

MINUTES OF THE NORTHERN JOINT REGIONAL PLANNING PANEL MEETING HELD AT TAMWORTH REGIONAL COUNCIL ON THURSDAY 13 DECEMBER 2012 AT 10.30AM

PRESENT:

Garry West	Chair
Pamela Westing	Panel Member
John Griffin	Panel Member
James Treloar	Panel Member
Tim Coates	Panel Member

IN ATTENDANCE

David Lewis	Tamworth Regional Council
Jackie Kruger	Tamworth Regional Council
Warren Faulkner	Tamworth Regional Council
David Koppers	Tamworth Regional Council
Amanda Faulkner	Tamworth Regional Council
Sam Lobsey	Tamworth Regional Council
Lucy Walker	Tamworth Regional Council

APOLOGY: Nil

1. The meeting commenced at 10.30am.

2. Declarations of Interest

Item 1 – Panel member Cr James Treloar advised that he had previously declared a pecuniary interest in this matter at a council meeting as he believed the proposed pipeline was near to his house. However, on considering additional detail on the location of the pipeline, he considered there was no pecuniary interest and he remained on the panel.

3. Business Item

ITEM 1 - 2011NTH033 - Tamworth Regional Council - DA0145/2012 - Wastewater pipeline in Council road reserve from the "Blue Tanks" Farm at Scotts Road to a new wastewater reuse farm at 197 Marsden Park Road Calala and Council road reserves, Calala NSW

David Lewis, Tamworth Regional Council, gave an overview of the development application.

4. Public Submission

Stuart Murdoch	Addressed the panel against the item
John Vickery on behalf of the Tamworth Historical Society	Addressed the panel against the item
Laurence Riordan	Addressed the panel against the item
Ray Forge	Addressed the panel against the item
Dr Robin Gunning	Addressed the panel against the item
Dr Kevin Moore	Addressed the panel against the item

Steve Warden	Addressed the panel against the item
Christine McKinnon	Addressed the panel against the item
David McKinnon	Addressed the panel against the item
Sarah Button	Addressed the panel against the item
Vanessa Roach	Addressed the panel against the item
Simon Lott	Addressed the panel on behalf of the applicant
Hugh Taylor	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2011NTH033 - Tamworth Regional Council - DA0145/2012 - Wastewater pipeline in Council road reserve from the "Blue Tanks" Farm at Scotts Road to a new wastewater reuse farm at 197 Marsden Park Road Calala and Council road reserves, Calala NSW

Motion:

That DA0145/2012 be deferred and the applicant be requested to provide a more specific report from a suitably qualified arborist identifying the proposed route of the pipeline with respect to the existing trees along King George V Avenue, demonstrating that the trees will remain viable in accordance with the Australian Standard AS4970:2009.

Moved Pamela Westing **Seconded** John Griffin

MOTION CARRIED UNANIMOUSLY

6. Business Item

ITEM 2 - 2012NTH010 - Tamworth Regional Council - MOD0009/2013 - Section 96(2) modification of DA0199/2012, Expansion of production and extraction area of Mount Winton quarry, 1922 Duri Winton Road, Winton NSW 2344

7. Public Submission

Renae Englebrecht	Addressed the panel against the item
Kylie Lamph	Addressed the panel against the item
David Spong, as an individual and on behalf of New Winton Community Group	Addressed the panel against the item
Julie Banks	Addressed the panel against the item
Michael Bloem	Addressed the panel on behalf of the applicant

8. Business Item Recommendations

ITEM 2 - 2012NTH010 - Tamworth Regional Council - MOD0009/2013 - Section 96(2) modification of DA0199/2012, Expansion of production and extraction area of Mount Winton quarry, 1922 Duri Winton Road, Winton NSW 2344

Motion:

That as per the recommendation in council's assessment report, the regional panel:

1. *approve the modification of consent conditions 6 and 22 with the following amendments:*

Amended Condition 6 to read:

To confirm and clarify the terms of approval, consent is granted for an increase in extractive material extraction to a maximum of 150,000 tonnes per annum for a period not exceeding 24 years. The total amount permitted to be extracted and processed under this consent is not to exceed 2.4 million tonnes of andesite material. The quarry operator is required to inform Council of the commencement date of operations approved under this consent. Council will then provide written confirmation of the lapsing date for quarrying operations under this development consent.

