

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT GREATER TAREE CITY COUNCIL ON THURSDAY, 5 JULY 2012 AT 2:00 PM

PRESENT:

Jason Perica	Acting Chair
John Colvin	Panel Member
Paul Hogan	Panel Member
Alan Tickle	Panel Member

IN ATTENDANCE

Bruce Moore	Senior Leader Regulatory
Petula Bowden	Development Planner
Graham Schultz	Development Engineer
Richard Wheatley	Traffic Engineer
Belinda Deane	Minutes Taker

APOLOGY: NIL

1. The meeting commenced at 2:02 pm.

2. Declarations of Interest

No one declared an interest.

3. Business Items

ITEM 1 – 2011HCC031 Greater Taree City Council 18/2012/DA – Home improvement centre, new road roundabout & signage; 121 & 121A Manning River Drive, Taree South

5. Public Submission – Nil

George Thomas, community member, was present but did not address the meeting. There were no other persons present to address the meeting for or against the item.

6. Business Item Recommendations

ITEM 1 – 2011HCC031 Greater Taree City Council 18/2012/DA – Home improvement centre, new road roundabout & signage; 121 & 121A Manning River Drive, Taree South

Recommended that the Panel grant consent to Development Application 18/2012/DA for the erection of a home improvement centre, new road, roundabout and signage on Lot 1 & Lot 2 DP 862928 (Proposed Lot 1) 121 & 121A Manning River Drive Taree South subject to the following conditions:

Condition No.1.

The development is to be carried out in accordance with the details submitted with the application and the plans stamped "18/2012/DA approved" (as amended by the following conditions).

Condition No.2.

A Construction Certificate issued by the principal certifying authority is to be deposited with Council at least 48 hours prior to commencement of any building work on the site.

Condition No.3.

Payment of the prescribed Long Service Levy Fee prior to the issue of a Construction Certificate.

Condition No.4.

The design of the proposed building is to fully comply with the provisions of the Building Code of Australia, prior to the issue of a Construction Certificate.

Condition No. 5.

A sign shall be erected in a prominent position on the premises on which the erection or demolition of a building is being carried out showing:

- (a) the name address and telephone number of the principal certifying authority for the work, and
- (b) stating that unauthorised entry to the premises is prohibited, and
- (c) showing the name of the builder or other person in control of the premises and a telephone number at which the builder or other person may be contacted outside working hours. The sign shall be removed when the erection or demolition of the building has been completed.

Condition No.6.

Parking areas, access lanes and vehicle movement areas are to be constructed, drained and concreted, bitumen sealed or alternatively constructed to a similar standard surface (but not gravel) with the parking spaces permanently and clearly identified. Provision is to be made for the parking of motor bikes within the parking area equivalent to one car parking space.

Bicycle storage racks, providing storage for not less than 10 bicycles shall be provided adjacent to the principal entrance of the building.

The work is to be completed prior to the issue of an Occupation Certificate.

Condition No.7.

Provision being made within the site for a turning area to accommodate a B-Double in accordance with the design guidelines of AUSTROADS and shown on Construction Certificate plans.

Condition No.8.

Prior to the issue of an Occupation Certificate, a full width industrial and commercial reinforced concrete verge crossing with separated entry and exit is to be provided by the applicant at the approved vehicle entry location points at no cost to Council. A Driveway Application is to be submitted to Council for approval, with the appropriate fee, prior to the commencement of construction. Vehicular crossings are to be designed and constructed in accordance with Council's standards (SD74) and the plan prepared by Leffler Simes Architects dated February 2012 Drawing No. DA01/C.

The verge crossings shall be the following widths and located a minimum of 1.0 metre from the side boundaries.

Car Access

Entrance	- 4 metres (minimum)
Exit	- 6 metres (minimum)
Separation	- 600 mm (minimum)

Truck Ingress/Egress

Entrance and Exit: 5 – 12 metres and of sufficient width to demonstrate ability to accommodate a Design B-Double.

Condition No. 9.

Prior to the issue of an Occupation Certificate the applicant is to carry out the following works and services. Plans prepared in accordance with Council's Auspec 1 Design Manual accompanied by the appropriate supervision/assessment fees are to be submitted to and approved by Greater Taree City Council, together with a construction certificate and long service levy prior to the issue of a Construction Certificate. Work is to be completed prior to the issue of an Occupation Certificate.

