

MINUTES OF THE NORTHERN JOINT REGIONAL PLANNING PANEL MEETING HELD AT COFFS HARBOUR CITY COUNCIL ON WEDNESDAY 16 JANUARY 2013 AT 4.00PM

PRESENT:

Garry West	Chair
Pamela Westing	Panel Member
John Griffin	Panel Member
John Arkan	Panel Member
Steve McGrath	Panel Member

IN ATTENDANCE

Mark Hannon	Coffs Harbour City Council
Chris Chapman	Coffs Harbour City Council
George Stulle	Coffs Harbour City Council

APOLOGY: Denise Knight

1. The meeting commenced at 4.00pm.

2. Declarations of Interest

The Panel Chair, Garry West, advised that Denise Knight had declared an interest as she is a CBD property owner and therefore she did not sit on the panel. Denise Knight was replaced by the alternate council nominated panel member, John Arkan.

3. Business Items

ITEM 1 - 2012NTH007 - Coffs Harbour City Council - DA821/12 - Public administration building (police station (2 storeys) court house (4 storeys), kiosk, demolition works and site remediation, 2-16 Beryl Street, Coffs Harbour

4. Overview of Development Application

The Panel Chair, Garry West, advised that the regional panel had undertaken a site visit earlier in the day.

The Panel Chair advised that the regional panel had received a submission from the elected Council on the matter; it was also advised that Councillors Denise Knight and John Arkan and the General Manager Steve McGrath absented themselves when the matter was considered by the elected Council.

Mark Hannon, Manager Land Use Assessment (Acting), Coffs Harbour City Council, gave an overview of development application 821/12 to be considered by the regional panel.

5. Public Submission

Andrew Fraser, MP	Addressed the panel for the item
Bob Prater	Addressed the panel against the item
Anne Beasley	Addressed the panel against the item
Gai Anderson	Addressed the panel against the item
Ian Hogbin	Addressed the panel against the item
Kerry Marshall	Addressed the panel on behalf of the applicant
Diane Jones	Addressed the panel on behalf of the applicant
Assist Commissioner Carlene York, APM	Addressed the panel on behalf of the applicant

6. Business Item Recommendations

ITEM 1 - 2012NTH007 - Coffs Harbour City Council - DA821/12 - Public administration building (police station (2 storeys) court house (4 storeys), kiosk, demolition works and site remediation, 2-16 Beryl Street, Coffs Harbour

Motion:

That the regional panel adopt the Council officer's recommendation as follows:

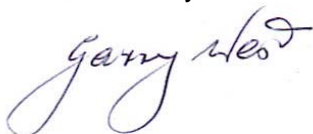
1. That Development Application No. 821/12 for a Public Administration Building – Police Station (2 storeys); Court House (4 storeys); and Kiosk, with development to include demolition works, tree removal, site remediation and earthworks, substation, landscaping and carparking on Part Lot 107 and Part Lot 112, DP 752817, Lot 7026, DP 1059118 and Lot 1, DP 1178196, No. 2-16 Beryl Street and No. 18 June Street, Coffs Harbour be approved subject to conditions in Attachment D of council's assessment report (copy attached to this document).
2. That persons who have made submissions on the application be informed of this determination.

Moved John Arkan **Seconded** John Griffin

MOTION CARRIED UNANIMOUSLY

6. The meeting concluded at 5.50pm.

Endorsed by



Garry West
Chair, Northern Joint Regional Planning Panel
18 January 2013

APPROVED CONDITIONS OF CONSENT

Draft Conditions of Consent

Development Application No. 821/12

Schedule of Conditions

ADMINISTRATIVE CONDITIONS

Development Description:

1. Development consent is granted only to carrying out the development described in detail below:
 - ***Public Administration Building – Police Station (2 storeys); Court House (4 storeys); and Kiosk. Development to include demolition, site preparatory works, remediation of land, clearing of vegetation, earthworks, substation, landscaping and carparking.***

Prescribed Conditions:

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development is to be in accordance with approved plans:

3. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent (Development Consent No. 821/12).