Amended Condition 22 to read:

New Winton Road between the bridge over Tangaratta Creek (Tangaratta Creek Bridge) and the bridge over Mountain Creek (Ridds Bridge) shall be widened to a 9 metre formation with an 8 metre 20/10 bitumen seal applied over the entire width of the road. The widening on either side of the road shall be keyed into the existing pavement with a minimum 300mm overlap at each layer. The widening of the pavement shall ensure the longitudinal joins along the road are in the middle of each travel lane. The travel lanes shall each be 3.5 metres wide and delineated with line marking and guideposts in accordance with AS1742.2

A pavement design for the widening shall be prepared in accordance with Councils Engineering Design Guidelines for Subdivisions and Developments and submitted to Council for approval prior to works commencing.

This work must be completed before any increase in operations as approved by this development consent.

2. *refuse the proposed amendment of Condition 22B.*

Moved John Griffin **Seconded** Pamela Westing

MOTION CARRIED 3:2 (For: Garry West, John Griffin, Pamela Westing – **Against:** James Treloar, Tim Coates)

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9. The meeting adjourned at 1.00pm, and reconvened at 1.35pm.
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10. Business Item

ITEM 3 - 2012NTH018 - Tamworth Regional Council - DA0086/2013 - Construction of education facilities and student accommodation for the Tamworth Education Centre (University of Newcastle), 114 - 148 Johnston Street, North Tamworth

David Lewis, Tamworth Regional Council, gave an overview of the development application.

11. Public Submission

Nil

12. Business Item Recommendations

ITEM 3 - 2012NTH018 - Tamworth Regional Council - DA0086/2013 - Construction of education facilities and student accommodation for the Tamworth Education Centre (University of Newcastle), 114 - 148 Johnston Street, North Tamworth

Motion:

That, as per the recommendation in council's assessment report, DA0086/2013 for the construction of education facilities and student accommodation for the Tamworth Education Centre (University of Newcastle) at 114-148 Johnston Street, North Tamworth, be approved subject to the conditions outlined in Annexure 3 of council's assessment report (copy of conditions provided as Attachment 1 to this document).

Moved Tim Coates **Seconded** Pamela Westing

MOTION CARRIED UNANIMOUSLY

13. The meeting adjourned at 1.40pm, and reconvened at 2.30pm.

14. Business Item

ITEM 4 - 2012NTH019 - Tamworth Regional Council - DA0120/2013 - Demolition of a number of existing structures and the construction of new maintenance and workshop buildings, 470-506 Goonoo Goonoo Road, Hillvue

David Lewis, Tamworth Regional Council, gave an overview of the development application.

15. Public Submission

Eric Crowe
Vish Kunjur

Addressed the panel **against** the item
Addressed the panel on behalf of the applicant

The representative of the applicant, Vish Kunjur, advised that the applicant has no objection to the proposed conditions of consent and accepts the removal of the proposed landscape embankments and gabion walls located in the road reserve.

16. Business Item Recommendations

ITEM 4 - 2012NTH019 - Tamworth Regional Council - DA0120/2013 - Demolition of a number of existing structures and the construction of new maintenance and workshop buildings, 470-506 Goonoo Goonoo Road, Hillvue

Motion:

That DA0120/2013 for the demolition of a number of existing structures and the construction of new maintenance and workshop buildings at 470-506 Goonoo Goonoo Road, Hillvue, be approved in accordance with the conditions of consent included in Annexure 3 of council's assessment report, which includes amendments being made in red


on the endorsed plans removing the landscape embankments and gabion walls located within the highway road reserve adjacent to Entry No. 3. (Copy of approved conditions provided as Attachment 2 to this document).

Moved John Griffin **Seconded** James Treloar

MOTION CARRIED UNANIMOUSLY

17. The meeting concluded at 2.55pm.

Endorsed by

A handwritten signature in dark ink, appearing to read 'Garry West', is written over a light blue circular stamp.

