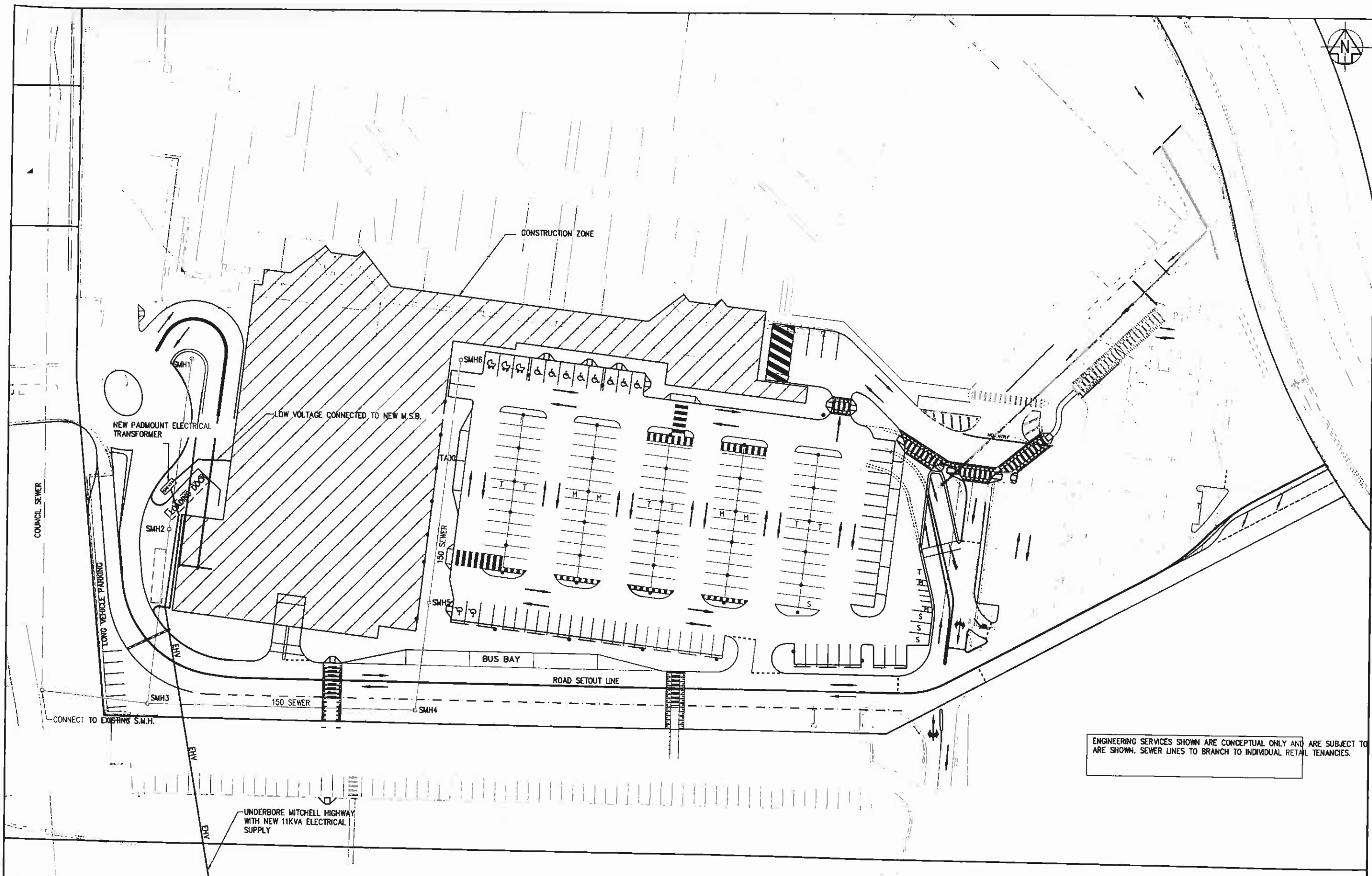
REV	DATE	AMENDED DEVELOPMENT APPN DEVELOPMENT APPLICATION	PJB PJB	GPB GPB	© COPYRIGHT 2009 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides	APPROVED ON BEHALF OF DUBBO CITY COUNCIL CITY ENGINEER	Scale 1:400 @ A1 Surveyed BYRE ASTLEY & ASSOCIATES Drawn PJB Design GPB Approved GPB Checked GPB Date NOV. 2009 Sheet No.	Cad disk No. 15 Datum AHD	de Groot & Benson Pty Ltd Consulting Engineers & Planners	A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email email@dgpb.com.au	SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO FOR: COMET (AUS) Pty Ltd	GROUND FLOOR ACCESS AND MOBILITY	Drawing No. 08004-DA29 Amendment No. B Council No.
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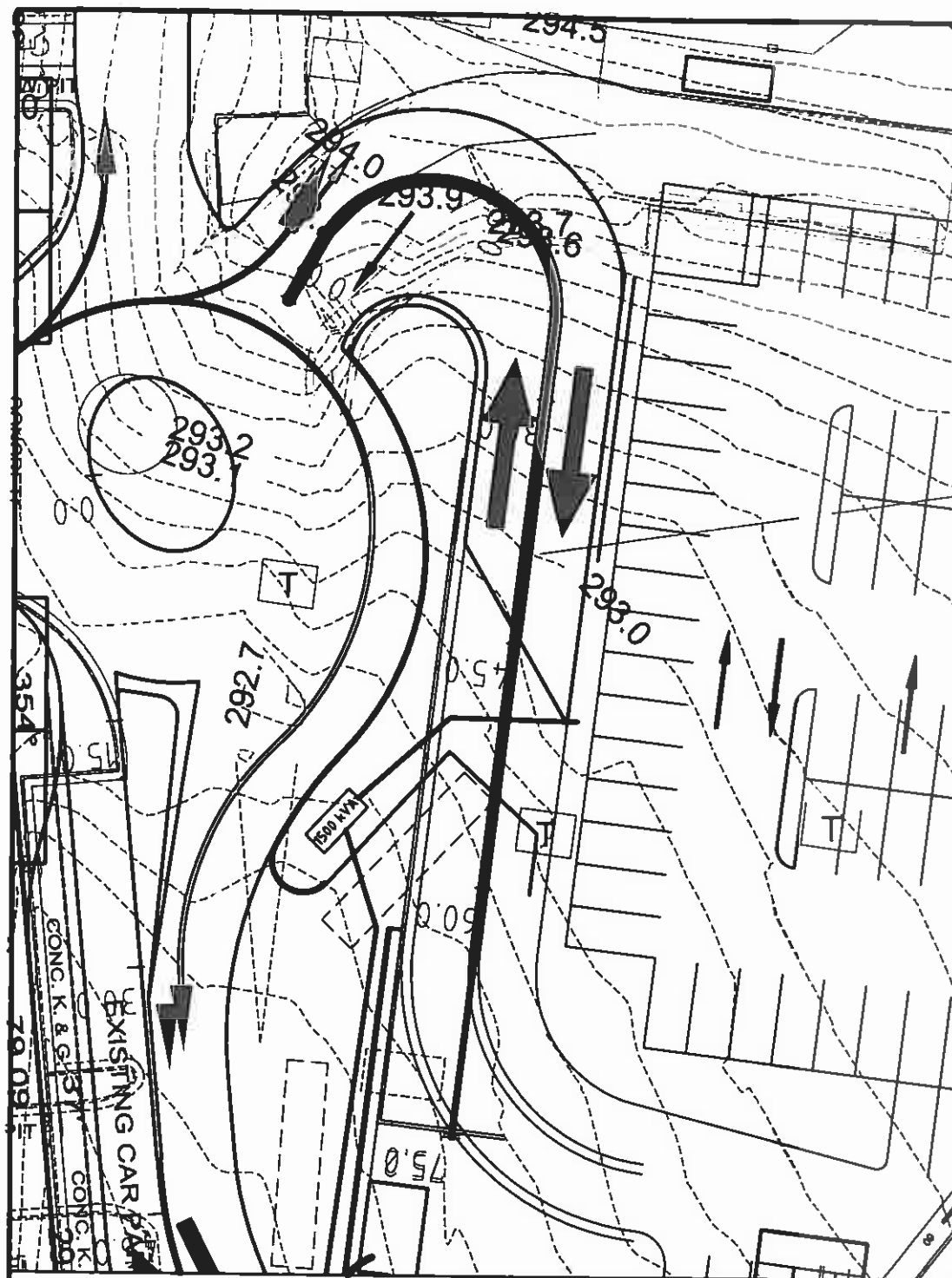
B A REV	24.02.10 09.11.09 DATE	AMENDED DEVELOPMENT APPN DEVELOPMENT APPLICATION REVISION	PJB PJB DR.BY	GPB GPB AP.BY	© COPYRIGHT 2009 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides. APPROVED ON BEHALF OF DUBBO CITY COUNCIL CITY ENGINEER DATE	Scale 1:400 @ A1 Surveyed IMRE ASTLEY & ASSOCIATES Drawn PJB Design GPB Approved GPB Checked GPB Date DEC 2006 Sheet No.	Cad disk No. 15 Datum AHD	de Groot & Benson Pty Ltd Consulting Engineers & Planners A.C.N. 052 300 571 236 Harbour Drive Coffs Harbour NSW 2450 Phone (02) 6652 1700 Fax (02) 6652 7418 Email ems3@dgbc.com.au	SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO FOR: COMET (AUS) Pty Ltd	LEVEL 1 PLAN ACCESS AND MOBILITY	Drawing No. 08004-DA30 Amendment No. B Council No.
