

MINUTES OF THE NORTHERN REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT NARRABRI SHIRE COUNCIL ON MONDAY 8 NOVEMBER 2010 AT 10:42 AM

PRESENT:

Garry West	Chair
Pamela Westing	Member
John Griffin	Member
Cr Cathy Redding	Member
Cr Les Kelly	Member

IN ATTENDANCE

Warwick Stimson	Planning and Development Consultant
Nick Wilton	Manager Planning and Development Services, Narrabri Shire Council

APOLOGY: Cr Robyn Faber

1. The meeting commenced at 10.42 am. The Chair welcomed everyone to the meeting of the Northern Region Joint Regional Planning Panel.

2. Declarations of Interest

Nil

3. Business Item (DA 32/2010)

The Panel resolved to deal with Item 2 first.

ITEM 2 2010NTH026 - Narrabri Shire Council - DA32/2010 - Canz Flour Mill Narrabri, 135 Yarrie Lake Road, Narrabri

4. Public Submission

There were no public submissions.

5. Business Item Recommendation (DA 32/2010)

Moved John Griffin seconded Les Kelly:

That the Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent, as contained in attachment A below.

MOTION CARRIED UNANIMOUSLY

6. Business Item (DA 93/2011)

ITEM 1 2010NTH024 - Narrabri Shire Council - DA93/2011 - Shannon Estate Residential Subdivision, 64 Fitzroy Street, Narrabri

7. Public Submission

Chris Boganoff Addressed the panel to raise water pressure concerns.

8. Business Item Recommendation (DA 93/2011)

Moved Cathy Redding seconded Les Kelly:

That the Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent, with amendments as outlined below:

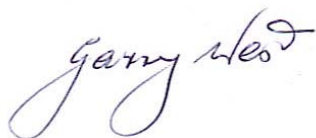
- Condition 4 to be deleted
- Condition 24 to be amended to read 'the proponent shall supply documentary evidence to Council that the proposed subdivision has been notified to Country Energy for the supply of electricity **and is to be provided**'.

Amended conditions of consent contained in attachment B.

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 10.55 am.

Endorsed by



Garry West
Chair, Northern Region Joint Regional Planning Panel
16 November 2010

ATTACHMENT A
SCHEDULE OF DEVELOPMENT CONSENT CONDITIONS

1. The determination shall be regarded as being in accordance with the particulars and information set out and described in Development Application No. 32/2010 registered in Council's records as of 5 January 2010 except where varied by any or all of the following conditions. Any additional development not subject to this approval shall require the further consent of Council.

Documents and Plans included in the consent subject to amendment by conditions of consent as prescribed within this schedule:

- i. Environmental Impact Statement dated September 2009 titled 'Development of an Agricultural Produce Industry (Flour Mill) at Narrabri West', and produced by SMK Consultants.
- ii. General Terms of Approval from Department of Environment, Climate Change and Water, Notice no, 1114954 (12 pages) and issued on 9 June 2010.

STATUTORY

2. Prior to the commencement of the proposed development, the proponent shall submit a formal application for a Construction Certificate, together with all prescribed fees, plans and specifications be submitted to and approved by Council, or alternatively a privately certified Construction Certificate be lodged with council no less than forty eight (48) hours prior to the commencement of the proposed development.

REASON: To comply with Council's statutory requirements.

3. The proponent shall notify Council, not less than forty eight (48) hours prior to the commencement of the work of:
- date of commencement of the work.
 - name of the principle certifying authority for the issue of compliance, occupation and/or subdivision certificates.

REASON: To comply with Council's statutory requirements.

4. As Principal Certifying Authority (PCA), Council will require to inspect the various stages of construction as follows:
- a. Strip footing/slab etc. when steel is laid prior to pouring concrete.
 - b. Internal and external drainage prior to covering (including septic tank absorption trenches).
 - c. Framework prior to lining internally.
 - d. Flashing of wet areas prior to tiling.
 - e. Stormwater drainage before covering.
 - f. Final - when building is completed and painted, in accordance with approved plans and specifications, **prior to occupation**.

It should be noted that if a stage requires a second inspection, due to work being incomplete or wrong, Council may require an additional fee to carry out the work.

REASON: To comply with Council's requirements.