Garry West
Chair, Northern Joint Regional Planning Panel
19 December 2012

ATTACHMENT 1

APPROVED CONDITIONS

2012NTH018 - DA0086/2013

Construction of education facilities and student accommodation for the Tamworth Education Centre (University of Newcastle), 114 - 148 Johnston Street, North Tamworth

Annexure 3

PROPOSED CONDITIONS OF CONSENT

In accordance with section 89(1)(b) of the Environmental Planning and Assessment Act 1979, the concurrence of the applicant be sought with respect to the following conditions:

PRIOR TO WORK COMMENCING

- 1) Appropriate measures are to be implemented in relation to erosion and sediment control prior to work commencing. Such measures are to be maintained during the construction of the development.
- 2) The applicant is to provide a minimum of 2 days notice to Council of the intention to commence work.
- 3) A sign is to be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out stating:
 - i) Unauthorised entry to the work site is prohibited; and
 - ii) The name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

The sign is to be removed when the work has been completed.

This condition does not apply to building work carried on inside an existing building, or building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is carried out.

- 4) Toilet facilities are to be provided, prior to the commencement of work, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out. Facilities are to be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be a standard flushing toilet, and must be connected to;

- i) A public sewer;
- ii) If connection to a public sewer is not practicable, then the toilet is to be connected to an accredited sewage management facility approved by the council; and
- iii) If connection to a public sewer or an accredited sewage management facility is not practicable, then connection to some other sewage management facility approved by the council is required.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

- 5) Pursuant to Section 68 of the Local Government Act 1993, the following approvals must be obtained from Council prior to the commencement of work:-
 - (i) Carry out water supply work;
 - (ii) Carry out sewer work; and
 - (iii) Carry out stormwater work.

Annexure 3

- 6) A Compliance Certificate under section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to the occupation of the premises. Council requires the following documentation to be submitted for the approval as Council prior to issue of a Compliance Certificate:

Water:

- i) Detailed engineering drawings for the extension of water supply required by condition 32(ii) of this consent shall be prepared and submitted for approval by Council prior to the commencement of work.

Sewer:

- ii) Detailed engineering drawings for the extension of sewer system required by condition 32(v) of this consent shall be prepared and submitted for approval by Council prior to the commencement of work.

General

- 6) The development is to be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent.

- Drawing No.DA-A001 Rev K prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A101 Rev L prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A102 Rev L prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A111 Rev F prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A112 Rev F prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A201 Rev C prepared by EJE Architecture dated 13.09.2012
- Drawing No.DA-A202 Rev B prepared by EJE Architecture dated 23.08.2012
- Drawing No.DA-A203 Rev B prepared by EJE Architecture dated 23.08.2012
- Drawing No.DA-A204 Rev B prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A205 Rev B prepared by EJE Architecture dated 22.08.2012
- Landscape concepts 00 prepared by Terras dated August 2012
- Landscape concepts 01 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 02 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 03 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 04 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 05 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 06 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 07 Revision A prepared by Terras dated 2012-08-02
- Statement of Environmental Effects prepared by de Witt Consulting dated August 2012
- Disability Access Report Issue B prepared by Lindsay Perry Access and Architecture dated 6 August 2012
- Review of Proposed Parking prepared by Better Transport Futures dated 9 August 2012
- Traffic and Parking Impact Statement prepared by Better Transport Futures dated 26 October 2012
- Crime Risk Assessment prepared by CHD Partners dated August 2012
- Flora and Fauna Assessment prepared by Mitchel Hanlon Consulting Pty Ltd dated 20/07/2011
- Civil Design Report prepared by Northrop dated 30 October 2012

Annexure 3

- 7) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- 8) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

During Construction

General

- 9) The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe and unobstructed access for pedestrians. Where necessary, application may be made by contacting Council's Development and Approvals Division.
- 10) If the work involved in the erection of the building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the closure of a public place a hoarding fence must be erected between the work site and the public place.
- 11) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;

Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

The builder shall be responsible to instruct and control his sub-contractors regarding the hours of work.