Plan No.(s)	Prepared by	Dated
A DA PR 000 C	PTW Architects	15 June 2012
A DA PR 001 C	PTW Architects	15 June 2012
A DA PR 002 D	PTW Architects	15 June 2012
A DA PR 003 C	PTW Architects	15 June 2012
A DA PR 004 C	PTW Architects	15 June 2012
A DA PR 005 C	PTW Architects	15 June 2012
A DA PR 006 C	PTW Architects	15 June 2012
A DA PR 007 C	PTW Architects	15 June 2012
A DA PR 008 C	PTW Architects	15 June 2012
A DA PR 0010 C	PTW Architects	15 June 2012
A DA PR 020 C	PTW Architects	15 June 2012
PR 030 C	PTW Architects	15 June 2012
PR 031 C	PTW Architects	15 June 2012
A DA PR 051 C	PTW Architects	15 June 2012

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A DA CH 106C	PTW Architects	15 June 2012
A DA CH 107C	PTW Architects	15 June 2012
A DA CH 108C	PTW Architects	15 June 2012
A DA PS 303 C	PTW Architects	15 June 2012
A DA PS 304 C	PTW Architects	15 June 2012
A DA LO1 C	PTW Architects	4 June 2012
A DA LO2 C	PTW Architects	4 June 2012
A DA LO3 C	PTW Architects	4 June 2012
Proposed Traffic Signal Fig 5	Christopher Hallam & Associates Pty Ltd	12 October 2012
Proposed Roundabout Fig 6	Christopher Hallam & Associates Pty Ltd	12 October 2012

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Development in Accordance with Documents:

4. The development shall be undertaken in accordance with the following documents:

Planning Documentation:

- (1) Statement of Environmental Effects, prepared by Worley Parsons and dated 15 June 2012.
- (2) Planning Report prepared by JBA Urban Planning Consultants Pty Ltd and dated 12 October 2012.
- (3) Supplementary Traffic & Parking Study prepared by Christopher Hallam & Associates Pty Ltd and dated 12 October 2012.

Inconsistency between Documents:

5. In the event of any inconsistency between:

- (1) The conditions of this approval and the drawings/documents referred to in conditions 3 and 4, the conditions of this approval prevail; and
- (2) Any drawing/document listed in conditions 3 and 4 and any other drawing/document listed in conditions 3 and 4, the most recent document shall prevail to the extent of inconsistency.

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DESIGN MODIFICATIONS TO DEVELOPMENT

Design Modifications:

6. The design of the development shall be amended as follows:

Western Portion of Site

- The applicant shall submit plans to Council detailing a temporary hardstand area able to accommodate 93 vehicles in the western portion of the site, accessed from an agreed location off Beryl Street. The plans are to detail the landscaping, appropriate lighting and stormwater drainage and treatment of this temporary hardstand area. Any proposed finishes/treatments of this area shall be consistent with Council's relevant standards and specifications for such temporary hardstand areas.

Groundwater Remediation System:

- The applicant shall submit plans to Council that illustrate the location of the proposed works in the context of the BP Site Remediation Works that occur on the site. The Plans are to detail any revisions that may be required to be made to the development's stormwater management system, services, landscaping treatment, landform modification works and the internal grass path due to this infrastructure.

Accessible Paths:

- The pathway from the bus stop on the Pacific Highway to the Courthouse forecourt shall be provided as an accessible path of travel. In the event that the pathway cannot be designed as an accessible path of travel, the pathway shall be deleted from the proposed scope of works.

A copy of these Plans is to be submitted to Council for its information prior to the commencement of building works and prior to certification of the building works by or on behalf of the Crown as required by Section 109 of the Environmental Planning & Assessment Act 1979.

DEMOLITION WORKS, SITE PREPARATORY WORKS, SITE REMEDIATION WORKS & VEGETATION CLEARING WORKS

PRIOR TO COMMENCEMENT OF SITE WORKS

Hoardings and site security:

7. Appropriate hoardings shall be installed around the perimeter of the site prior to the commencement of demolition, site remediation and vegetation clearing works.

Notice to be given prior to commencement of demolition works:

8. Neighbouring property occupiers shall be given at least 48 hours written notice prior to the commencement of demolition works, site preparatory works, site remediation works and vegetation clearing works. The notice shall include the name of the site / project manager, responsible managing company (if applicable), its address and a 24 hours contact number to respond to any enquiries, including dust, noise and traffic issues.

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Erosion and Sediment Control Plan:

9. An erosion and sediment control plan, detailing soil erosion and sediment control measures, shall be prepared by a qualified environmental or engineering consultant in accordance with the document Management Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom, prior to commencement of demolition works, site preparatory works, site remediation or vegetation clearing works.

Erosion and Sediment Control:

10. Prior to commencement of works on the site erosion and sedimentation control measures are to be installed and operational including the provision of a “shake down” area where required.

