

# MINUTES OF THE NORTHERN JOINT REGIONAL PLANNING PANEL MEETING HELD AT BOGGABRI BOWLING CLUB ON WEDNESDAY, 17 OCTOBER 2012 AT 2.00PM

## PRESENT:

Garry West	Chair
Pamela Westing	Panel Member
John Griffin	Panel Member
Cr Robyn Faber	Panel Member
Cr Cathy Redding	Panel Member

## IN ATTENDANCE

Nicholas Wilton	Narrabri Shire Council – Manager Planning and Development
Luke Tanner	Narrabri Shire Council – Manager Roads
John Stammers	Narrabri Shire Council – Manager Water
Brendon Ward	Narrabri Shire Council – Planning Support Officer (Minutes)

## APOLOGY: Nil

1. The meeting commenced at 2:02pm.

## 2. Declarations of Interest

Nil

## 3. Business Items

***ITEM 1 - 2011NTH036 – Narrabri Shire Council - DA138/2012 - New motel accommodation (852 rooms), 262 Caloola Road, Boggabri***

## 4. Public Submission

Nil

## 5. Business Item Recommendations

***ITEM 1 - 2011NTH036 – Narrabri Shire Council - DA138/2012 - New motel accommodation (852 rooms), 262 Caloola Road, Boggabri***

Motion:

*That Development Application DA138/2012 for motel accommodation at 262 Caloola Road, Boggabri (Lot 106 DP755475), be approved subject to the conditions of consent included in council's assessment report amended as follows:*

- *Condition 23 – amend to correct typographical error referring to “Clause x” (Note: now Condition 24).*
- *Condition 43 – amend to change "Country Energy" to "Essential Energy" (Note: now Condition 44).*

- *Condition 57 – delete second sentence referring to incorrect site (Note: now Condition 58).*
- *Condition 71 – delete requirement for a sealed pedestrian footpath (Note: now Condition 72).*
- *Condition 74 – delete condition (street lighting).*
- *New condition – proponent to provide additional car parks if car parking requirements exceed those expected in the application (Note: new Condition 14).*

A complete set of conditions of consent is included as Attachment A to these minutes.

**Moved** Cr Cathy Redding **Seconded** Cr Robyn Faber

**MOTION CARRIED UNANIMOUSLY**

6. The meeting concluded at 2:29pm.

Endorsed by



Garry West  
Chair, Northern Joint Regional Planning Panel  
24 October 2012

## **ATTACHMENT A – APPROVED CONDITIONS OF CONSENT**

1. The determination shall be regarded as being in accordance with the particulars and information set out and described in Development Application No. 138/2012 registered in Council's records as of 27 September 2011 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.

### **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. 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.**

Where Council is the Principal Certifying Authority (PCA) Council will require inspections to be carried out by Council's accredited certifier at the aforementioned stages.

**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. Prior to the commencement of construction, the proponent shall lodge with Council, and receive approval for the following listed S68 Local Approval (s):

#### **IN TOWN**

- B1 – carry out water supply work
- B4 – carry out sewerage work
- B5 – carry out stormwater drainage work

#### **OUT OF TOWN**

- C5 – Install, construct or alter a waste treatment device
- F10 – Operate onsite sewerage waste management system

**REASON:** To comply with Council's statutory requirements.

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

Where Council is nominated as the PCA, the proponent shall make application to the Narrabri Shire Council.

**REASON:** To comply with Council's statutory requirements.

7. Where Council is not the Principal 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 / occupation of the land.

Where Council is nominated as the PCA, the proponent shall make application to the Narrabri Shire Council for an occupation certificate for each individual stage of the development.

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.

8. The building / structures shall be constructed in accordance with the requirements of the National Construction Code 2011.

Advice; The original application was lodged in 2011 and accordingly the NCC 2011 is used for the purposes of determining any compliance requirements for the application.

**REASON:** To comply with Council's statutory requirements.

9. 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.

10. The building / structure shall comply with the requirements of the Commonwealth Disability Discrimination Act, 1992 and the Commonwealth Premises Code 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.

11. 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 placea 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**

12. 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 requirements.