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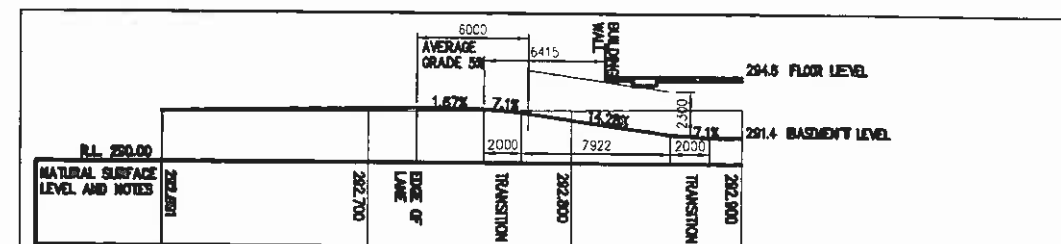
REV	DATE	AMENDED DEVELOPMENT APPN DEVELOPMENT APPLICATION	PJB PJB	GPB GPB	<p>© COPYRIGHT 2009</p> <p>The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or be used for any other project or purpose without the written consent of DE GROOT & BENSON Pty Ltd with whom copyright resides</p>	<p>APPROVED ON BEHALF OF DUBBO CITY COUNCIL</p> <p>CITY ENGINEER</p>	<p>Scale 1:400 @ A1</p> <p>Surveyed JURE ASTLEY & ASSOCIATES</p> <p>Drawn PJB</p> <p>Checked GPB</p>	<p>Cad disk No. 15</p> <p>Datum AHD</p> <p>Design GPB</p> <p>Date NOV. 2009</p> <p>Approved GPB</p> <p>Sheet No</p>	<p>de Groot & Benson Pty Ltd</p> <p>Consulting Engineers & Planners</p> <p>A.C.N. 002 300 971 225 Harbour Drive Coffs Harbour NSW 2450</p> <p>Phone (02) 6662 1705 Fax (02) 6662 7418 Email info@dgbl.com.au</p>	<p>SERVICE AREA REDEVELOPMENT ORANA MALL MARKET PLACE MITCHELL HIGHWAY, DUBBO</p> <p>FOR: COMET (AUS) Pty Ltd</p>	<p>STORMWATER</p>	<p>Drawing No. 08004-DA31</p> <p>Amendment No. B</p> <p>Council No.</p>
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RAMP 1
SCALE 1:200