Demolition Bond:

11. A damage deposit and administration fee as determined by Council's Fees and Charges Schedule shall be lodged with Council as a bond to cover possible damage to Council's property that may result during the removal of demolition material from the site. The deposit is to be lodged with Council and arrangements made for a dilapidation survey to be undertaken to assess the condition of Council property adjoining the land prior to the commencement of demolition work.

Vegetation Removal Controls:

12. Trees identified for retention are to be marked on site before any works commence. The retained trees protection zones (TPZ) shall be temporarily fenced in accordance with the recommendations of the Rodney Page Consulting Arborist report of 9 April 2012. The protection fences are to be of sturdy free standing chain wire and are to remain for the duration of the works.

DURING DEMOLITION WORKS, SITE PREPARATORY WORKS, SITE REMEDIATION WORKS AND VEGETATION CLEARING WORKS

Hours of Work:

13. Demolition, remediation, and associated activities are to be limited to the following hours:

Monday to Friday	7.00 a.m. - 6.00 p.m.
Saturday	7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties, otherwise 8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sunday and Public Holidays.

Dust Control Measures:

14. Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

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- (1) All materials shall be stored or stockpiled within the site;
- (2) Stockpiles are to be managed so as to prevent dust nuisance occurring at the boundary of the site;
- (3) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other materials;
- (4) Cleaning of footpaths and roadways shall be carried if required or directed by Council.

Welfare of Wildlife:

15. An experienced ecologist or wildlife carer is to be present during tree clearing activities to ensure the welfare of any wildlife.

Site Access:

16. All direct site access during demolition works shall be gained via Beryl Street or June Street. No access shall be gained via the Pacific Highway.

Impact of Sub-surface Works – Aboriginal Objects:

17. In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

Contractors parking and loading/unloading arrangements:

18. All persons associated with the works are to park on site. All loading and unloading activities are to occur within the site.

Demolition:

19. All works, including the handling and disposal of materials containing asbestos, are to be undertaken in accordance with the relevant requirements of WorkCover NSW, the Work Health and Safety Act 2011 and Australian Standard AS 2601-2001 *"The Demolition of Structures"*.

All demolition material and wastes shall be assessed in accordance with NSW Environment Protection Authority Waste Classification Guidelines (2009) prior to being removed from the site. Materials classified as waste shall only be disposed of to an appropriate NSW Environment Protection Authority licensed facility. All waste building materials shall be recycled or disposed of to an approved waste disposal facility.

No waste materials shall be crushed or processed on the site.

No demolition materials shall be sold from the site.

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- "UPSS Technical Note: Site validation reporting", (NSW Environment Protection Authority -January 2010).
- Australian Standard: AS 4976 – 2008: The removal and disposal of underground petroleum storage tanks.
- NSW State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).

All work, including reporting shall be undertaken by suitably qualified and experienced professionals.

ON COMPLETION OF DEMOLITION WORKS, SITE PREPARATORY WORKS, SITE REMEDIATION WORKS AND VEGETATION CLEARING WORKS

Sediment and Erosion controls:

23. The site shall be stabilised to Council's satisfaction, which, as a minimum, shall be at least 50% grass cover or application of mulch or hydroseeding to all disturbed areas. Note; this requirement does not apply to the development footprint for the proposed Justice Precinct however this area shall be treated to control any potential dust nuisance and sediment runoff.

PRIOR TO COMMENCEMENT OF BUILDING WORKS

Building Works Certification:

24. No building work is to commence on site unless the work is certified by or on behalf of the Crown to comply with the technical provisions of the State's building laws, as required by Section 109R of the Environmental Planning & Assessment Act 1979.

Access and Facilities for persons with a disability:

25. The development is to be provided with access and facilities for people with disabilities.

Details indicating compliance must be submitted to and approved by the certifying authority.

Stormwater and Drainage Works Design:

26. The stormwater and drainage works are to be approved by Council prior to the commencement of building works.

The stormwater and drainage works are to be designed to:

- a) drain to Council's existing infrastructure;
- b) achieve estimated peak flow rates arising from the average recurrence interval that do not exceed existing flows; and
- c) comply with Council's Water Sensitive Urban Design targets, as applicable.