### **PARKING**

13. All parking on site shall be designed to comply with AS2890 off street parking. Including design of aisle widths and also parking space dimensions. Car parking areas are to be heavily landscaped to reduce noise issues.

**REASON:** To comply with Council's requirements.

14. Should the car parking requirements exceed that as expected in the application, that the proponent shall provide the additional car parking spaces as agreed by the General Manager.

**REASON:** To ensure that adequate parking is provided in order to service the development.

### **GENERAL**

15. 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 Saturday	7am to 6pm
Sunday	10am – 4pm
Public Holidays	10am to 4pm

*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

16. 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

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. During construction of the proposed building or structure(s) 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.

23. 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.

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

**REASON:** To comply with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

25. The proponent shall comply with the Industrial Noise Policy guidelines as prescribed by the former Department of Environment and Climate Change (DECCW). The amenity region adopted shall be for a rural area.

**REASON:** To comply with Council's requirements.

#### **ENGINEER'S DETAIL**

26. 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.

27. 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.

#### **CIVIL ENGINEERING PLANS – WATER / SEWER: EXTERNAL**

28. The proponent shall provide detailed civil engineering plans and specifications to Council for approval prior to the issue of a construction certificate for the augmentation of the sewerage infrastructure from Lot 106 in DP 755475 to the sewerage treatment plant located at Lynches Lane for Boggabri.

The civil plans are required to be submitted to Council for approval and following approval, the work is to be carried out by the proponent at their expense prior to the issue of an interim or final occupation certificate. As part of the documentation to be submitted to Council the proponent shall supply a traffic management

plan prepared by a suitably qualified person for the control of local traffic where the works encroach a road corridor during the construction works.

Prior to the commencement of works the proponent shall contact Council's Water Services Manager within Engineering Services on 02 67996877 to arrange for a Council's Water Overseer to supervise the works and provide hold points for required inspections.

**REASON:** To comply with Council's requirements.

29. The proponent shall provide detailed civil engineering plans and specifications to Council for approval prior to the issue of a construction certificate for the augmentation of the water infrastructure from Lot 106 in DP 755475 to the Boggabri water storage towers located to the South of the site.

The civil plans are required to be submitted to Council for approval and following approval, the work is to be carried out by the proponent at their expense prior to the issue of an interim or final occupation certificate. As part of the documentation to be submitted to Council the proponent shall supply a traffic management plan prepared by a suitably qualified person for the control of local traffic where the works encroach a road corridor during the construction works.

Prior to the commencement of works the proponent shall contact Council's Water Services Manager within Engineering Services on 02 67996877 to arrange for a Council's Water Overseer to supervise the works and provide hold points for required inspections.

**REASON:** To comply with Council's requirements.

30. Following detailed investigation of the current bore providing Boggabri's current water supplies, if the required volume and pressure is unable to be obtained, the proponent shall at their expense upgrade or duplicate the existing bore to enable the additional demands of the facility to be supplied.

If the current bore does not provide sufficient volume and pressure, hydraulic plans will be required to be submitted to Council for approval and following approval, the work is to be carried out by the proponent at their expense prior to the issue of an interim or final occupation certificate.

**REASON:** To comply with Council's requirements.

31. Sewerage generated from the facility must be directed to the Boggabri Sewerage Treatment Plant for disposal.

**REASON:** To comply with Council's requirements.

32. The proponent shall upgrade Council's sewerage treatment facility located at the Finches Lane in Boggabri in response to the additional demands placed upon the infrastructure. The upgrade should be made in consultation with Council and to Council's satisfaction. The upgrade should incorporate the provision of additional capacity and further treatment and wastewater disposal.

The civil construction plans for the upgrade are required to be submitted to Council for approval and following approval, the work is to be carried out by the proponent at their expense prior to the issue of an interim or final occupation certificate.

**REASON:** To comply with Council's requirements.

33. Design plans for sewer and water infrastructure to be in accordance with the WSA Code of Australia, certified by a certified Practising Engineer and to be submitted to Council for approval prior to the issue of a construction certificate.