LONG SECTION AT CENTRELINE OF BASEMENT RAMP

Vertical Geometry Grade (%)
Vertical Grade Length

Vertical Curve Length (m)
Vertical Curve Radius (m)

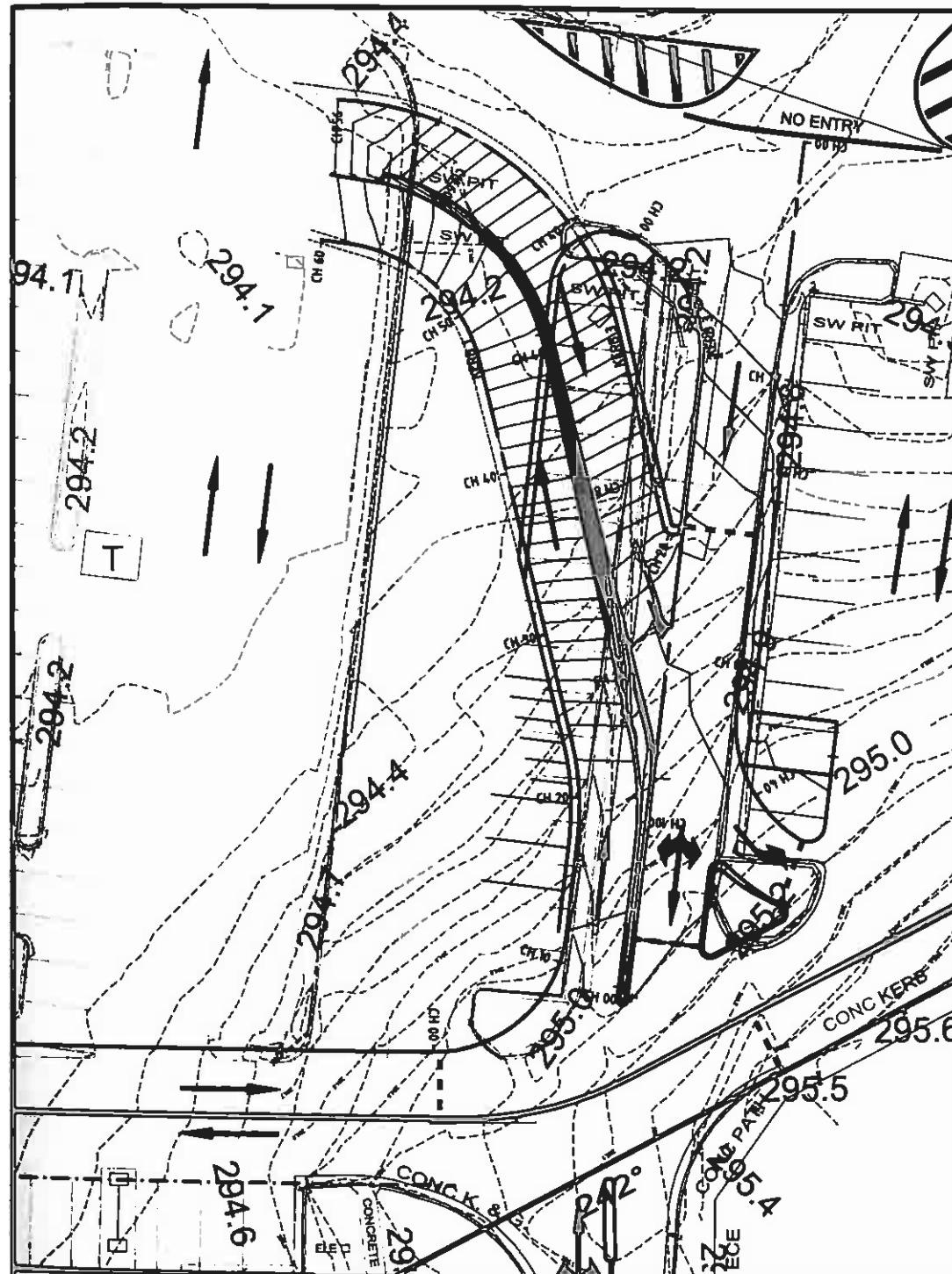
Datum RL.252.00

Depth to Natural	-0	0.17	0.44	1.28	2.06	3.28	4.36	5.3	7.23	7.71	7.9	7.95
Design Surface RL.	293.66	293.67	293.71	293.71	293.90	294.07	294.74	294.54	300.21	300.63	300.8	300.8
Natural Surface RL.	293.66	293.69	293.70	293.92	293.92	293.59	293.38	293.24	292.99	292.93	292.9	292.85
ROAD CHAINAGE	0	2	4.08	10	14.65	20	25.21	30	40	42.5	44.5	48.5

LONGITUDINAL SECTION RAMP 1

Scale Horizontal 500
Vertical 500

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								Surveyed	MIRIE ASTLEY & ASSOCIATES	Datum	AHD					



RAMP 2
SCALE 1:200

Vertical Geometry Grade (%)
Vertical Grade Length

Vertical Curve Length (m)
Vertical Curve Radius (m)

Datum RL.254.00

Depth to Natural	-0	-0.13	0.14	0.23	0.29	0.35	0.63	1.21	1.84	2.7	4.55	4.88	6.11	6.52	6.65	6.75
Design Surface RL.	294.88	294.94	295	295.03	295.06	295.07	295.26	295.74	296.28	297.05	298.78	299.1	300.27	300.67	300.79	300.88
Natural Surface RL.	294.88	295.07	294.86	294.76	294.73	294.63	294.52	294.43	294.34	294.23	294.22	294.16	294.16	294.14	294.13	294.13
ROAD CHAINAGE	0	6	11.7	15	17.49	19.27	23.02	26.77	30	34.62	45	46.95	53.99	56.99	58.34	59.99

LONGITUDINAL SECTION KERB 1

Scale Horizontal 500
Vertical 500

Vertical Geometry Grade (%)
Vertical Grade Length

Vertical Curve Length (m)
Vertical Curve Radius (m)

Datum RL.254.00

Depth to Natural	0	0.51	0.71	0.83	0.92	2.67	3.14	5.13	5.89	6.18	6.5
Design Surface RL.	294.37	294.8	295.06	295.23	295.32	296.96	297.39	299.39	300.85	300.55	300.77
Natural Surface RL.	294.37	294.29	294.35	294.4	294.4	294.29	294.24	294.26	294.26	294.37	294.27
ROAD CHAINAGE	0	9.27	15	18.55	19.71	30	32.63	45	49.73	52.73	55.73

LONGITUDINAL SECTION KERB 3

Scale Horizontal 500
Vertical 500

SUBJECT: Proposed Extension to Retail Premises and Carpark (Orana Mall)
Premises: Lot 3 DP 258008 No 56 Windsor Parade Dubbo
Applicant: Comet (Aust) Pty Ltd

TO: Responsible Officer
FROM: Building Services Supervisor
DATE: 1 December 2009
FILE: D 2009/502 Part 1

I refer to the above application and submit the following comments:

Building – Upgrading of Existing

As the application comprises building work being alterations and extensions to the existing Orana Mall Marketplace building, the provisions of clause 94 under the Regulation are applicable.