5. Where Council is not the Principal Certifying Authority (PCA), Council will require copies of inspection reports for the following stages of construction as follows:
- a. Commencement.
 - b. Flashing of wet areas.
 - c. Stormwater drainage before covering.
 - e. Final - when building is completed, in accordance with approved plans and specifications, **prior to occupation**.

It should be noted that if a stage requires a second inspection, due to work being incomplete or wrong, Council may require an additional fee to carry out the work.

REASON: To comply with Council's requirements.

6. Where Council is not the Principle Certifying Authority (PCA), the proponent or private certifier shall submit a construction certificate to Council prior to building works commencing on the subject allotment.

REASON: To comply with Council's statutory requirements.

7. Any use of the subject land shall not commence until all relevant conditions of consent have been met or unless other satisfactory arrangements have been made with Council.

REASON: To comply with Council's statutory requirements.

8. Where Council is not the Principle Certifying Authority an Occupation Certificate shall be submitted to Council when the building work has been completed and prior to the occupation of the building.

Notes:

- if the certificate is being issued by a private certifier, the certificate is to be lodged with Council not less than forty eight (48) hours to the occupation of the building/structure.

REASON: To comply with Council's statutory requirements.

9. Where Council is the Principle Certifying Authority, the proponent shall pay the prescribed fee to Council and satisfy all conditions of consent to obtain an occupational certificate prior to occupation of the building / structure.

REASON: To comply with Council's statutory requirements.

10. The building / structure shall be constructed in accordance with the requirements of the Building Code of Australia.

REASON: To comply with Council's statutory requirements.

11. The proponent shall erect signage in a prominent position on the site:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building 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.

REASON: To comply with Council's statutory requirements.

12. The building / structure shall comply with the requirements of the Commonwealth Disability Discrimination Act, 1992 and the NSW Anti-Discrimination Act 1977.

Note 1: The Disability Discrimination Act 1992 and the Anti-Discrimination Act 1977 provide that it is an offence to discriminate against a person in a number of different situations. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH THIS LEGISLATION.

Note 2: Guidelines in respect of disabled access and produced by the Human Rights and Equal Opportunity Commission are available from the Commission or from Council's Environmental Services Department. The Applicant should ensure that these matters are addressed in the plans and specifications submitted with the application for a construction certificate.

REASON: To comply with Council's statutory requirements.

13. Protection of public places

1. If the work involved in the erection or demolition of a building:
 - (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) involves the enclosure of a public place
 - (c) a hoarding or fence must be erected between the work site and the public place.
2. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
3. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
4. Any such hoarding, fence or awning is to be removed when the work has been completed.

REASON: To ensure that measures have been established to provide the protection of public places.

ACCESS

14. The proponent to make application to Council's Engineering Services for approval of the construction of a concrete kerb layback at the proposed access to the said allotment. The kerb layback shall be designed in accordance with Council's Design Specifications and shall be installed prior to occupation of the building / structure, at the proponent's expense.

REASON: To comply with Council's requirements.

15. The proponent shall make application to Council's Engineering Services for approval to remove all redundant kerb layback accesses to the said allotment and replace with uniform kerb and Gutter and shoulder seal to the Design Specifications of Council's Engineering Services. All work is to be carried out prior to occupation of the building / structure, at the proponent's expense.

REASON: To comply with Council's requirements

16. The proponent shall make application to Council's Engineering Services for a vehicle driveway surface, crossing the road reserve or part there-of (ie. footpath) in accordance with Council's Design Specifications. Any construction of, or re-instatement of, a kerb layback crossing will also require an application. The driveway surface shall be completed prior to occupation of the building / structure.

REASON: To comply with Council's requirements.

17. An access from the road shoulder to the property boundary shall be constructed to Council's Design Specifications Standard for a Rural Vehicular Crossing as determined by the access location, in consultation with Council's Engineering Services.

REASON: To comply with Council's requirements.

18. All internal driveways, parking and manoeuvring areas be constructed with a paved surface, either concrete, seal or commercial paver with parking bays and traffic flow directions to be clearly delineated.

REASON: To comply with Council's Development Control Plan Parking Code requirements.

19. Prior to the issue of a Construction Certificate the applicant is to submit to Council a Traffic Management Plan for the development outlining the proposed plan of management during construction and further post construction permanent traffic management.