Inspections

- 12) Inspection- As the consent authority under the Water Management Act 2000, the following inspections are required to be carried out by Council.
 - i) Underfloor drainage under hydrostatic test prior to covering;
 - ii) Internal stackwork under hydrostatic test prior to covering;
 - iii) Hot and cold water plumbing under pressure test prior to covering; and
 - iv) Final inspection of all plumbing.

Engineering Conditions

Traffic, Transport and Access

- 13) Pavement widening and kerb and gutter shall be constructed along the Johnston Street frontage of the site from where it currently terminates adjacent to Hunt Street to the existing kerb and gutter at the western boundary of the site. The alignment of the

Annexure 3

kerb and gutter shall match that of the existing kerb and gutter at the eastern boundary of the site.

- 14) The kerb and gutter shall be designed to discharge captured stormwater to the natural watercourse west of the site via a piped underground drainage system designed in accordance with the TRC Engineering Design Guidelines for Subdivisions and Developments, as required. The existing surface inlet stormwater pits may be incorporated into the kerb and gutter design by replacing the inlet with a kerb inlet and lintel as per TRC Standard Drawings 6480 – 6483.
- 15) The wearing surface of the pavement widening in Johnston Street shall be a minimum 30mm asphalt as per the TRC Engineering Design Guidelines for Subdivisions and Developments.
- 16) A 1500mm wide footpath shall be constructed from the main entrance of the site to Dean Street to provide a pedestrian link between the development and the existing University facilities at the Tamworth Base Hospital. Pram ramps shall be constructed at both the main entrance to the site and where the footpath intersects with the Dean Street kerb and gutter. The alignment of the footpath within the footway reserve shall be as per the TRC Engineering Design Guidelines for Subdivisions and Developments.
- 17) The pavement, kerb and gutter and wearing surface shall be designed in accordance with the Guidelines, and the design shall include the submission of all documentation detailed in Section 2, Appendices A & B of the TRC Engineering Design Guidelines for Subdivisions and Developments.
- 18) The main entrance to the site shall be aligned such that the centreline aligns with the centreline of Hunt Street, and the four-way intersection shall be controlled as warranted by the Austroads Guide to Road Design, Parts 4 and 4a – 2009. Future stages of the development may warrant increased intersection control, and this should be taken into consideration during the design of the current stage of the development.
- 19) All internal driveways, parking areas and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic (the design vehicle shall be the B99 Vehicle as defined in AS2890.1), and shall be sealed with an asphalt wearing surface and properly maintained to facilitate the use of vehicular access, parking facilities and pedestrian movements and to minimise any associated noise and dust nuisance. Full details of compliance are to be submitted to Council prior to the commencement of works.
- 20) All parking and loading bays shall be permanently marked out on the pavement surface and be clearly indicated by means of appropriate signs to facilitate the orderly and efficient use of onsite parking and loading/unloading facilities.
- 21) The direction of traffic movement within the site shall be clearly indicated by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises.
- 22) All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the public road with consequent traffic accident potential and reduction in road efficiency.

Annexure 3

Stormwater Drainage

- 23) The stormwater drainage system shall be designed in accordance with the concept stormwater drainage design drawings and accompanying documentation dated 30 October 2012 prepared by Northrop Consulting Engineers.
- 24) All pipe invert levels and grades assumed in the concept stormwater design shall be confirmed by on-site measurement as part of the detailed design and the design shall be amended where necessary.
- 25) All flows discharging from the developed areas of the catchment, or undeveloped flows being concentrated to a single point of discharge, shall be captured by an on-site stormwater detention system designed and constructed in accordance with the TRC Engineering Design Guidelines for Subdivisions and Developments, specifically Section 3.16.1 – 3.16.4 - On-Site Detention Systems in Small Developments.
- 26) Discharge flows from the detention system shall be conveyed to the existing piped stormwater system in Johnston Street.
- 27) Surge flows from the detention system shall be directed to the natural watercourse west of the site.
- 28) The detention basin will not be permitted in the riparian zone of the adjacent waterway, and the required storage volume, including batters, walls and discharge facilities must be accommodated within the site away from the waterway.
- 29) The pit and pipe network in the current stage shall be sized to capture and convey flows from the ultimate developed catchment - not just the catchment from the current stage.
- 30) The pit and pipe network and the detention basin(s) shall be sized based on a nil benefit from the proposed WSUD measures included in the concept stormwater drainage design with regard to developed flow rates.
- 31) The volume of the proposed rainwater collection tanks shall not be used in calculations for detention storage.