Clause 94 stipulates that where:

- (1) *This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where:*
 - (a) *the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or*
 - (b) *the measures contained in the building are inadequate:*
 - (i) *to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
 - (ii) *to restrict the spread of fire from the building to other buildings nearby.*
- (2) *In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.*
- (3) *The matters prescribed by this clause are prescribed for the purposes of section 79C (1) (a) (iv) of the Act*

Item (1)(a) is not applicable in this instance. With respect to Item (1)(b), I inform that the existing building is generally in conformity with the BCA with respect to its fire safety. Thus no fire safety upgrading is considered necessary.

However, as the fire service for the proposed new works are likely to be connected to those service currently serving the existing building (eg sprinklers, hydrants, air handling system etc) it raises a compliance issue. The existing building's services are installed to different versions of Australian Standards, a lot of which are now superseded under the current BCA. Consequently, the design and installation of the new services will not be able to be certified as complying with current BCA standards, if they are being connected to existing services which were designed and maintained to supersede standards.

MEMO

This raises the issue of the existing fire services in the Orana Mall complex having to be checked and certified to current BCA standards, and if necessary upgraded, of the proposed extensions treated as "separate and stand-alone building" with respect to its fire services.

Further, the existing mall area and the Big W sole-occupancy unit are the subject of an Alternative Building Solution with respect to its smoke exhaust system. As the proposed extension will be interconnecting with the existing mall and thus increasing its volume, the existing Alternative Building Solution will have to be re-evaluated for the new works; or the existing mall isolated from the new extension for the purposes of its smoke handling system.

Building - New Works

The application proposes the erection of a two-storey extension to the existing Orana Mall shopping centre. Such extension will comprises a basement car park, an extension of the existing ground floor level mall with adjoining shops, and a first floor level open deck car park.

The classification of the proposed building extension under the BCA would comprise:

Retail shops and mall - class 6
Basement carpark - class 7a
Open deck carpark - class 7a

1.1 Preliminary BCA Assessment Parameters:

	Existing Shopping Centre	Proposed Extensions	Combined - Existing & Proposed
No of storeys:	2	2	2
Rise in storeys:	2	2	2
Classification:	5, 6, 7b	6, 7a	5, 6, 7a, 7b
Effective height:	< 25 m	< 25 m	< 25 m
Storey floor area:	~ 23,000 m ²	~ 4,900 m ²	~ 27,900 m ²
Fire compartment floor area:	~ 23,000 m ²	-	~ 27,900 m ²
No of buildings created by fire walls:	Nil	Nil	Nil
Type of construction:	C	C	C
Area and volume in conformity:	No	-	No
Large isolated building:	Yes	-	Yes

1.2 Fire Services

The provision of fire services in the form of sprinklers, fire hydrants and fire hose reels are required to serve the development as the building exceeds a floor area of 500 m². The existing Orana Mall shopping enter are served by such fire measures. An issue may arise at the Construction Certificate stage concerning the reliability and adequacy of the water supply serving the sprinkler system for the purposes of AS 2118.1 under the BCA.

Woolworths recently had to provide an onsite fire-fighting storage tank for Big W's sprinkler system due to a non-conformity with AS 2118.1 concerning the reliability of the water supply.

Clause 7.2 of AS 2419.1 requires the provision of a Fire Brigade Booster Assembly under the following circumstances:

MEMO

- (a) internal fire hydrants are installed;
- (b) external on-site fire hydrants are installed more than 20 m from a fire brigade pumping appliance hardstand;
- (c) more than 6 external on-site above ground fire hydrants are installed;
- (d) a pumpset is installed;
- (e) on-site storage tanks are installed; or
- (f) more than one external on site fire hydrant is required to serve a building where the floor area of any fire compartment is greater than 2000 m² .

The existing development is provided with a Fire Brigade Booster Assembly located in the north-western corner of the allotment.

1.3 Exposure to Fire Source Features

The subject building will not be exposed to any fire source features.

1.4 Fire Compartmentisation

There are no different classifications within the building that would necessitate fire separation between them. The existing building has not been fire compartmentised by a fire wall to ensure that the floor area/volume limitations for Type C construction under the BCA are not exceeded for the building. Instead the existing development has been designed as a large isolated building under the BCA. The proposed extensions will not adversely impact upon the building's design as a large isolated building.

1.5 Exits

The existing development is provided with fire isolated passageways and the submitted plans show the incorporation of such passageways in the extension as well. In the absence of detailed and dimensioned floor plans no attempt has been made to determine the adequacy of the proposed number of exits and aggregate exit width. Such an appraisal would have to be made at the Construction Certificate application stage.

It is observed however, that some of the doors leading from the stairwells and exit passageways do not swing in the direction of egress out of the building.

1.6 Emergency Lighting/Exit Signs

Emergency lighting and exit signs will be required for the building extension, and are currently installed in the existing building.

1.7 Smoke Hazard Management

The existing Orana Mall building is the subject of an Alternative Solution for its existing smoke exhaust system. This development proposal may adversely affect or alter the existing design. As the proposed extension will be interconnecting with the existing mall and thus increasing its volume, the existing Alternative Building Solution will have to be re-evaluated for the new works; or the existing mall isolated from the new extension for the purposes of its smoke handling system.

MEMO

1.8 Water Services

Council's reticulated water supply is available and connected to the subject premises. The existing development is understood to have only one fire service connection, being from Wheelers Lane.

All new hot water hand-basin fixtures will be required to have temperature control such that a temperature of 50°C is not exceeded at the outlets, and 43.5°C for disabled facilities.

1.9 Stormwater

The existing building's roofwater and surface water is discharged to the Council underground stormwater system by connection near the intersection of Wheelers Lane and Cobra Street. The SEE indicates the new roofwater catchment will be conveyed to the same discharge point.

As the existing land area under the proposed building extension footprint is already sealed, the volume discharge from the site is not expected to increase in any appreciable amount.

1.10 Sewage Disposal

There is gravity sewer available to which the proposed development can drain. The existing building is connected to Council's sewer by gravity drainage. The proposed works do not alter the existing connection arrangement or impact upon the existing sewer main.