REASON: To comply with Council's requirements.

GENERAL

20. All works associated with the implementation / construction of the proposed activity (Not operation of the proposal post occupational certificate), involving electric or pneumatic tools, or other noisy operations, shall be restricted to the following hours of operation:

Monday to Friday	7am to 6pm
Saturday	8am to 5pm
Sunday	Nil

Advice: All noise generating activities are subject to the requirements of the protection of the Environment Operations Act 1997. This condition of consent does not relieve the proponent including developers, contractors or their agents from the requirements under the relevant noise control legislation (POEO Act 1997).

REASON: Statutory Requirement

21. The hours of operation of the weighbridge component of the business / activity shall be restricted to:

Monday to Saturday	7am-6pm
Sunday	nil

The hours of operation for internal operations as outlined in the application are restricted to:

Monday to Friday	24 hours
Saturday	7am-7pm

REASON: To comply with Council's requirements.

22. Temporary toilet facilities shall be provided on the said allotment prior to the commencement of any site or building work.

REASON: To comply with Council's requirements

23. As per the recommendations within the Noise Assessment Report, undertaken by Vipac Engineers and Scientists, dated 20 August 2009, a Traffic Noise Assessment shall be conducted for the development within three months from the commencement of operation. The noise logging conducted for the Noise Assessment Report may be utilized as a basis for the Traffic Noise Assessment.

REASON: To comply with Council's requirements.

24. Any damage caused to Council's infrastructure including but not limited to footpaths, roads, drainage, Kerb and Gutters, laybacks or other public land shall be restored in accordance with Council's Design Specifications at the full cost to the developer. Where a dispute arises over the person(s) responsible for the damage, Council shall reserve the right to carry out work to remedy such damage(s) at the proponents cost.

REASON: To comply with Council's requirements.

25. The proponent shall install suitable protection to ensure that damage to Council infrastructure does not occur during the construction phase of the development.
- REASON:** To comply with Council's requirements.
26. No materials or machinery to be used in the construction of the building shall be stored or stacked on Council's footpath, nature strip, public defined land or roadway.
- REASON:** To comply with Council's requirements.
27. During construction of the proposed building or structure no construction vehicles are to be parked on roads / rear lane ways as to restrict traffic flow and or access to allotments.
- REASON:** To comply with Council's requirements.
28. The proponent shall not burn waste material, felled trees or other material on the said land. All waste materials shall be directed to a Narrabri Local Government Area waste management or other approved facility.
- REASON:** To comply with Council's requirements.
29. The proponent shall provide at least forty-eight (48) hours notice be given to Council when any inspection is required.
- REASON:** To comply with Council's requirements.

ENGINEER'S DETAIL

30. That certification of the proposed work(s) be supplied by a qualified practising Structural or Civil Engineer at the completion of works, certifying that the work(s) have been carried out under their supervision and to their requirements.
- REASON:** To comply with Council's requirements.
31. The proponent shall provide engineers design details for the structure (slab/footings/steel frame) to Council by a suitably qualified and professional Engineer prior to the issue of a Construction Certificate.
- REASON:** To comply with Council's requirements.

DRAINAGE

32. The site shall be prepared so as to effectively divert surface water away from and around the building to the proposed detention basin in accordance with the application.
- In this regard, Council may require permanent surface or subsoil drains or a combination of both, to all excavated areas and depressions and the invert of such drains shall be a minimum of 200mm below finished habitable floor level and shall have a minimum grade of 1:100 to the stormwater system or to a point satisfactory to Council's Officer.
- REASON:** To comply with Council's requirements to ensure the site/buildings are adequately protected from storm water.
33. A works as executed (WAE) drainage plan indicating the location of the drainage pipelines shall be submitted by the proponent or their agent at the time of installation of such pipes.

REASON: To comply with Council's requirements.

CLASS 2/9 BUILDINGS

34. The proponent shall provide a Fire Safety Certificate to indicate compliance with the Fire Safety Schedule.

REASON: To comply with the Building Code of Australia.

35. That at least once in each period of twelve months after a certificate is required to have been submitted to Council pursuant to Section E of the Building Code of Australia. The owner of the building shall submit to Council a further certificate with respect to each fire safety measure installed in the building.