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Road Design and Services (Civil Works and Services):

27. Prior to commencement of works within a public road, the applicant shall submit plans, and any payable prescribed fees, to Council or the relevant roads authority detailing the following works:

- a) maximum 2m wide footpath along the length of the site's direct frontage;
- b) roundabout construction at the intersection of Beryl Street and Marjorie Street generally in accordance with the conceptual design illustrated at Figure 6 of the Supplementary Traffic and Parking Assessment prepared by Chris Hallam dated 12 October 2012;
- c) roundabout landscaping and installation of lighting as agreed to with Council;
- d) vehicular access from June Street in the location shown on the plans listed in Condition 3;
- e) installation of traffic controls and associated signage at the intersection of Everingham Place and Beryl Street, generally in accordance with the conceptual design illustrated at Figure 5 of the Supplementary Traffic and Parking Assessment prepared by Chris Hallam dated 12 October 2012;
- f) bus shelter at the existing bus stop located east of the site on the Pacific Highway; and
- g) any works required to protect the rising sewer main (in the kiosk location).

The above works shall be designed to:

- satisfy Council's Development Design and Construction Specifications and policies as applicable; and
- comply with the applicable Austroads and Australian Standards, as relevant.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the applicant's cost.

Trade Waste:

28. *An Application for Approval to Discharge Liquid Trade Waste* under Section 68 of the Local Government Act, being submitted and approved by *Coffs Harbour Water* prior to commencement of building works.

All trade waste discharges are to conform with effluent acceptance criteria as stipulated in Coffs Harbour Water's Trade Waste Policy (Schedule A) and or any standards applied by the NSW Department of Environment, Climate Change and Water for the discharge.

Please Note: Depending upon your individual circumstances, some trade waste pre-treatment equipment may need to be incorporated into the building work.

Coffs Harbour Water (Trade Waste Section) should be contacted for the issue of a Liquid Trade Waste Application Form. Please note once all the relevant information has been supplied, up to 30 days is required for approval.

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Note; trade waste streams affected include the vehicle wash bay, kiosk, crime unit laboratory.

Erosion and Sedimentation Control:

29. An erosion and sediment control plan, together with a management strategy, detailing soil erosion and sediment control measures, shall be prepared by a qualified environmental or engineering consultant in accordance with the document Management Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority **prior to commencement of building works.**

Construction Management Plan:

30. **Prior to commencement of building works** a Construction Management Plan shall be prepared and submitted to Council for its information. The Plan shall address the following matters:
- Contact details of site manager;
 - Traffic and pedestrian management;
 - Construction waste and recycling management;
 - Construction Noise Management;
 - Dust control measures;
 - Loading and unloading, including construction zones where relevant;
 - Measures to ensure sediment and other materials are not tracked onto the public roadway by vehicles leaving the site;
 - Hoardings and scaffolding;
 - Traffic movements and routes, particularly for vehicles transporting spoil from excavation of site and vehicles supplying the site with major concrete pours.
 - Construction workers parking and construction shed(s) locations.

Water Management Act 2000:

31. **The kiosk construction not being commenced** until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

The current contribution rate is:

	Amount /m² \$	Total \$
Works to satisfy increased demand within the area for 19 square metres of commercial development (kiosk)		
Water	28.19	535.61
Sewer	26.96	512.24
TOTAL AMOUNT PAYABLE		1,047.85

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Site Notice:

32. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
- (1) Details of the Principal Contractor and Certifying Authority for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Contact Telephone Number:

33. Prior to the commencement of the works for each stage of the development, the proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works of that stage.

Erosion and Sediment Control:

34. Prior to commencement of work on the site for each stage of the development, erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Certifying Authority.

Works in proximity to Groundwater Remediation System:

35. An appropriately qualified environmental consultant is to provide a report on appropriate Occupational Health and Safety measures that need to be implemented during construction activity in the Groundwater Remediation System part of the site. Such report shall have regard to hazard identification and control, air monitoring during excavation, personal protective equipment, work zones, decontamination procedures, contingency plans and incident reporting. This report shall be prepared prior to commencing any works in this area.

INTERSECTION WORKS BERYL STREET AND THE PACIFIC HIGHWAY

Traffic signals and intersection works at Beryl Street and Pacific Highway:

36. Prior to the commencement of building works the applicant shall enter into a Works Authorisation Deed (WAD) with the Roads and Maritime Services (RMS) for the traffic signals and intersection infrastructure.

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

The applicant must obtain authorisation from the RMS in writing prior to the commencement of any intersection road works, including traffic management, temporary or permanent roadworks associated with the proposed development.

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DURING CONSTRUCTION

Protective Fencing:

37. Trees identified for retention are to be temporarily fenced (see Tree Protection Zone requirements in the Rodney Page Consulting Arborist Report dated 9 April 2012) with sturdy free standing chain wire for the duration of the construction activities.