Water and Sewer

- 32) A Compliance Certificate under section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to the occupation of the premises. Council requires the following work to be undertaken and payments made prior to the issue of a Compliance Certificate:

Water:

- i) An appropriately sized water service is to be provided to cater for the ultimate development of the site;
- ii) Water mains in Johnston Street may require upgrading/extending;
- iii) Work shall be undertaken in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments;
- iv) Any work on live water mains shall be undertaken by Council at full cost to the developer; and

Annexure 3

Sewer:

- v) Council's sewerage system shall be extended to provide adequate service to the development. Any extension of sewer main within private property will require the applicant to negotiate and acquire an easement in favour of Tamworth Regional Council;
- vi) Work shall be undertaken in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments;
- vii) Any work on live sewer mains shall be undertaken by Council at full cost to the developer.

Headworks Contributions:

- viii) Payment of a water headworks contribution of \$61,366; and
- ix) Payment of a sewer headworks contribution of \$36,841.

The above water and sewer headworks contributions have been adopted under the 2012/2013 Council Management Plan. Revised rates adopted in subsequent Management Plans will apply to payments made in later financial years.

Ongoing Operations

- 33) The landscaped area of the development is to be maintained at all times in accordance with the approved landscape plan.
- 34) The sealing to all vehicular, manoeuvring and loading areas is to be maintained at all times.

ATTACHMENT 2

APPROVED CONDITIONS

2012NTH019 - DA0120/2013

Demolition of a number of existing structures and the construction of new maintenance and workshop buildings, 470-506 Goonoo Goonoo Road, Hillvue

Annexure 3

Proposed Conditions of Consent (DA0120/2013)

In accordance with section 89(1)(b) of the Environmental Planning and Assessment Act 1979, the concurrence of the applicant be sought with respect to the following conditions:

Prior to Work Commencing – Stage 1

General

- 1) Pursuant to section 68 of the Local Government Act 1993, the following approvals must be obtained:
 - (i) Carry out water supply work;
 - (ii) Carry out sewer work;
 - (iii) Carry out stormwater work; and
 - (iv) Trade waste agreement.
- 2) A Compliance Certificate under Section 306 of the Water Management Act 2000 must be obtained from the Council (as the Local Water Supply Authority). Council requires the following to be undertaken and payments made prior to the issue of a Compliance Certificate.

Water

- An appropriately sized water service is to be provided to cater for the development. If an upgraded water service is required the existing water service is to be removed and disconnected at the water main.
- Due to the size of the buildings, it may be necessary to provide a fire service on the site.
- All work on live water mains is to be carried out by Council at full cost to the developer.

Sewer

- Detailed engineering drawings for the gravity sewer system shall be prepared and submitted for approval by Council.
- Council's gravity sewerage system does not directly service this site, a private pumped system and associated sewer rising main and odour control is to be provided within private property.
- The responsibility for and the cost of operation and maintenance of the pumped system, including the sewer rising main and odour control shall be borne by the development / owner
- Proposed private rising main to discharge into a new private sewer manhole located within Lot1 DP999490.
- Connection to Council's existing sewerage system shall be provided by constructing a new gravity sewer main from the proposed manhole within private property to Council's existing manhole located adjacent to Lot1 DP999490. Council's existing manhole is to be epoxy coated to prevent corrosion from the pumped out sewerage.
- The pump out flow rate shall be restricted to 1.0L/s
- Work shall be undertaken in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments.
- Work on live sewer mains shall be undertaken by Council at full cost to the developer.

Trade Waste

- A liquid trade waste application is to be submitted where it is proposed to pump liquid trade waste to Council's sewer.