1.11 Lighting/Ventilation

There are no lighting/ventilation issues raised in relation to the proposed development other than the matter of the existing building's Alternative Building Solution may have to be re-evaluated for the new works.

Further, as the proposed Basement car park does not appear to have sufficient ventilation openings around its perimeter, it will likely require a mechanical exhaust and ventilation system.

1.12 Sanitary Facilities

There is an existing sewer junction within the property to which the building is connected by gravity drainage. The new building works would be expected to provide the installation of new sanitary fixtures being hand-basins and/or sinks to the new sole-occupancy units. Such fixtures would be able to connect into the existing service lines.

In the absence of detailed and dimensioned floor plans no attempt has been made to determine the adequacy of the existing toilet facilities to cater for the increased building occupancy arising from the building extension. Such an appraisal would have to be made at the Construction Certificate application stage.

However, the ground excavation for the proposed Basement car park will come very close to exposing the main internal private sanitary drainage main servicing the development. The proposed basement floor RL of 291.4 m would result in excavation depths of approximately 1.9 m to 3.1 m. On the basis of invert levels shown for the internal private sanitary drainage mains in the original Shopping mall building application, it would be expected that only about 700 mm of cover would be achieved at the shallowest over the existing sanitary drainage line. Further, an existing manhole would have to be lowered to the level of the Basement floor.

MEMO

It would be advisable for the developer to verify the location, depth and condition of the subject sanitary drainage pipeline before foundation designs of the Basement level are finalised.

1.13 Disabled Access

BCA Considerations:

The BCA requires all Class 6 and 7a buildings to be provided with disabled access to and within the entrance floor and their required disabled facilities.

The level of detail provided on the submitted plans is not sufficient to permit a detailed assessment of design compliance with AS1428.1. However, the submitted SEE specifies that the new extension is to be disabled acceptable in conformity with the BCA and Council's DCP G3.1.

It is observed that a lift is proposed to provide access from the first floor level open deck car park to the ground floor. With respect to the Basement car park, such level does not appear to be serviced by the lift. However, a pedestrian ramp is shown giving access to the ground floor level.

No new toilet facilities are proposed in the building extension. The new works would be serviced by the disabled toilet facilities located in the existing shopping mall.

1.14 Energy Efficiency

Section J *Energy Efficiency* for Class 5 to 9 buildings came into effect in BCA 2006 in NSW on 1 November 2006. Consequently, these provisions will apply to the proposed new building work.

The proposed additions will be required to comply with the energy efficiency provisions, as applicable in its particular circumstances. In this regard the new shops and mall areas would be regarded as a 'conditioned space' and the subject to Section J. A 'conditioned space' is defined as:

- “Conditioned space means a space within a building where the environment is likely, by the intended use of the space, to be controlled by air-conditioning, but does not include—*
- (a) a non-habitable room of a Class 2 building or Class 4 part of a building in which a heater with a capacity of not more than 1.2 kW provides the air-conditioning; or*
 - (b) a space in a Class 6, 7, 8 or 9b building where the input power to an air-conditioning system is not more than 15 W/m².”*

The Basement car park and open deck car park would not be considered conditioned spaces. However, the underside of the ground floor slab (the basement's ceiling would have to achieve the required "R" insulation rating under the BCA; and similarly, the underside of the open deck car park above the Class 6 areas would also have to achieve an "R" insulation rating.

Trade Waste

It appears that the proposed development will not be a generator of liquid trade waste discharge to Council's sewer.

Other Approvals

The following approvals under the Local Government Act 1993 will be required:

- Carry out sewerage work;

MEMO

- Carry out water plumbing work;
- Carry out stormwater work.

The development application form includes a nomination for only the sewerage work activity approval to be issued as a development consent pursuant to s78A of the EP&A Act. However, due to the issue concerning of the existing private sanitary drainage main running through the proposed Basement, such consent is unlikely to be forthcoming until a rectification measure is provided.

SUMMARY

In consideration of the above matters I inform that from a building regulatory perspective no special actions are required in respect of the application other than the imposition of the standard conditions and notations recommended hereunder.

RECOMMENDATION

Should the determination of the Development Unit on the subject application be a recommendation for approval, the following conditions and notations are submitted for imposition on the consent:

Approvals under the Local Government Act 1993 integrated with the Consent:

- **Carry out sewerage work**

CONDITIONS:

- (1) The top of the building's overflow (relief) gully shall be:
 - (a) A minimum 150 mm below the lowest sanitary fixture in the building; and
 - (b) A minimum 75 mm above the finished surrounding ground level to prevent ingress of surface stormwater.
{Reason: Statutory and sewerage supply authority requirement}
- (2) A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work.
{Reason: Council requirement to prevent pollution of the environment by wind-blown litter}
- (3) All excavations associated with the erection of the building and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place.
{Reason: Council requirement for protection of public}
- (4) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
{Reason: Prescribed statutory condition under EP&A Act}
- (5) If an excavation associated with the proposed building work extends below the surface level of an adjoining allotment of land and/or the base of the footings of a building on an

MEMO

adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation; and
- (b) Where necessary underpin the adjoining premises to prevent any such damage.

For the purposes of this condition, *allotment of land* includes a public road and any other public place. This condition does not apply if the person having the benefit of the development consent owns the adjoining land, or the owner of the adjoining land has given consent in writing to this condition not applying.

{Reason: Prescribed condition pursuant to clause 98E of the EP&A Regulation 2000 and Council requirement to preserve the stability of adjoining roads/public places}

- (6) Prior to the Occupation Certificate being issued, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed stormwater drainage, sanitary drainage and water installation.

{Reason: To enable an inspection of the building's plumbing and drainage to determine they have been satisfactorily completed}

- (7) The drainage and plumbing installation shall comply with the provisions of the Local Government (General) Regulation 2005 and the requirements of Council as the water and sewerage supply authority.

{Reason: Statutory and Council requirement}

- (8) The sanitary, water plumbing and drainage associated with the proposed building requires the issue of a separate work permit from Council prior to being installed. In this regard a Drainage and Plumbing Permit Application form is available from Council, and must be completed by the licensed plumbing and drainage contractor and returned to Council with the appropriate fee. Drainage or plumbing works must not be commenced until Council has issued a permit authorising such works.

{Reason: Statutory requirement of Local Government (General) Regulation 2005}

- (9) All sanitary plumbing and drainage and water plumbing work shall be carried out by a licensed plumber and drainer.