Excavated Material:

38. Where excavated material is to leave the site it is to be disposed of at an approved landfill facility.

Alternatively, where it is proposed to dispose of the excavated material at another location no material is to leave the site until:

- Council has been advised in writing of the destination site(s); and
- Council has been advised of the quantity and makeup of the material; and
- Council has issued written approval for disposal to the alternate location(s).

Note: The exportation of fill or soil from the site must be in accordance with the provisions of the Protection of the Environment Operations Act (POEO) 1997 and the DECCW "Waste Classification Guidelines" and shall comply with the terms of any approval issued by Council.

Construction Management:

39. All mitigation and management measures identified in the construction management plan shall be employed throughout the construction works, as relevant.

Construction Site Access:

40. Construction site access is to be from Beryl Street and/or June Street.

Erosion and Sediment Control:

41. All erosion and sediment control measures, as designed in accordance with the approved plans are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbance by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Disposal of Stormwater:

42. Any seepage or rainwater collected during construction shall not be pumped to the stormwater system unless separate prior approval is provided by Council.

Hours of Work:

43. The hours of construction for all stages of the development, including delivery of materials to the site, shall be restricted as follows:

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- (1) Between 7:00am and 6:00pm , Mondays to Fridays inclusive;
- (2) Between 7:00am and 1:00pm, Saturdays if inaudible from adjoining residential properties, otherwise between 8.00 a.m. and 1.00 p.m;
- (3) No construction work on Sundays and Public Holidays.

Works may be undertaken outside these hours where:

- (1) The delivery of materials is required by the Police or other authorities; and/or
- (2) It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and/or
- (3) The work is approved through the Construction Noise and Vibration Management Plan; and
- (4) Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of works.

Impact of Sub-surface Works – Aboriginal Objects:

44. In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

Finished Floor Level:

45. The following finished minimum floor levels are approved:
 - a) kiosk - RL6.5;
 - b) Courthouse basement - RL4.2;
 - c) Courthouse basement weir protection - RL4.6;
 - d) Courthouse ground floor - RL7.5; and
 - e) Police Station - RL 8.4.

A registered surveyor's certificate certifying such level is to be submitted to the certifying authority prior to works proceeding beyond these stages of construction of the project.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

Food Premises:

46. Fitout details for the kiosk shall be submitted and approved by Council **prior to commencement of the kiosk operating** to ensure compliance with the Food Act 2003 and National Food Safety Standard 3.2.2 (Food Premises and Equipment) and Australian Standard AS 4674-2004 (Design, Construction and Fitout of Food Premises).

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47. The kiosk shall be registered with Council and the NSW Food Authority **prior to occupation.**

Site Contamination and Remediation:

48. A Validation Report shall be prepared detailing the remedial actions, the UPSS Regulation, validation sampling results and discussion on the suitability of the land for the intended development. The Validation Report shall be submitted to Council within 60 days of completion of remediation and be approved **prior to occupation of the development.**

Access Works:

49. Sealed driveways being constructed over the footpath at right angles to the road in accordance with Council's standard drawings. Any existing driveways which are not required for the development are to be removed and the footpath and nature strip reinstated. All such work is subject to a separate driveway application, fees and approval by Council.

These works are to be completed **prior to occupation of the development.**

Stormwater Management Certification:

50. **Prior to occupation of the development** the consultant design engineer shall issue a certificate to the certifying authority to the effect that the stormwater treatment system has been installed and complies with the approved design.

Road Design & Services (Civil Works and Services):

51. The road design and services works identified in condition 27 are to be completed **prior to occupation of the development.**

Landscaping Works:

52. **Prior to occupation of the development** a works as executed plan is to be submitted to the certifying authority certifying that all landscape works have been carried out in accordance with the approved plan.

Car Parking Spaces:

53. All car parking spaces as shown on the approved plans or required by this consent, shall be provided on the development site **prior to occupation of the development.** All car parking and manoeuvring areas being constructed in accordance with the provisions of Australian Standard 2890.1 and Australian Standard AS 2890.6.

Liquid Trade Waste Approval:

54. Certification from the Trade Waste Section that a Liquid Trade Waste Approval has been granted and the pre-treatment equipment has been installed in accordance with the conditions of the approval is to be provided to Council and the Certifying Authority **prior to occupation of the police station.**

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In the event that the future operation of the kiosk requires a Trade Waste Approval, the Liquid Trade Waste Approval granted by Council will be required to be amended accordingly, or a further Liquid Trade Waste Approval obtained.