Headworks

- Sewer - 5.24 ET x \$1,832 = \$ 9,600
- 3) Appropriate measures are to be implemented in relation to erosion and sediment control prior to work commencing. Such measures are to be maintained during the construction of the development.
 - 4) A sign is to be erected in a prominent position on the work site, the subject of this consent stating:
 - a. Unauthorized entry to the work site is prohibited
 - b. The name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
 - c. The name, address and phone number of the PCA by the owner

The sign is to be removed when the work has been completed.

- 5) Toilet facilities are to be provided, prior to the commencement of work, at or in the vicinity of the work site. Facilities are to be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be a standard flushing toilet, and must be connected to;

- a. a public sewer,
- b. if connection to a public sewer is not practicable, then the toilet is to be connected to an accredited sewage management facility approved by the council,
- c. if connection to a public sewer or an accredited sewage management facility is not practicable, then connection to some other sewage management facility approved by the council is required.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

Traffic and Access

- 6) The developer shall enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services for all road works on Goonoo Goonoo Road.

Stormwater Drainage

- 7) The stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum:-
 - (i) All plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3 (as amended) Plumbing and Drainage – Stormwater Drainage;
 - (ii) All surface flow paths from hardstand areas including the carpark must have a practical and satisfactory destination with due consideration to erosion and sediment control during all stages of development;
 - (iii) Any interruption to the natural overland flow of stormwater drainage which could result in the disruption of amenity, or drainage or deterioration to any other property is not permitted;

- 8) The suitability and capacity of the existing stormwater drainage network shall be confirmed to Council. In particular, the nature, function and capacity of the existing retention/detention basins at the rear of each lot shall be confirmed with respect to the servicing of the re-developed site. Calculations demonstrating the capacity of the network or otherwise shall be submitted to Council.
- 9) The applicant shall confirm to Council that concentrated stormwaters discharging from the site have a safe, legal and practical flow path to a natural watercourse without travelling over private land. If stormwater is to traverse over private land, the proponent shall confirm that appropriate arrangements have been made with the owner of that land for the discharge of stormwater, either through a written agreement or an easement for drainage purposes created in accordance with the Conveyancing Act, 1919.

Prior to Work Commencing – Stages 2 and 3

General

- 10) Appropriate measures are to be implemented in relation to erosion and sediment control prior to work commencing. Such measures are to be maintained during the construction of the development.
- 11) A sign is to be erected in a prominent position on the work site, the subject of this consent stating:
 - a. Unauthorized entry to the work site is prohibited
 - b. The name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
 - c. The name, address and phone number of the PCA by the owner

The sign is to be removed when the work has been completed.

- 12) Toilet facilities are to be provided, prior to the commencement of work, at or in the vicinity of the work site. Facilities are to be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be a standard flushing toilet, and must be connected to;

- a. a public sewer,
- b. if connection to a public sewer is not practicable, then the toilet is to be connected to an accredited sewage management facility approved by the council,
- c. if connection to a public sewer or an accredited sewage management facility is not practicable, then connection to some other sewage management facility approved by the council is required.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

General – All Stages

- 13) All building work must be carried out in accordance with the provisions of the Building Code of Australia and comply with the requirements of the Premise Standards.
- 14) The development must be carried out in accordance with the Development Application and accompanying plans (including any amendments made in red), drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.

- 15) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.
- 16) All landscaping works are to be carried out in accordance with the endorsed Landscape Plan prepared by Arcadia, Job No. 12-073, Drawing No's 000, 001, 101, 102 and 501 dated 16 July 2012. Approval is not granted for the removal of any trees not identified for removal on these plans. The landscape embankments and gabion walls located adjacent to Entry No. 3 shall not be permitted (as amended in red on the plan).

During Demolition Works – All Stages

- 17) During the demolition phase of the development all Asbestos Containing Material (ACM) and Potentially Asbestos Containing Material (PACM) must be managed as per the recommendations made under **Section 7.7.1 – “ACM Generally”** of the Hazmat Services report titled **“Asbestos Survey of Tamworth Depot Goonoo Goonoo Road, Tamworth NSW”**. Specifically Page 12 of that report must be implemented and adhered to.