**REASON:** To comply with Council's requirements.

## **WATER STORAGE**

34. A tank shall be installed on site for supply of potable water for a minimum 48 hour period for the additional rooms based upon the calculated daily required potable water requirements. The tank capacity shall also allow for fire fighting purposes (supply and pressure) and a reduced flow (trickle feed) from the main will be allowed to supply onsite tanks.

**REASON:** To comply with Council's requirements.

35. Tanks to be supplied on site are to be suitable for modular extension (added in series when the demand is required)

**REASON:** To comply with Council's requirements.

#### **DRAINAGE**

36. The proponent shall provide a minimum 48 hours backup storage tank capacity on site to accommodate pump breakdowns and / or Council's system overload.

**REASON:** To comply with Council's requirements.

37. All storm water shall be stored in stormwater tanks where appropriate and overflow to be discharged into a detention basin as shown on the site plan. Stormwater shall not be discharged or concentrated into adjoining allotments with the exception of natural overland drainage where water has not been concentrated.

**REASON:** To comply with Council's requirements.

38. Stormwater disposal for the site to be designed by a chartered professional engineer and submitted to Council for approval prior to the issue of a construction certificate.

**REASON:** To comply with Council's requirements.

39. Proponent shall install siltation traps upstream of the detention pond.

**REASON:** To comply with Council's requirements.

40. 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.

#### **RELOCATED STRUCTURES**

41. All defects arising from the removal / transportation shall be repaired prior to the issue of an occupation certificate.

**REASON:** To comply with Council's requirements for relocated buildings and to maintain the local amenity.

#### **FOOD PREMISES**

42. The premise shall be fitted out conforming with Australian Standard "Design, Construction and Fit-out of Food Premises" AS 4674-2004. A layout plan of fittings, materials of construction and finishes is to be submitted to and approved by Council before commencement of installation.

**REASON:** To comply with the Food Act 1989 and Regulations there under.

43. All activities to be carried out on the premises are to comply with the Food Act and Regulations.

**REASON:** To comply with Council's statutory requirements.



## **STATUTORY**

44. The proponent shall supply documentary evidence to Council that the proposed development has been notified to Essential Energy for the supply of electricity.

**REASON:** To comply with Council's statutory requirements.

45. A copy of the electrical design layout and plans shall be submitted to Council for reference.

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

## **CLASS 2/9 BUILDINGS**

46. 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.

47. 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.

48. 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.

49. 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.

50. The garbage storage area shall be constructed to hold garbage containers (bins) and allow for sanitary cleansing. The garbage storage area shall also allow for the manoeuvre of garbage trucks and disposal of waste.

**REASON:** To comply with Council requirements.

## **S94A CONTRIBUTIONS**

51. Pursuant to Section 80(1) of the Environmental Planning and Assessment Act 1979 and the Narrabri Local Government Area Section 94A development contributions plan, a contribution of **\$450,381** shall be paid to Council prior to the issue of any interim or final occupation certificate for the development.

The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Narrabri Local Government Area Section 94A plan. The contribution is to be paid prior to the issue of an occupation certificate.

**REASON:** To comply with Council requirements

## **S64 CONTRIBUTIONS**

52. Pursuant to section 306 (2) of the Water Management Act 2000, Council serves notice requiring the proponent to pay the following contributions toward the cost of projected water management works and increasing demand upon Council's existing water infrastructure and resources:

The development proposal will increase the demand upon the town water and sewer system, as identified below. As per Council's water and sewer head works policy the following charges apply: For example:

1 Equivalent tenement	=	\$ 3100.00	water head works (2012/2013)
	=	\$ 4675	sewer head works (2012/2013)
852 / 3	=	284	tenements (t)
284 t x \$7775 (12/13) (p/t)	=	<b>\$2,208,100</b>	

*Council will accept payment either in total (\$2,208,100 prior to 30 June 2013 or in accordance with the management plan of the year in which the payment is made). Council may also consider partial payment commensurate with the equivalent tenements of the number of rooms to be used at the time of the request for an interim occupation certificate.*

**\$ 2,208,100 Total** payable prior to 30 June 2013 or after this date in accordance with the relevant management plan of the financial year of payment

This charge is required to be paid in full prior to issue of a final occupation certificate.