REASON: To comply with the Building Code of Australia.

36. The building shall be provided with access and facilities for disabled persons in accordance with Part D3 and Part F2.4 of the Building Code of Australia, Australian Standard AS1428.1 Part 1: General Requirements for Access Buildings.

REASON: To comply with the Building Code of Australia.

37. An adequate hoarding, fence or other measure shall be provided on site to restrict access by the public to the building site (not for class 1, 10 or a building comprising 2 dwellings). Any location of such protective measures upon public land shall be subject to further approval of Council.

REASON: To comply with the Building Code of Australia to ensure the safety of persons.

ENVIRONMENTAL

38. The applicant shall install, prior to the commencement of construction, adequate sediment and soil erosion controls in accordance with the requirements of the Department of Environment, Climate Change and Water. All sediment is to be controlled on site including the transport of sediment from vehicular tyres and machinery.

REASON: To comply with Council's requirements.

ROAD INFRASTRUCTURE AND DRAINAGE

39. The proponent shall pay a contribution or lodge an appropriately secured bank guarantee for no less than 30% of the cost of the formation, construction, sealing and kerb and guttering of the proposed road from the Yarrie Lake Road intersection to the rail line south of allotment 7012 in DP 1061171. Costing shall be determined by Council in accordance with the proposed road design plans.

Advice: Reference is made to Development Application 22/2009 for IPS Logistics where a condition was imposed to form and seal an access road from Yarrie Lake Road, Narrabri, to the rail line south of Lot 7012 DP 4061171. Accordingly, based on the land areas of the two developments only, the contribution should be no less than 30% of the cost of such infrastructure.

REASON: To comply with Council's requirements.

40. Entrance and exit points to the allotment are to be constructed in accordance with Council's rural access policy

REASON: To comply with Council's requirements.

41. All stormwater generated on the allotment shall be disposed into the proposed storm water detention basin appropriately sized for a rainfall event of 1 in 20 year ARI. Stormwater from impervious surfaces shall not be allowed to impact or cause nuisance to neighbouring properties. Any overflow from the detention pond shall be directed to drainage lines/kerb and gutter within the proposed road corridor to the north-east of the allotment,

REASON: To comply with Council's requirements.

42. Fence line drainage to be directed to stormwater drainage lines within the proposed road drainage system at the northern boundary of the subject allotment.

REASON: To comply with Council's requirements.

PUBLIC AMENITY

43. Prior to the construction formation and sealing of the proposed road corridor within Lot 7012 DP 1061171, the access road from Yarrie Lake Road to the entrance of Lot 3 DP 1002567 is to remain watered at all times to prevent airborne dust nuisance to adjoining properties.

REASON: To comply with Council's requirements.

44. Prior to the construction and formation and sealing of the proposed road corridor within Lot 7012 DP 1061171, the access intersection of Lot 7012 to Yarrie Lake Road is to be graded to prevent the carting of rocks and debris onto Yarrie Lake Road from the unsealed section of Lot 7012.

REASON: To comply with Council's requirements.

VERMIN CONTROL

45. The proponent shall employ the services of a qualified and professional pest controller on a regular basis to control vermin. All work is to be carried out in accordance with the relevant Australian Standards.

REASON: To comply with Council's requirements.

46. Fumigation of bulk grain storage supplies is to be carried out in accordance with AS2476-2008 General Fumigation Procedures. Fumigation shall not take place on windy days and also when the wind is prevailing from a westerly/north-westerly/south-westerly direction.

REASON: To comply with Council's requirements.

47. Weed control is to be carried out in accordance with Australian Standards and chemicals utilized shall be stored in order to prevent intrusion into the stormwater drains and channels.

REASON: To comply with Council's requirements.

OPERATIONAL TRAFFIC CONTROL AND CONSTRUCTION TRAFFIC

48. Delivery vehicles to the proposed development are not to impede traffic flow to other properties which use the access road to the site. Adequate heavy vehicle parking/standing space shall be provided upon (TSR R9489; Lot 7012 DP 1061171) or along the internal service road in order to allow free flow of traffic. Vehicles are not permitted to queue along Yarrie Lake Road.

REASON: To comply with Council's requirements.