During Construction – All Stages

General

- 18) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;

Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises

The builder shall be responsible to instruct and control his sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

- 19) Stockpiles of topsoil, sand aggregates, spoil or other material shall be stored clear of any natural drainage path, constructed drainage systems, easement, water bodies or road surfaces and located wholly within the site with measures in place to prevent erosion or movement of sediment in accordance with the approved erosion and sediment control management plan.
- 20) Open and piped drains, gutters, roadways and access ways shall be maintained free of sediment for the duration of the work. When necessary, roadways shall be swept and drains and gutters cleaned of sediment build up.
- 21) The road reserve is not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe and unobstructed access for pedestrians and motorists. Where necessary, application may be made by contacting Council's Development and Approvals Division.
- 22) Any damage caused to the road reserve during building operations shall be rectified by the Developer or the builder to the satisfaction of Council to ensure the integrity of Council's road infrastructure is maintained on an acceptable standard.

- 23) A site rubbish enclosure shall be provided on site for the period of the proposed construction works.
- 24) All external lighting shall be designed and installed in accordance with Australian Standard AS4282 - The Control of the Obtrusive Effects of Outdoor Lighting to avoid light spill and prevent contribution to sky glow.

Traffic, Parking and Access

- 25) All parking bays shall be permanently marked out on the pavement surface and clearly indicated by means of directional signs to facilitate the orderly and efficient use of on-site parking facilities.
- 26) On-site car parking accommodation shall be provided for a minimum of twenty six (26) vehicles for staff and visitors (including one disabled space) and eighteen (18) workshop vehicles, to ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise provided by the conditions of this consent.
- 27) The direction of traffic movement within the site shall be clearly indicated by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and exiting the site.
- 28) The existing internal road network providing access between the existing substation in Lot 1 DP999490 and the site depot in Lot 1 DP516989 should be maintained at all times where practical. Access between the Lots using the external road network will not be permitted.
- 29) All works associated with the classified road reserve shall be undertaken at full cost to the developer and the satisfaction of RMS.
- 30) The current AUSTROADS Guidelines and Australian Standards should be adopted when designing the driveway accesses and any necessary road works on Goonoo Goonoo Road.
- 31) All internal driveways, parking areas and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic (the design vehicle shall be the B99 Vehicle or a 19m articulated truck as defined in AS2890.1, as deemed appropriate), and shall be sealed with an asphalt wearing surface and properly maintained to facilitate the use of vehicular access, parking facilities and pedestrian movements and to minimise any associated noise and dust nuisance.

Stormwater Drainage

- 32) Any flows (stormwater or otherwise) entering the piped stormwater drainage system from the workshop area are to be directed through a water quality treatment device to remove potential oil contamination and to ensure no polluted waters are permitted to enter the downstream drainage network or a natural watercourse.

Prior to Occupation – All Stages

- 33) Prior to occupation of each building, the developer shall complete all roads works under the WAD to practical completion, as determined by the RMS.

Continued Operations

- 34) The landscaped area of the development is to be maintained at all times.
- 35) All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the Public Road with consequent traffic accident potential and reduction in road efficiency.
- 36) The sealing of all vehicular parking, manoeuvring and loading and unloading areas are to be maintained at all times.
- 37) The pavement markings of all vehicular parking areas, directional pavement markings and internal traffic signage are to be maintained at all times.
- 38) Noise from the operation of this activity is not to exceed the more stringent of the two following criteria:
 1. **Intrusiveness Criteria** – noise from the operation of this activity (measured as an $L_{Aeq(15min)}$) must not exceed the background noise level (measured as an $L_{A90(15 min)}$) at the nearest affected receptor by more than $5_{dB(A)}$; OR
 2. **Amenity Criteria** - noise from the operation of this activity (measured as an $L_{Aeq(15min)}$) must not exceed:
 - $50_{dB(A)}$ during the **Daytime** (7am to 6pm Monday to Saturday; or 8am to 6pm on Sundays or Public Holidays)
 - $45_{dB(A)}$ during the **Evening** (6pm to 10pm)
 - $40_{dB(A)}$ during the **Night** (the remaining periods).