Manning River Drive

- (a) A dual lane roundabout is to be constructed at the intersection of Manning River Drive and the proposed Primary Access Road, generally as shown on the plan prepared by ACOR Consultants Pty Ltd dated 13/03/2012, Drawing No. DA101 Issue B, and in accordance with Austroads Guide to Road Design Part 4B Roundabouts. A concrete median is to be constructed to extend the existing southern median to the proposed roundabout, and extend northerly from the roundabout to the limit of the departure lanes as specified in Austroads. The pavement of the roundabout is to be constructed of reinforced concrete, with a landscaped central island.
- (b) Widening and construction of the carriageway is to be undertaken to accommodate four lanes of traffic. The four lanes are to extend from the existing four lanes on the south of the proposed roundabout to the limit of the departure lanes on the northern side of the roundabout, generally as shown on the plan prepared by ACOR Consultants Pty Ltd dated 13/03/12, Drawing No. DA101 Issue B.
- (c) Kerb and gutter is to be constructed on the western side of the carriageway, generally as shown on the ACOR Consultants Pty Ltd dated 13/03/12, Drawing No. DA101 Issue B, in accordance with Council requirements.

- (d) The eastern leg of the roundabout is to be constructed to provide new accesses to both the Hereford Motel (Lots 24 to 27 DP 233145) and Taree Truck Centre (Lot 202 DP 1126691), generally as shown on the plan prepared by ACOR Consultants Pty Ltd dated 13/03/2012, Drawing No. DA101 Issue B, in accordance with Council requirements. The accesses are to be constructed of reinforced concrete, be sufficiently wide to cater for the turning movements of a B-Double and connect to the existing driveways within these properties. The existing accesses from both properties onto Manning River Drive are to be removed and replaced with topsoil and turf. All costs for the relocation of these driveways is to be borne by the developer. The timing of the works and temporary access arrangements shall be finalised after consultation with relevant business owners.
- (e) The pavement is to be designed for Design Traffic of 5×10^7 ESA's to Council's 4 Lane Arterial Road Standard as specified in Auspec.
- (f) Provision is to be made in the road and roundabout design for cyclists and pedestrians movements both along Manning River Drive and across Manning River Drive to the development including connection to bus stops of concrete footpaths built to Council standards.
- (g) A bus stop and shelter is to be provided on both sides of Manning River Drive approaching the roundabout, with indented bus bays, and connected by concrete footpaths in accordance with Austroads requirements and Council conditions.
- (h) The verge area of the site frontage to Manning River Drive and the Primary Access Road is to include landscaping which provides for a contiguous 'gateway' theme along both Manning River Drive and the Primary Access Road comprising an avenue of Illawarra Flame Trees. Such trees are to be planted at a minimum trunk spacing of 10m, setback 3m from the kerb or edge of bitumen if no kerb, or as determined by Council. Full details are to be submitted prior to the issue of a Construction Certificate.

In addition to the landscaping requirements of Section G of DCP 2010, all street frontages of new buildings are to be planted with a low contiguous hedge, allowing for driveway access points. A flowing *Westringa* species is preferred.

The verge is to be turfed with drought and frost resistant species established in an adequate depth of topsoil. Trees are to be maintained until established with species being replaced should dieback occur.

- (i) The carriageway of Manning River Drive at the roundabout, including the approaches, is to be constructed to provide the full integrity of the road structure so as to prevent longitudinal failure of the joints between the new and existing pavement.

Primary Access Road

- (j) The primary access road is to be constructed for the full frontage of the development as an Industrial Road with 13 metre carriageway width, in accordance with Council's Auspec requirements. Kerb and gutter is to be constructed on both sides of the road.
- (k) The road is to be designed so as to provide reasonable access to future lots in the estate, as well as for continuation of the primary access road. Deep cut batters at future lots and road extensions are to be avoided.
- (l) The road is to provide for on-road cycleways, designed in accordance with Austroads Guide to Road Design Part 3.

- (m) White reflectorised guideposts are to be placed at the end of the uncompleted road.

Condition No.10.

Prior to the issue of an Occupation Certificate, concrete foot paving 1.2 metres wide is to be constructed for the full northern boundary frontage of the development in the Primary Access Road and both sides of the proposed roundabout in Manning River Drive, generally as shown on the plan prepared by Leffler Simes Architects dated February 2012 DA01/C.

Condition No. 11.

Where depth of filling exceeds 300mm it is to be constructed in horizontal layers not exceeding 150 mm compacted thickness. Each layer shall be compacted to at least 95% of the maximum dry density, when tested, in accordance with AS 1289 - 1993 Clauses 5.1.1 and 5.3.1. Verification of the compaction is to be provided by a Certificate, incorporating a location plan indicating filled areas in relation to road and lot boundaries, from a registered N.A.T.A. testing laboratory prior to the issue of an Occupation Certificate.

