

DRAFT SCHEDULE OF DEVELOPMENT CONSENT CONDITIONS

1. The determination shall be regarded as being in accordance with the particulars and information set out and described in Development Application No.60/2013 registered in Council's records as of 9 July 2012 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. The following documents form part of this approval.
 - a. Environmental Impact Statement, Revision 1 dated 3 July 2012, written by SMK Consultants
 - b. Noise and Vibration Assessment, Revision 1 dated 9 January 2012, written by VIPAC
2. The General Terms of Approval issued by the NSW EPA (Notice No: 1509154) shall form part of this approval and are attached to these conditions.
3. A water access licence and any associated approvals shall be obtained from the NSW Office of Water. The application to the Office of Water shall include, but not be limited to:
 - a. Identification of site water demands and water sources (surface and groundwater) and if there is an adequate, reliable and secure water supply for the proposal (including details of any water reticulation infrastructure).
 - b. Ensuring existing and proposed water licencing requirements are in accordance with NSW water legislation.
 - c. An assessment of the impact of the proposed development on surface and groundwater sources, groundwater-dependent ecosystems, adjacent licensed water users and basic landholder rights.
 - d. Details of any potential requirement to intercept groundwater, including predicted dewatering volumes, zone of drawdown and associated impact, water quality and disposal methods for the proposed development site and adjacent catchments.
 - e. Ensuring adequate mitigation and monitoring requirement to address surface and groundwater impacts.
 - f. Ensuring the proposal meets the requirements of the Aquifer Interference Policy.
4. Extraction from the subject site must not exceed 200,000 tonnes during any consecutive 12 month period.
5. The applicant is to enter into a planning agreement (within the meaning of section 93F of the Act) with Narrabri Shire Council. The planning agreement shall be registered on the title to the land the subject of the development application and is to provide for the payment of costs towards works on Wavehill Road.
6. The entrance driveway shall be sealed within the property for a distance of 75m to minimise the tracking of sediment off the site.
7. All heavy vehicle movements shall be restricted towards the west along Wavehill Rd. NO haulage shall occur to the east beyond the subject site.
8. A noise bund shall be provided in accordance with the recommendations within the VIPAC report. The detailed design of the bund shall be approved by Council prior to the commencement of this approval.
9. Prior to the commencement of the use the proponent shall provide Council with a Quarry Rehabilitation Plan that will detail the proposed rehabilitation of the site and also the funding mechanism required to facilitate that outcome.

STATUTORY

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

REASON: To comply with Council's statutory requirements.

ACCESS

11. Access from the road shoulder to the property boundary be constructed to Council's Design Specifications Rural Vehicular Crossing Standard with a bitumen seal, as determined by the access location, in consultation with Council. The access is to accommodate heavy vehicles used in the operation of the proposed development.

REASON: To comply with Council's requirements.

GENERAL

12. The hours of operation of the business / activity shall be restricted to those identified in the General Terms of Approval issued by the NSW Environmental Protection Authority.

13. 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 applicants cost.

REASON: To comply with Council's requirements.

14. The applicant 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.

15. The applicant 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.

LIABILITY

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

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

ENVIRONMENTAL

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

REASON: To comply with Council's statutory requirements.

18. The applicant shall ensure noise generated by the development does not exceed the Standards imposed by the Industrial Noise Policy (INP) produced by the Office of Environment and Heritage for a “rural setting”.

REASON: To comply with Statutory requirements.

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

REASON: To comply with Council’s requirements.

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