{Reason: Statutory requirement of Section 634 Local Government Act 1993}

- (10) The full width of Council's footpath and Public Reserve shall be kept free of all refuse, building materials and unnecessary traffic and disturbance. Any unauthorised material found upon Council's footpath may be impounded or removed without notice.

{Reason: Council requirement as the relevant road authority}

- (11) For the purposes of upgrading the existing building's fire safety the following shall be undertaken, the details of which are to be submitted with the Construction Certificate application as part of the proposed building works:

Those existing essential fire safety measures associated with the existing shopping mall and are intended to be interconnected/service the new essential fire safety measures for the proposed new building work, must have demonstrated:

MEMO

- (a) That they conform with the design and installation standards applicable to the new services to which they are to be connected; and
- (b) That they will perform to the same standards applicable to the new services to which they are to be connected.

{Reason: Council requirement for provision of adequate fire safety upgrading of the building in consideration of clause 94 of the EP&A Regulation 2000 and S79C of the Act}

- (12) The following applicable works shall be inspected and passed by an Officer of Council, irrespective of any other inspection works undertaken by an accredited certifier prior to them being covered. In this regard, at least 24 HOURS NOTICE shall be given to Council for inspection of such works. When requesting an inspection please telephone Council on 6801 4000 and quote Council's reference number located in the top left hand corner of this page.

- ***Internal and external sanitary plumbing and drainage under hydraulic test.***
- ***Water plumbing, including any proposed irrigation and lawn watering systems, under hydraulic test.***
- ***Fire services water plumbing under hydraulic test.***
- ***Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation/use.***

{Reason: Statutory provision and Council requirement being the water and sewerage supply authority}

- (13) Hot water delivered to the outlets of any hand basins shall not exceed a temperature of 50⁰C.

{Reason: Statutory requirement under the NSW Code of Practice: Plumbing and Drainage}

- (14) All roof and stormwater work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the NSW Code of Practice: Plumbing and Drainage. In this regard the licensee is required to submit to Council a Certificate of Compliance for the subject stormwater work within two days of completion.

{Reason: Statutory and Council requirement}

NOTATIONS:

- (1) A separate application is required to be submitted to either Council or an accredited certifier to obtain a Construction Certificate to permit the erection of the proposed building.
- (2) If Council is engaged to act as the Certifying Authority for the Construction Certificate application the following shall be submitted in conjunction with such application:
 - The provision of details and drawings clearly indicating the required exit doors and path of travel to such exits from within the proposed building; the required and proposed widths of such exit doors and passageways; and occupancy calculations for the building including the contribution from that portion of the existing building that will discharge through the new building;
 - Occupancy calculations for the whole development (existing building + proposed building) demonstrating that the existing sanitary facilities are sufficient in terms

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of Part F2 of the BCA to cater for the additional occupancy arising from the new building floor area;

- The intended means of fire rating any proposed fire isolated passageways, stairways and fire walls;
- Location of proposed exit signs, directional exit signs, emergency lighting and any portable fire extinguishers;
- Specifications detailing the proposed building's compliance with Section J *Energy Efficiency* of the BCA;
- Specification for the building's exit door hardware (ie door handle and latch), including automatic opening doors demonstrating failsafe operation;
- Balustrade and handrail design details for the proposed first floor level open deck car park and stairways;
- Any guard rails/safety barriers proposed to be provided to the open deck car park and entry/exit ramps must demonstrate compliance with AS 1170.1;
- The provision of details and drawings clearly demonstrating:
 - a clear unobstructed width of not less than 1000 mm wide between handrails for required exit stairways and passageways, and
 - the risers and goings of required stairways are in conformity with D2.13 and Table D2.13 of the BCA;
- Location of required fire hose reels together with design calculations, including demonstration that such reels achieve full floor coverage in conformity with AS 2441;
- Location of required onsite pillar hydrant(s) together with design calculations demonstrating compliance with AS 2419 with respect to flow rate, pressure and distance limitations;
- Submission of a list of all existing and proposed essential fire safety measures applicable to the building. Note: Such list must consider all essential fire safety measures associated with the whole building, not just the proposed works;
- Specifications/details of any proposed glass panels and doors, particularly with respect to human impact considerations;
- Details indicating the smoke hazard management measures under part E2 of the BCA intended for the applicable building. Note: the existing building is the subject of an Alternative Building Solution relating to smoke exhaust from the Mall area. Pursuant to the recommendations of such Solution, "should building alterations or additions occur in the future, a reassessment will be needed to verify consistency with the analysis contained within {such} report." This would appear to necessitate that either a reassessment be undertaken for the proposed building addition, or that the new mall extension be fire isolated from the existing Mall;
- In order for any of the essential fire safety measures located in the new building work to be interconnected with and served by the fire safety measures within the existing shopping centre building, it will be necessary to demonstrate that such existing measures comply with and can achieve the standard of performance required of the applicable new measures. Documentation demonstrating compliance in this regard will need to be provided with the construction certificate application;
- Specifications demonstrating the building's floor, wall and ceiling lining materials conform with C1.10 of the BCA with respect to their fire hazard properties;

MEMO

- Certification that the design of the concrete pre-cast wall panels conform with C1.11 of the BCA; and
- All structural details including specifications and design drawings and statement(s)/certificate(s) by the design engineer stipulating the Australian Standards that the design complies with, including its design wind and earthquake load parameters, and design load for the proposed first floor open deck car park;

- (3) The person having the benefit of this Development Consent must, unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed principal certifying authority to be carried out.

Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying-out of the building work.

- (4) Prior to works commencing the applicant is required to ensure that a sign is erected on the work site in a prominent position at the front of the property showing:
- (a) The name, address and telephone number of the principal certifying authority for the work;
 - (b) The name of the principal contractor for the building/demolition work and a telephone number on which that person may be contacted outside working hours; and
 - (c) Stating that unauthorised entry to the work site is prohibited.

Such sign must be maintained on the site during the course of the building/demolition work and not be removed until the work has been completed.

Note: In respect of (a) above, if Council is appointed the PCA, the applicant can either prepare their own sign or alternatively affix onsite the sticker that would be enclosed with the Council issued Construction Certificate. A larger sign in lieu of utilising the sticker is available upon request from Council's Civic Administration Building.