Condition No.12.

A **Geotechnical Report** for pavement design of the proposed roadworks prepared by a duly qualified and experienced Geotechnical Engineer shall be submitted for approval prior to the issue of a Construction Certificate.

Condition No.13.

Prior to commencement of any works, the applicant is to lodge with Council:

- i) a plan, prepared by a registered surveyor, showing all survey marks on public record, which may be disturbed or destroyed during the course of the works;
- ii) a reasonable cash bond or bank guarantee to cover the potential cost of replacement of any such marks disturbed or destroyed during the course of the works. The value of such bond shall be determined by the Senior Leader Asset Planning on examination of the plan supplied in (i) above.

Condition No. 14.

Dedicate to Council, at no cost to Council, Primary Access Road as a public road. Council will not proceed with arrangements for dedication until it has received an accurate cadastral plan identifying the section of the road to be dedicated.

Condition No. 15.

After practical completion of works and services to Council's standards the following will be required prior to the issue of an occupation certificate.

- A "Works as Executed" set of drawings prepared in accordance with the requirements of Council's Auspec No. 1 Design Manual. These must be original drawings showing as constructed details of all works and services, suitably endorsed as correct on each sheet by the Superintendent.
- Maintenance Deposit - Deposit with Council (or a Bank Guarantee) for a period of twelve months from completion of engineering work of a sum equal to 5% of the cost of Engineering works prior to the issue of an Occupation Certificate. This security is to be lodged to guarantee the quality of work and to ensure that the contractor carries out all maintenance and repairs required during this period.
- Bonding Policy - Any work to be bonded must be in accordance with Council Policy Auspec No. 1 Design Manual. Generally bonds will only be accepted for final seal or Asphaltic Concrete surfacing. Bonding will be via a cash bond or bank guarantee in

the sum of 150% of the current cost of carrying out the work at Council rates. The time limit for such bonds is three (3) months.

- The actual contract values of all assets (roads, stormwater drainage, open space, etc) dedicated to the public are to be submitted with "Works as Executed" drawings on Council's standard form.

Condition No.16.

The bond shall be released to the applicant, at the completion of the work, upon the lodgement with Council of:

- i) a declaration by a registered surveyor, stating that no survey marks as shown on the submitted plan have been disturbed or destroyed; or
- ii) a plan, prepared by a registered surveyor, and acceptable to the Land Titles Office for registration as a public record plan, showing the positions and values of all survey marks placed by the registered surveyor in lieu of the survey marks shown on the submitted plan which have been destroyed or disturbed during the course of the works.

Condition No. 17.

A Traffic Control Plan (TCP) is to be prepared for roadworks in consultation with surrounding business owners. No works are to commence until the TCP has been received and approved by Council.

Condition No.18.

All adjustments to existing utility services made necessary by the development are to be undertaken by the developer at no cost to Council.

Condition No.19.

The applicant is to repair any damage to existing roads caused during the construction works, in accordance with Council requirements, prior to the issue of an Occupation Certificate.

Condition No. 20.

The applicant is to restore, replace or reconstruct any damage caused to road pavements, surfaces or street furniture on existing roads used for the construction of the subdivision. Haulage routes for the construction are to be as agreed with the Senior Leader Asset Planning prior to the issue of a Construction Certificate.

Condition No.21

Retaining walls shall be designed and certified by a qualified structural engineer in accordance with AS 4678 Earth Retaining Structures code of Australia.

Condition No.22.

Erection of a street name sign for the entry road off Manning River Drive, (together with "No Through Road" plate). The applicant is to submit a list of at least three (3) street names for the street including the reasons for each name for Council's approval. The street naming request shall be accompanied by the appropriate fee and the approval is to be obtained prior to the issue of an occupation certificate.

Condition No. 23.

Compliance with the NSW Department of Primary Industries Office of Water's General Terms of Approval ref 20 ERM2012/0054. (attached)

Condition No. 24.

Prior to the issue of a construction certificate, a copy of the Controlled Activity Approval (CAA) must be submitted to Council.

Condition No. 25.

All stormwater is to be disposed of by a drainage system to Council's drainage network. A drainage design indicating all engineering details relevant to collection and disposal of roof water and stormwater from the site is to be submitted to and approved by Council in accordance with Section 68 of the Local Government Act, 1993 prior to the issue of a Construction Certificate. Details are to include existing site levels, finished levels, pipeline sizes and gradings. Stormwater shall be conveyed from the site to the:

- i. nearest piped drainage system,
- ii. kerb, using non-flexible galvanised kerb adaptors,
- iii. stormwater pit fronting or adjacent to the development,
- iv. interlot drainage system

All of the above works are to be carried out prior to the issue of an Occupation Certificate.