49. Vehicles are not to queue across the rail line adjacent to Lot 1392 DP 1029895. Approximately 20m clearance either side of the rail line shall be maintained at all times to promote both safety and visibility of oncoming trains and vehicular traffic.

REASON: To comply with Council's requirements.

50. Car parking and aisle width are to be designed in accordance with AS 2890 – Off Street Parking and are to be appropriately line marked and landscaped.

REASON: To comply with Council's requirements.

51. In accordance with DECCW guidelines, the proponent shall maintain an appropriate shake down device including grid or other coarse gravel surface for removal of silt and dirt from transport vehicles during construction. All soil material shall be maintained on site and further appropriate siltation fencing shall be in place for the duration of the construction works to prevent soil eroding into stormwater drains and natural gullies.

REASON: To comply with Council's requirements.

AIR QUALITY

52. The proponent shall ensure appropriate control and suppression of dust from the operation of the facility. All grain particulate matter is to be contained onsite and preventative measures are to be taken to ensure it is not released causing nuisance to adjoining properties.

REASON: To comply with Council's requirements.

53. The proponent shall comply with the requirements of the Protection of the Environment Operations Act 1997 at all times during operation particularly with respect to air and noise pollution.

REASON: To comply with Council's requirements.

54. Where a dust complaint has been substantiated by Council, the proponent shall conduct, at its own costs, dust monitoring to the satisfaction of Council by a qualified professional to ensure that no dust is being emitted outside the boundaries of the subject site.

REASON: To comply with Council's requirements.

COMPLAINTS REGISTER / HANDLING

55. The proponent shall establish a formal complaints register whereby any complaints regarding the operation are fielded and recorded. The proponent shall seek to resolve the complaints and record actions taken employed to resolve future complaints of similar nature. The proponent must advise the complainant of necessary actions taken to resolve the complaint.

REASON: To comply with Council's requirements.

56. The complaints register shall be made available to Council for inspection upon request.

REASON: To comply with Council's requirements.

LIABILITY

57. The applicant shall indemnify Council against any and all actions, suits and claims of whatsoever nature resulting in injury to person or persons or damage to property other than that owned by the applicant and providing a declaration to this effect to the satisfaction of Council and the applicant providing Council with proof of adequate public liability insurance coverage.

REASON: To comply with Council's requirement for insurance coverage against claims.

LANDSCAPING

58. A landscaping plan shall be submitted and approved by Council prior to issue of a Construction Certificate.

REASON: To comply with Council's requirements for the provision of landscaping.

59. The approved landscaping as illustrated on the landscaping plan shall be completed within 6 months of occupation of the development.

REASON: To comply with Council's requirements for the provision of landscaping.

ADVERTISING

60. The developer shall erect one only business identification sign at the vehicle entry point to the land. The sign shall identify the business name and contact number only and have a maximum area of 1.5 square metres. The sign is to be erected on the subject land and have a maximum height above ground of 1.8 metres.

REASON: To comply with Council's requirements.

61. All signs are to be maintained in good condition, and posts are to be painted regularly.

REASON: To comply with Council's requirements.

62. The proponent shall comply with the Australian Standards for Advertising Signage.

REASON: To comply with Council's requirements.

MISCELLANEOUS MATTERS

63. Construction or excavation shall not occur within 25 metres of a rail corridor. Where excavation closer than 25m is to occur, separate consent shall be required by the CEO of the relevant rail authority in accordance with State Environmental Planning Policy (Infrastructure).

64. Trains shall not be loaded on the mainline rail siding adjacent to the site (southern boundary) without the written consent of the CEO or their delegated officer of the relevant rail authority.

ATTACHMENT B
SCHEDULE OF DEVELOPMENT CONSENT CONDITIONS

1. The determination shall be regarded as being in accordance with the particulars and information set out and described in Development Application No. 93/2011 registered in Council's records as of 27 August 2010 except where varied by any or all of the following conditions. Any additional development not subject to this approval shall require the further consent of Council.
2. Prior to the release of the linen / original plans by Council, the proponent is required to lodge with Council a Subdivision Certificate, certifying that the development has complied with Council's subdivision conditions of consent requirements.

REASON: To comply with Council's statutory requirements.