- (5) A list of Fire Safety Measures must be submitted with the Construction Certificate application pursuant to clause 139 of the Environmental Planning and Assessment Regulation 2000. The Regulation prescribes that the information to be submitted must include:
- *A list of any existing fire safety measures provided in relation to the land or any existing building on the land, and*
 - *A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.*
- (6) Details of the disabled facilities (including access paths, toilets, signage, and location of any tactile ground surface indicators) need to be adequately detailed on the Construction Certificate application plans to permit assessment and compliance evaluation with the provisions of the Council's Development Control Plan (DCP) G3.1 and the BCA.

MEMO

Reference should be made to DCP G3.1, AS 1428.2 and AS 2890.1 regarding specific design parameters.

- (7) Prior to occupation or use of the subject building, an Occupation Certificate must be obtained from the principal certifying authority appointed for the subject development.
- (8) On completion of the erection of the subject building, the owner of the building is required to submit to Council a **Fire Safety Certificate(s)** with respect to each *essential fire safety measure* installed in association with the building - as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate must be received by Council prior to occupation or use of the subject building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to the Commissioner of the NSW Fire Brigades, and displayed within the subject building in a prominent position.

- (9) As it appears that an existing private sanitary drainage main passes underneath the proposed building extension, it is recommended that the pipeline's location, depth and condition be verified to determine the extent of its impact upon the building extension's design. An existing private manhole on such pipeline is likely to have to be lowered to that of the proposed Basement floor level. Further, in preparing the hydraulic design documentation for such building extension, it should be ensured that such sanitary drainage line is provided with surcharge relief (ie an overflow relief gully).

Peter Griffith
Building Services Supervisor

Related Files: BA 92-788
BA 78-092
C2003-965

SUBJECT: **Proposed Extension to Retail Premises and Carpark (Orana Mall)**
 Premises: Lot 3 DP 258008; No 56 Windsor Parade Dubbo
 Applicant: Comet (Aust) Pty Ltd

TO: **Responsible Officer**

FROM: **Development Engineer**

DATE: **16 March 2010**

FILE: **D 2009/502 Part 1**

In respect to the above Development Application I wish to comment as follows:

The subject land is located on the north-eastern corner of the Wheelers Lane/Cobra Street intersection.

The existing 'Orana Mall Shopping Complex' is located on the subject land.

From the plans and information submitted with this DA, the proposed development "*ie, Extension/expansion of the existing Retail Premises; plus construction of basement, ground floor and rooftop car parking*" appears to be all 'internally' located within the existing development site. The proposal does not appear to impact on Council's existing civil engineering infrastructure assets; additionally no changes are proposed to the existing access and driveway arrangements.

The proposed development has been presented to Council's Traffic Development Committee on two (2) occasions – (4 December 2009 and 5 March 2010). Changes, alterations and compromises have been made to the originally lodged development plans such that it would appear that both parties (Council and the Developer) are now 'happy' with the amended and revised set of development plans (subject to the three (3) conditions emanating from Council's committee meeting of 5 March 2010 – which have been agreed to 'in principle' by the Developer – which now need to be imposed on any Notice of Determination issued by Council).

Having regards to the above plus the information submitted to Council, purely from a Development Engineering perspective no objections are raised to this development proposal. Additionally, no Development Engineering conditions or notations are recommended.

CONDITIONS: Nil

NOTES: Nil

Mark Stacey
Development Engineer

SUBJECT: Proposed Extension to Retail Premises and Carpark (Orana Mall)
Premises: Lot 3 DP 258008 No 56 Windsor Parade Dubbo
Applicant: Comet (Aust) Pty Ltd

TO: Responsible Officer
FROM: Senior Environment and Health Officer
DATE: 25 November 2009
FILE: D 2009/502 Part 1

I refer to the above application and submit the following comments:

- ***Contamination Issues***

The proposed development is located on land that is listed on Council's Register of Potentially Contaminated Land. The site is currently listed on the register due to the service station (located to the east of the site). The proposed development is located in the western section of the lot and is not foreseen to be impacted by the existing service station. The proposed development will not require further investigation at this stage. It is however recommended that a standard condition be imposed in relation to the discovery of hazardous materials and the necessary measures to ensure the materials are disposed of appropriately.

- ***Noise Pollution and Vibration***

The applicant has engaged Indigo Acoustics to conduct a noise impact assessment. Investigations were carried out on 20-21 October 2009 to determine the existing noise levels and predict the new mechanical plant noise. In summary, the investigation revealed that some of the existing plant was found to exceed the required limits however the entire development is not foreseen to generate offensive noise levels.

During the construction phase it is envisaged that noise and vibration may be generated due to the requirement of heavy machinery and equipment. It is therefore recommended that the standard condition for hours of construction be imposed on the consent.

Vibration is also considered to be a potential issue for the proposed development due to the requirement of heavy drilling and excavation machinery for the construction of the underground carpark. The preliminary investigations have revealed a hard rock spur appears to run through the proposed location of the underground carpark. At this stage it is difficult to determine the extent and area that may be affected by vibration due to the hard rock spur (the Applicant has indicated that the extent of the hard rock can only be determined through physical excavation for the works). There is currently no Australian Standard in relation to

MEMO

ground vibration from construction works and therefore limited guidelines exist for addressing this matter.

As the extent and areas affected by vibration cannot be easily determined, it is recommended that all nearby residential areas are to be readily informed of potential vibration works and continually updated on the works progress to minimise the potential of complaints due to a vibration nuisance. The process of notifying residents will also assist should ground vibration lead to structural building damage. It is recommended that a condition be drafted requesting the applicant to notify all surrounding residential areas of proposed excavation commencement dates and inform the residents of the potential for ground vibration due to such works.

- ***Air Pollution***

The proposed development is not foreseen to generate significant air pollution. During the development and excavations of the site, some dust may be generated. The applicant has indicated that a water truck will be utilised to suppress any dust. It is also recommended that a standard notation in relation to air pollution be imposed on the consent.

- ***Radiation Emissions – Electromagnetic/Ionising***

The proposed development will require the installation of a new kiosk transformer substation to provide adequate electricity for the development. No further impacts are foreseen.

- ***Waterways/Stormwater Quality***

Upon completion the proposed development is not foreseen to impact on the stormwater currently experienced in the locality. During the construction phase the site manager will be responsible for appropriate erosion and sediment control measures to prevent soil and other pollution entering the stormwater system.