Condition No. 26.

On-site detention shall be provided within the development in accordance with Council's on-site detention guidelines. The guidelines require stormwater detention facilities to be provided within the lot, which will limit discharge to pre-development levels.

The design is to be prepared by a registered surveyor or practising engineer. The design is to be submitted to Greater Taree City Council for approval, with the approved fee in accordance with section 68 of the Local Government Act 1993. The design is to be approved prior to the issue of a Construction Certificate.

The development is to incorporate water sensitive stormwater management measures in accordance with Council's Urban Stormwater Management Plan 2001 to ensure that the pre-development discharges are maintained in terms of water quality and quantity.

The following requirements are to be satisfied prior to the issue of an occupation certificate:-

- Work-as-executed details obtained by the person responsible for the design and supervision are to be submitted to verify the storage has been constructed in accordance with the design requirements, and that floor levels are above the minimum required. Any significant variations must be supported by amended calculations.
- Verification that an appropriate 88B restriction as to user or transfer granting easement (in accordance with Council's standard wording) has been placed on the title of the land describing the facility clearly and that it is not to be varied in any way without the consent of Council.

Condition No.27.

A **Stormwater Drainage Report** prepared by an Engineer whose qualifications are acceptable for membership of the Institution of Engineers Australia (or other professional approved by Council) is to be submitted to Council for approval prior to the issue of a Construction Certificate.

The report is to determine the extent of the 1% ARI event affecting the subject land, including the effects of the total development of the catchment, the effects on the downstream properties and the possible need for a water detention facility. Additionally, the report is to analyse the impact of the upstream catchment developed to its full potential as well as the fully developed subject land on the downstream drainage system

Condition No.28.

Water Sensitive Urban Design (WSUD) principles are to be incorporated into the drainage design and are to be prepared by a suitably qualified and experienced person. In this regard, provision is to be made for best practice gross pollutant traps (SQUIDS) at the outlets to collect litter, sand, silts and oils etc. The devices selected are to be submitted to Council for approval with the engineering drawings in accordance with Section 68 of the Local Government Act 1993, and are to be capable of retaining pollutants in accordance with the requirements of Council's Stormwater Management Plan and Australian Runoff Quality (ARQ). A Site specific Operation and Maintenance Manual is to be prepared for the system and submitted to Council for approval prior to the issue of a Construction Certificate.

MUSIC modeling is to be undertaken and submitted to Council for approval prior to the issue of a Construction Certificate. Stormwater is to be directed into appropriate stormwater treatment measures close to the source of that stormwater and include a combination of rain gardens, permeable paving, pit inserts, vegetated filler strips, bio-retention swales and retention/infiltration systems. An electronic as well as a hard copy of the model is to be submitted to Council with the Engineering Drawings.

Condition No.29.

A **Soil & Water Management Plan** in accordance with Council's DCP 2010 Section G3 is to be submitted and approved of by Council. The plans is to be prepared by an Engineer whose qualifications are acceptable for membership of the Institution of Engineers Australia (or other professional approved by Council) detailing temporary and permanent measures proposed to be installed. The plan is to include an analysis of the susceptibility of soil to erosion and is to be submitted with the Engineering plans.

All erosion and sediment control measures undertaken on the site are to conform to the specifications and standards contained in the document 'Managing Urban Stormwater - Soils & Construction', Department of Housing, 2004 Manual.

Condition No.30.

Any works on adjoining properties including discharge of stormwater and disruption of access will require written consent from the affected parties, with a copy submitted to Council, prior to the approval of the engineering plans.

Condition No. 31.

Under the National Parks and Wildlife Act 1974, it is the responsibility of all persons to ensure that harm does not occur to an Aboriginal object. Whilst undertaking works, if an Aboriginal object is found, work must stop and the Department of Environment and Heritage notified. An application of an Aboriginal Heritage Impact Permit also be required. Some works may not be able to resume until an Aboriginal Heritage Impact Permit has been granted. Further investigation may be required depending on the type of Aboriginal object that is found. If human skeletal remains are found during the activity, work must stop immediately, the area secured to prevent unauthorised access and the NSW Police and Department of Environment and Heritage contacted. The National Parks and Wildlife Act requires that, if a person finds an Aboriginal object on land and the object is not already recorded on Aboriginal Heritage Information Management System, they are legally bound under s.89A of the National Parks and Wildlife Act to notify the Department of Environment and Heritage as soon as possible of the object's location. This requirement applies to all people and to all situations.