3. Prior to the issue of a construction certificate for subdivision works, the proponent shall provide the following information to Council's Manager Planning and Development Services for approval:
 - a. Confirmation of the suitability of proposed stormwater grades;
 - b. Details on appropriately sized pits/pipes to accommodate acceptable surcharge levels ;
 - c. Confirmation of the suitability of the proposed sewer lines; and
 - d. Confirmation that kerb layback design is consistent with Council's requirements.

The above information shall be provided by an appropriately qualified consultant. Existing infrastructure services are to be upgraded accordingly.

- ~~4. Prior to the issue of a Construction Certificate, the proponent shall provide a report to Council's Manager Planning and Development Services for approval detailing the capacity of the existing sewer and potable water supplies and the impact of the proposed development on same. The report shall be undertaken by an appropriately qualified consultant.~~
5. All road and drainage works are to be constructed in accordance with Narrabri Shire Council's Specifications.
6. All sewer works are to be constructed in accordance with:
 - e. AS3500.2 – Sanitary Plumbing and Drainage
 - f. WSA02 – Sewerage Code of Australia
 - g. WSA07 – Pressure Sewerage Code of Australia
 - h. Narrabri Shire Council Design Specifications
7. All potable water works are to be constructed in accordance with:
 - i. AS3500.1 – Water Services
 - j. WSA03 – Water Supply Code of Australia
 - k. Narrabri Shire Council Design Specification
8. The proponent shall erect signage in a prominent position on the site:

- (d) showing the name, address and telephone number of the principal certifying authority for the work, and
- (e) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (f) stating that unauthorised entry to the work site is prohibited.

REASON: To comply with Council's statutory requirements.

- 9. No development works or activity (including fencing, grazing, etc) be undertaken in that part of the land zoned 1 (d) Rural 'Floodway' unless prior development approval is obtained from Council.

REASON: To comply with Council's requirements.

- 10. Prior to the release of the Subdivision Certificate and further linen or original plans, the developer is required to submit professional plans and seek Council approval to construct the road intersections and connections indicated on the approved plans, to Council Design Specifications.

REASON: To comply with Council's requirements.

- 11. Prior to the issue of a Construction Certificate the applicant is to submit to Council a Traffic Management Plan for the development outlining the proposed plan of management during construction and further post construction permanent traffic management.

REASON: To comply with Council's requirements.

GENERAL

- 12. All works associated with the implementation / construction of the proposed activity (Not operation of the proposal post occupational certificate), involving electric or pneumatic tools, or other noisy operations, shall be restricted to the following hours of operation:

Monday to Friday	7am to 5pm
Saturday	8am to 1pm
Sunday	Nil

Advice: All noise generating activities are subject to the requirements of the protection of the Environment Operations Act 1997. This condition of consent does not relieve the proponent including developers, contractors or their agents from the requirements under the relevant noise control legislation (POEO Act 1997).

REASON: Statutory Requirement

- 13. Temporary toilet facilities shall be provided on the said allotment prior to the commencement of any site or building work.

REASON: To comply with Council's requirements

- 14. Should the development require connection of a telephone service or further alteration to the existing telecommunications network the proponent shall contact Telstra at their Commercial Operations Centre.

REASON: To comply with Council's requirements.

- 15. Any damage caused to Council's infrastructure including but not limited to footpaths, roads, drainage, Kerb and Gutters, laybacks or other public land shall be restored in accordance with Council's Design Specifications at the full cost to the developer. Where a dispute arises over the person(s) responsible for the damage, Council shall reserve the right to carry out work to remedy such damage(s) at the proponents cost.

REASON: To comply with Council's requirements.

16. The proponent shall install suitable protection to ensure that damage to Council infrastructure does not occur during the construction phase of the development.

REASON: To comply with Council's requirements.

17. The proponent shall install suitable protection to ensure that public trees are protected from damage arising during the construction phase of the development.

REASON: To comply with Council's requirements.

18. The proponent shall not remove street trees owned by Council on public land. Any pruning or removal of street trees will be subject to approval by Council under the Urban Tree Management Policy.

Advice: Further information may be obtained by contacting Council's Parks and Gardens Overseer / Co-ordinator.

REASON: To comply with Council's requirements.

19. No materials or machinery to be used in the construction of the development shall be stored or stacked on Council's footpath, nature strip, public defined land or roadway.