- ***Aquifers***

The proposed development is not foreseen to impact on the low vulnerability aquifer located in the area.

- ***Soil Erosion /Sedimentation***

The applicant has not provided an erosion and sediment control plan for the site. It is recommended that a condition be imposed on the consent requesting an erosion and sediment control plan prior to any site works commencing.

MEMO

- ***Salinity***

The site is currently covered with a sealed surface (carpark). The proposed redevelopment will effectively replace the existing sealed surface with another impervious surface. The applicant has provided details that the proposed development will have a minimal impact on the existing watertable as the impervious surface will prevent recharging of the current water table.

- ***Native Vegetation Removal/Wildlife Habitats/Wetlands/Threatened Species***

The site has undergone considerable disturbance and is currently utilised as a carpark. The site has no evidence of native vegetation and is considered to have a nil impact on threatened species, flora and fauna.

- ***Aboriginal Archaeological***

The site has undergone considerable disturbance and it is therefore envisaged that there will be minimal possibility that Aboriginal archaeological artefacts would be discovered on the site. It is however recommended that a standard condition be included in relation to the discovery of such items and the appropriate measures to ensure their protection.

- ***Bushfire Hazard***

Due to the urban location of the site it is not considered to be at risk of bushfire.

- ***Waste Generation and Disposal***

The proposed demolition works will result in a considerable amount of waste from the site, including approximately:

- 14,000 cubic metres of spoil; and
- 400-500 tonne of asphalt.

The applicant has indicated that asphalt will be disposed of to Councils waste facilities or similar. As this is such a large quantity of asphalt it is recommended that a condition be imposed requesting all receipts of waste disposal to ensure the waste is removed to a suitable waste facility.

The applicant has indicated that all spoil that is not utilised on the site will be transported to sites that require clean fill at the time of the development. It is recommended that a condition be imposed restricting the transport of spoil to other clean fill sites (spoil usually includes road base and soil and therefore is not considered to be clean). Once the spoil is removed from the site the soil will be classified as potentially contaminated and soil testing will be required before the material can be determined as clean fill. The condition should also require the

MEMO

applicant to provide details of any fill that has been taken to a site that is not a licensed waste facility.

- ***Public Health***

The proposed development will not involve any water cooling towers therefore there is no potential risk from legionella. The proposed cooling system will include four air handling units of which are not foreseen to pose any public health risk.

- ***Food Service***

The proposed development does not include any food outlet stores at this stage. Should a proposal for a food outlet be proposed in the future, the subject development will require a separate development application for the proposed change of use.

SUMMARY OF ISSUES

The principal issues relevant to the proposed development are summarised as follows:

1. Potential noise and vibration from the proposed development construction phase;
2. The proposed removal and reuse of spoil and bitumen from the site, and the appropriate disposal of such waste; and
3. Potential for air pollution from dust generated onsite during the construction phase.

RECOMMENDATION

Should the determination of the Development Unit on the subject application be a recommendation for approval, the following conditions and notations are submitted for imposition on the consent:

CONDITIONS:

ENV014

Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority (e.g. DECC, WorkCover Authority, Council, NSW Fire Brigades etc) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the DECC to receive that type of waste.

{Reason: Council requirement to prevent the contamination of the environment}

MEMO

ENV032

Construction work shall only be carried out within the following time:

Monday to Friday:	7.00 am to 6.00 pm
Saturday:	7.00 am to 1.00 pm if inaudible on residential premises otherwise 8.00 am to 1.00 pm
Sunday and public holidays:	No construction work permitted

The above restrictions will be subject to review and variation by Council upon assessment of the level of annoyance that may arise.

{Reason: Council requirement to reduce likelihood of noise nuisance}

ENV023

Noise from the development (L_{Aeq}) shall not exceed the background (L_{A90}) by more than 5dB(A) at any time including any allowance for impulsiveness and tonal characteristics, when measured at the most affected residence.

{Reason: Council requirement to prevent the generation of a noise nuisance}

ENV600 VIBRATION

During the proposed excavation and construction phase of the development, some vibration may be generated due to the requirement of drilling and heavy equipment. The geological formation beneath the site may result in vibration impacts to adjoining and nearby buildings. It is therefore requested that prior to significant drilling and excavation of the site a mail out is to be sent to all nearby areas advising that vibration may be experienced in the locality and a suitable contact person for the development should residence experience vibration impacts.

{Reason: Council requirement to prevent potential nuisances from vibration during construction works}

ENV002

Prior to the release of the Construction Certificate, an Erosion and Sediment Control Plan/Soil and Water Management Plan shall be prepared for the development site in accordance with Council's Urban Stormwater Management Guidelines, Volume 2 – Erosion and Sedimentation. Such Plan shall be implemented prior to during and after the construction phase of the development.

{Reason: Implementation of Council policy to reduce sediment pollution}

ENV013

In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the National Parks and Wildlife Service (NPWS) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the NPWS.

{Reason: Council and statutory requirement to protect Aboriginal heritage}

MEMO

ENV015

All solid waste from construction and operation of the proposed development shall be assessed, classified and disposed of in accordance with the *Department of Environment and Climate Change - Waste Classification Guidelines*. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act.

{Reason: Council requirement to require compliance with the POEO Act}

ENV055 (change)

Prior to occupation of the proposed development, copies of all weighbridge or receipt dockets from the licensed waste disposal depot shall be provided to Council. The dockets will be required for the removal of the 400-500 tonnes of asphalt and all other construction waste from the site.

{Reason: Council requirement to require compliance with the POEO Act}

ENV601 REMOVAL OF SPOIL

The proposed 14,000 cubic meters of spoil from the site will not be permitted for use as 'clean fill' on secondary sites without suitable soil sampling to confirm the clean status of the soil. The inappropriate disposal and storage of spoil may be determined as illegal land filling in accordance with the Protection of the Environment Operations Act.

{Reason: Council requirement to require compliance with the POEO Act}

NOTES:

ENV910

Offensive noise as defined under the Protection of the Environment Operations Act 1997 shall not be emitted from the proposed development.

ENV911

Air impurities as defined under the Protection of the Environment Operations Act 1997 shall not be released or emitted into the atmosphere in a manner which is prejudicial to the health and safety of occupants, the surrounding inhabitants or the environment.

Prue Galvin

Senior Environment and Health Officer