Condition No. 32.

Surveillance equipment shall be installed to enhance the physical security of your business and assist in the identification of people involved in anti-social or criminal behavior:

- Cameras shall be installed both within the around the business to maximise surveillance opportunities.
- Cameras shall monitor the cashier's area, high cost merchandise areas with poor natural supervision.
- TV monitors shall enable staff to monitor activities on the camera.
- Recording equipment shall be installed away from the counter area to avoid tampering.
- CCTV cameras should also be positioned to cover fire exits, loading docks and the front entrances from the exterior and interior to detect any potential offenders involved in break/enter offences.
- The backup system for the CCTV shall be adequate enough to ensure footage can be retained and reproduced, where necessary, for a minimum period of thirty days prior to deletion.
- Each camera shall be protected by suitable vandal damage resistant camera housings.

Condition No. 33.

Australia and New Zealand Lighting Standard 1158 - Car parks must be used throughout the development. The lighting should also be adequate at customer entrances, staff entrances, loading docks and fire exits.

Condition No. 34.

The proposed pole sign shall be maximum height of 7m in height and shall be limited to a maximum of 6m² advertising area.

Condition No. 35.

Signage shall be provided at entry/exit points and throughout the development to assist users and warn intruders they will be prosecuted.

Condition No. 36.

Signage shall be provided within the car park to provide way finding to users of these areas.

Condition No. 37.

Signage shall be provided on the fire exit doors warning users that the doors are to be used for emergency purposes only.

Condition No. 38.

A graffiti management plan is to be prepared plan for the development and shall incorporate an effective strategy for reducing graffiti attacks and the quick removal of such material generally.

Condition No. 39.

The main entry/exit points for this development shall be fitted with single cylinder locksets (Australia and New Zealand Standards- Locksets), which comply with the Building Code of Australia.

Condition No. 40.

The windows shall also be fitted with key operated locksets (Australia and New Zealand Standard- Lock Sets) to restrict unauthorised access to the development.

Condition No. 41.

Bollards or barriers shall be installed at any entrance where a motor vehicle is able to force entry to reduce the opportunities for ram raid attacks.

Condition No. 42.

A monitored intruder alarm system is to be installed and shall incorporate a duress facility to enable staff to activate the system manually in the event of an emergency, such as a robbery.

Condition No. 43.

Security doors shall be fitted to the loading dock's main vehicle entry/exit point to restrict unauthorised access.

Condition No. 44.

All security fencing fronting Manning River Drive and Enterprise Drive shall be black coated.

Condition No. 45.

The development is to be conducted in a manner so as not to interfere with the amenity of the area by reason of (noise, nuisance) or otherwise.

Condition No. 46.

No occupation of the building will be permitted until all conditions of development consent are satisfied, a satisfactory final inspection has been carried out and an Occupation Certificate issued.

Condition No. 47

The cafe to be provided in the facility including all food storage areas shall be constructed to comply with the Food Act 2003, the National Food Safety Standard 3.2.3, 'Food Premises and Equipment', and the guideline criteria of Australian Standard AS4674-2004 'Design, Construction and Fit out of food premises'.

Condition No. 48

Detailed fit out plans and specifications for the cafe and any associated food areas shall be submitted to Council for consideration and approval prior to release of the Construction Certificate.

Condition No. 49

Provide written confirmation to Council from MidCoast Water, prior to release of the construction certificate, that the requirements relative to the installation of a commercial grease arrestor to service the cafe, will/have been met.

Condition No. 50

Cafe operations are not to commence until a final inspection has been undertaken and approval granted by Council's Environmental Health Officer (Food).

Condition No. 51

The Waste Management Plan as submitted with the Development Application is to be adhered to with aspects of the development and ongoing waste services.

Condition No. 52

The garbage storage area is to be provided and incorporated into the landscaping and be readily serviceable and accessible to the garbage contractor. Provision should be made so that the trade waste servicing is wholly contained within the boundaries of the development. The storage area should be suitably screened by brick, masonry or other suitable material with the base paved and be adequately drained.

Condition No. 53

Hours of operation shall be from 6 am to 10 pm, 7 days a week.

Condition No. 54

A delivery management plan, which minimises impacts on the Martin Bridge traffic flow during peak hours, shall be submitted to and approved by Council prior to issue of a construction certificate.

MOVED JOHN COLVIN, SECONDED ALAN TICKLE. MOTION CARRIED UNANIMOUSLY

The meeting concluded at 2:21 pm.

Endorsed by

Jason Perica
Acting Chair, Hunter & Central Coast JRPP
11 July 2012