REASON: To comply with Council's requirements.

20. During construction of the proposed building or structure no construction vehicles are to be parked on roads / rear lane ways as to restrict traffic flow and or access to allotments.

REASON: To comply with Council's requirements.

21. The proponent shall not burn waste material, felled trees or other material on the said land. All waste materials shall be directed to a Narrabri Local Government Area waste management or other approved facility.

REASON: To comply with Council's requirements.

22. The proponent shall provide at least forty-eight (48) hours notice be given to Council when any inspection is required.

REASON: To comply with Council's requirements.

ENGINEER'S DETAIL

23. That certification of the proposed work(s) be supplied by a qualified practising Structural or Civil Engineer at the completion of works, certifying that the work(s) have been carried out under their supervision and to their requirements.

REASON: To comply with Council's requirements.

STATUTORY

24. The proponent shall supply documentary evidence to Council that the proposed subdivision has been notified to Country Energy for the supply of electricity and is to be provided.

REASON: To comply with the statutory requirements of other authorities.

25. The proponent shall supply documentary evidence to Council that the proposed subdivision has been notified to the relevant telecommunications authority for the provision of telephone services

REASON: To comply with the statutory requirements of other authorities.

CONTRIBUTIONS

26. The proponent is served notice that in accordance with Council's Contributions Policies, the proponent is required to contribute to public infrastructure, services and facilities. In accordance with this policy, the amount payable will be dependent upon the date on which payment is made and will be as per Council's adopted fees and charges for the financial year in which the payment is made. The contribution during the 2010/2011 financial year is tabulised below for payment. Contributions have been calculated on 86 lots in addition to the existing lot.

Contribution	Rate	Total for proposed development
s68 sewer headworks	\$4,177.00 per lot	\$359,222.00
s68 water headworks	\$2,758.00 per lot	\$237,188.00
s94 Public Open Space	\$249.00 per lot	\$21,414.00
S94 Bushfire	\$311.00 per lot	\$26,746.00
S94 Community Facilities	\$124.00 per lot	\$10,664.00
TOTAL		\$655,234.00

Contributions shall be paid prior to the issue of a linen certificate.

REASON: To comply with Council's section 94 Contributions Plan

INFRASTRUCTURE

27. The town sewer system is to be provided to each Lot at the applicant's cost in accordance with Council's Subdivision Design Specifications. Application shall be made to Council's Engineering Standards and approval shall be granted prior to any works commencing in the site.

REASON: To comply with Council's requirements for the upgrading of services.

28. That the town water be provided to each Lot at the applicant's cost accordance with Council's Subdivision Design Specifications. Application for connection shall be lodged with Council's Engineering Services and approval shall be granted prior to any connection being made. Each connection shall also include provision of a water meter.

REASON: To comply with Council's requirements for the upgrading of services.

29. The developer shall install appropriate street trees in accordance with Council's Public Space Tree Policy, every ten (10m) along the entire frontage of the proposed allotments.

REASON: To comply with Council's requirements.

30. In respect to the proposed infrastructure works (roads, water, sewer, stormwater), the developer is to submit appropriate design plans and specifications and Design Certificate Report in accordance with Auspec Design Specifications Guide to Council and for approval.

Council will also require works as executed plans for the above works, water and sewer facilities are to be shown on separate plans. All plans shall be accompanied by a Auspec Design Specifications Guide checklist that shall be endorsed by a suitably qualified and professional civil or structural engineer.

The developer may nominate to Council for consideration appropriate street names in respect to the proposed new streets.

REASON: To comply with Council's requirements for the provision of infrastructure.

LIABILITY

31. The applicant shall indemnify Council against any and all actions, suits and claims of whatsoever nature resulting in injury to person or persons or damage to property other than that owned by the applicant and providing a declaration to this effect to the satisfaction of Council and the applicant providing Council with proof of adequate public liability insurance coverage.

REASON: To comply with Council's requirement for insurance coverage against claims.

ENVIRONMENTAL

32. The applicant shall install, prior to the commencement of construction, adequate sediment and soil erosion controls in accordance with the requirements of the Department of Environment & Climate Change (DECC) requirements. All sediment is to be controlled onsite including the transport of sediment from vehicular tyres and machinery.

REASON: To comply with Council's statutory requirements.