**REASON:** To comply with Council's head works charges policy.

#### **INFRASTRUCTURE – GENERAL**

53. That the town water be provided to the development at the applicant's cost accordance with Council's 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.

54. 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.

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

#### **LANDSCAPING**

55. A landscaping plan shall be submitted and approved by Council prior to issue of a Occupation Certificate for each stage of the development.

**REASON:** To comply with Council's requirements.

56. The proponent shall maintain landscaping within the 40 metre buffer to the South of the development and ensure that trees and other planted vegetation become established.

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

57. The landscaping identified within each stage shall be completed prior to the issue of an occupation certificate for each individual stage

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

#### **ADVERTISING**

58. The proponent shall comply with the requirements of SEPP 64 – Advertising structures.

**REASON:** To comply with Council's requirements.

59. All signs are to be maintained in good condition, and posts are to be cleaned / painted regularly.

**REASON:** To comply with Council's requirements.

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

**REASON:** To comply with Council's requirements.

61. The proponent shall not install permanent signage upon Council's public land. Public land includes but is not limited to Footpaths, road reserves and operational lands without the consent of Council.

**REASON:** To comply with Council's requirements.

62. Signage shall not flash, move or be objectionably obvious, in order to maintain safety of passing traffic.

**REASON:** To comply with Council's requirements.

### **ENVIRONMENTAL**

63. The applicant shall install, prior to the commencement of construction, adequate sediment and soil erosion controls in accordance with the requirements of the Office of Environment and Heritage's requirements. All sediment is to be controlled onsite including the transport of sediment from vehicular tyres and machinery onto local roadways.

**REASON:** To comply with Council's statutory requirements.

64. The proponent shall comply with the requirements of the Ambecol 'Flora and Fauna Assessment for the proposed Boggabri Accommodation Centre 262 Caloola Road Boggabri' particularly with respect to the retention of localised vegetation on site.

**REASON:** To comply with Council's statutory requirements.

### **CONSTRUCTION**

65. At least forty-eight (48) hours notice be given to Council when any building inspection is required.

**REASON:** To comply with Council's requirements.

### **ACCOMODATION PROVISION TO THE PUBLIC**

66. The proponent shall have systems in place to accommodate members of the general public. This shall include provision of a reception area for acceptance of enquiries and bookings, provision of signage to direct members of the public from the entrance to the reception area, and adequate provision of rooms for the purposes of acceptance of members of the travelling public.

**REASON:** To comply with statutory provisions of the Narrabri Local Environmental Plan 1992.

### **CRIME PREVENTION**

67. The proponent shall consult with the New South Wales Police Service regarding the proposed crime prevention measures contained within the Crime Prevention Strategy dated the 21 May 2012 and shall comply with any requirements of the authority following the referral.

Advice: Council referred the crime prevention strategy to the NSW Police given that no active CPTED committee operates within the Narrabri Shire area. No response was received by the Council.

**REASON:** To ensure appropriate design of the facility in order to prevent crime.

## **TRAFFIC MOVEMENT MITIGATION**

68. Bus pooling to be used where necessary to reduce the overall traffic movements to the site.

**REASON:** To comply with Council's requirements.

## **SITE DESIGN**

69. Aesthetics of the development are to be maintained through the use of natural colours, high class materials and also individual design features into the development.

**REASON:** To comply with Council's requirements.

70. Lighting associated with the development is to be positioned so as not to create luminosity of the atmosphere or create nuisance to adjoining development.

**REASON:** To comply with Council's requirements.

## **ABORIGINAL HERITAGE**

71. The proponent shall contact the Office of Environment and Heritage and cease work immediately should any aboriginal heritage or relics be located on the land.