Survey Report:

55. Submission of a survey report describing the completed development, prepared by a registered surveyor, to the Certifying Authority **prior to occupation of the development**.

Rainwater Tanks:

56. A separate application being submitted to Coffs Harbour Water for approval of the rain water tank(s) prior to installation and any associated plumbing works. Evidence confirming such approval being submitted to the Certifying Authority **prior to occupation of the development**.

Note: an application form may be downloaded from Council's web site www.coffsharbour.nsw.gov.au

Noise Attenuation:

57. Noise attenuation methods specified in the acoustic consultants report ICE Design Ref ICE-027:02R dated 30 March 2012 shall be implemented in the development and the completed works subsequently certified by the acoustic consultant **prior to occupation of the development**. A copy of the certification shall be referred to the certifying authority and to Council **prior to occupation of the development**.

Bicycle Parking:

58. Twenty (20) bicycle spaces are to be provided in the Courthouse basement. Eleven (11) bicycle spaces are to be provided in the secure police compound and a minimum of three (3) bicycle spaces are to be provided within the forecourt for use by members of the public.

Traffic signals and intersection works at Beryl Street and Pacific Highway:

59. All works under the Works Authorisation Deed for the traffic signals and intersection works at Beryl Street and the Pacific Highway shall be constructed to practical completion, as determined by Roads and Maritime Services **prior to occupation of the development**.

Ground Water Remediation System:

60. A Site Audit Statement being issued to the certifying authority and to Council confirming the suitability of the portion of the area regulated by the NSW Environment Protection Authority for its proposed use as part of the public administration building – police station and court house – development **prior to occupation of the development**.

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OPERATIONAL MATTERS

Outdoor Lighting:

61. All outdoor lighting shall comply with, where relevant, AS/NZ 1158.3:1999 "*Pedestrian Area (Category P) Lighting*" and Australian Standard AS 4282:1997 "*Control of the Obtrusive Effects of Outdoor Lighting*".

Loading and Unloading:

62. All loading and unloading activities associated with the use of the premises shall be carried out wholly within the site at all times.

Waste Management – Operational:

63. Provision shall be made within the Court House waste storage room for all three waste streams – garbage, recycling and organic waste bins. The storage room is to accommodate a minimum of five (5) 240 litre bins. The room is to be graded and drained to the sewer via a dry basket arrestor. A hose cock is to be provided in the enclosure.

Provision shall be made within the Police Centre waste storage room for all three waste streams – garbage, recycling and organic waste bins. The storage room is to accommodate a minimum of five (5) bulk waste bins and a minimum of two (2) 240 litre bins for organic waste. The room is to be graded and drained to the sewer via a dry basket arrestor. A hose cock is to be provided in the enclosure.

Provision shall be made in the design of the proposed kiosk for the storage of garbage, recycling and organic waste bins. The storage area is to be suitably screened from the street and common areas, with details being submitted and approved by the Certifying Authority prior to commencement of construction of the kiosk. The storage area is to accommodate a minimum of four (4) 240 litre bins. Council's Waste Management Development Control Plan being referred to in the design of the enclosure. A hose cock is to be provided in the enclosure.

All waste from the proposed kiosk is to be collected directly from a bin storage enclosure at the rear of the kiosk (and not at the kerbside of either fronting roadways).

ADVISORY NOTES

Sanitary Plumbing and Draining:

64. A separate application is to be made to Council by the licensed plumber and drainer prior to the commencement of any sanitary plumbing and drainage work on site.

Plumbing and Drainage Works:

65. All water supply, sanitary plumbing and drainage works are to comply with the relevant provisions of *the Local Government (Water, Sewerage and Drainage) Regulation 1993*.

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Water Meters:

66. A water reticulation plan is to be submitted to Coffs Harbour Water for approval prior to water fitting work commencing.

Public Road Reserves:

67. No work is to be undertaken within a public road reserve without prior written approval from Council. Applications for such approval are to be accompanied by the necessary security deposit and must satisfy Council that adequate Public Liability Insurance has been obtained, with Council being nominated as co-insured.

Protection of the Environment (Operations) Act 1997:

68. Noise emanating from the development shall at all times comply with the provisions of the *Protection of the Environment Operations Act 1997*.

Public Art:

69. The proponent is requested to consult with Council in relation to the design and location of the "Site Marker Public Art" installation.