**REASON:** To comply with Council's requirements.

## **CIVIL ENGINEERING PLANS / WORKS: EXTERNAL**

72. The proponent shall provide to Council for approval prior to the issue of a construction certificate, civil engineering plans and specifications prepared by a suitably qualified and professional engineer, for the widening of Caloola Road Boggabri from the Rail Crossing in Boston Street to the Western Boundary of Lot 106 DP 755475. The road widening shall include a 1 metre width extension to each lane and be either two coat spray sealed or asphalt concrete sealed. The extension shall include road verge table drainage and provision of guideposts and line marking.

The civil plans are required to be submitted to Council for approval and following approval, the work is to be carried out by the proponent at their expense prior to the issue of an interim or final occupation certificate. As part of the documentation to be submitted to Council the proponent shall supply a traffic management plan prepared by a suitably qualified person for the control of local traffic during the construction works.

Prior to the commencement of works the proponent shall contact Council's Roads Services Manager within Engineering Services on 02 67996877 to arrange for a Council's Roads Overseer to supervise the works and provide hold points for inspections.

**REASON:** To comply with Council's requirements.

73. The proponent shall provide civil plans for approval by Council prior to the issue of construction certificate prepared by a suitably qualified and professional civil engineer in order to re-align Boston Street at the Rail Line Crossing to ensure public safety. The re-alignment civil designs shall be in accordance with the report prepared by '*TPK Traffic Assessment Report – Proposed Accommodation Village August 2011*'.

The civil plans are required to be submitted to Council for approval and following approval, the work is to be carried out by the proponent at their expense prior to the issue of an interim or final occupation certificate. As part of the documentation to be submitted to Council the proponent shall supply a traffic management plan prepared by a suitably qualified person for the control of local traffic during the construction works.

Prior to the commencement of works the proponent shall contact Council's Roads Services Manager within Engineering Services on 02 67996877 to arrange for a Council's Roads Overseer to supervise the works and provide hold points for required inspections.

**REASON:** To comply with Council's requirements.

74. The proponent shall provide to Council for approval prior to the issue of a construction certificate, civil engineering plans and specifications prepared by a suitably qualified and professional engineer, for provision of turning lanes from Caloola Road Boggabri for entrance and egress from Lot 106 DP 755475.

The civil plans are required to be submitted to Council for approval and following approval, the work is to be carried out by the proponent at their expense prior to the issue of an interim or final occupation certificate. As part of the documentation to be submitted to Council the proponent shall supply a traffic management plan prepared by a suitably qualified person for the control of local traffic during the construction works.

Prior to the commencement of works the proponent shall contact Council's Roads Services Manager within Engineering Services on 02 67996877 to arrange for a Council's Roads Overseer to supervise the works and provide hold points for required inspections.

**REASON:** To comply with Council's requirements.

#### **RMS REQUIREMENTS – CLASSIFIED ROADS**

75. As indicated in the TPK Traffic Assessment Report, a basic right hand turn (BAR) is to be provided in accordance with figure 7.17 in the first edition of the Aust roads Guide to Design – Part 4A unsignalised and Signalised Intersections version 1.1.

**REASON:** To comply with RMS requirements

76. A road occupancy licence is required prior to any works commencing within 3 metres of any travel lanes of the Kamilaroi Highway – with submission of a traffic management plan is required as part of the licence.

**REASON:** To comply with RMS requirements

77. As road works are required on a state road, the developer will be required to enter into a Works Authorisation Deed (WAD) with RMS. RMS will exercise its powers under section 87 of the Roads Act 1993 (the Act) and / or the functions of the roads authority to undertake road works in accordance with sections 64 and 71 and or sections 72 and or 73 of the Act, as applicable, for all works under the WAD.

**REASON:** To comply with RMS requirements

78. Prior to the issue of a construction certificate for the proposed development, the developer shall enter into a WAD with the RMD for all road works on the Kamilaroi Highway.

**REASON:** To comply with RMS requirements

79. Prior to issuing an occupation certificate (interim or final) for the proposed development, the developer shall complete all road works under the WAD to practical completion, as determined by the RMS.

**REASON:** To comply with RMS requirements

80. All works shall be undertaken at the full cost to the developer to the satisfaction of the RMS.

**REASON:** To comply with RMS requirements

81. Development to be carried out at no cost to Council.

**REASON:** To comply with Council's requirements.