

**SUPPLEMENTARY REPORT
TO THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL**

Addressing Determination and Statement of Reasons

DA 150/2015 and 2015HCC023

Date of JRPP Determination 21 January 2016

Report Author: Julie Wells

**Coordinator Development Assessment
Singleton Council**

The decision of the JRPP (the Panel) on January 21, 2016, determined to defer consideration of the development application to enable Council officers to submit a supplementary report for the panel's consideration addressing the following:

1. Late Submission (FoodWorks);
2. The Zone Objective (including the history of the rezoning and strategic commercial hierarchy considerations – author emphasis from detailed consideration at 21 January 2016 meeting);
3. Landscaping and Engineering Matters; and
4. Relationship with the previous site works DA in context to the proposed development.

This supplementary report addresses the matters raised the Panel in its initial determination. Proposed conditions of development consent are included as a separate document, **Attachment 1**. The report is prepared for the Panel for the purposes of electronic determination.

1.0 LATE SUBMISSION

On behalf of the proponent MacroPlan Dimasi undertook an assessment (review) of the Foodworks correspondence dated 15 January 2016.

A copy of MacroPlan Dimasi assessment is provided as **Attachment 2**.

The assessment concluded, in part, that;

- Instead of concentrating on the potential impact on one trader within a centre, an Economic Impact Assessment (EIA) needs to consider the health and vitality of centres; impacts on the consumer and the benefits to be gained in terms of increased competition; proximity to the new premises; increased choice; reduced travel; and increased employment.
- Some of the submission's contentions do not have technical merit and are not material planning considerations for a consent authority.
- As outlined within the NSW Draft Centres Policy (2009) the percentage impact on individual retailers (e.g. FoodWorks) is immaterial to economic impact considerations.

Woolworths, in conjunction with ADW Johnson and MacroPlan, have considered the respective roles and functions of the Singleton CBD and Singleton Heights Shopping Village. Their collective conclusion is that the role and function of each centre/s determines the severity of potential impacts. Their collective analysis and comments follow, viz:

Singleton CBD

This is a town centre containing a significant extent of retail floor space (36,000sqm) which includes two full-line supermarkets, a discount department store and specialty retail shops which serve the sub-regional catchment.

The commercial role of the Singleton CBD would not be undermined by the proposed development even if trade is redirected from existing full-line supermarkets. The functioning and associated commercial hierarchy of the Singleton CBD is not solely reliant on full-line supermarkets and given that, even in the high-impact scenario as suggested by the submission, neither of the existing supermarkets would close as a result.

It is the view of detailed analysis that the commercial role of the Singleton CBD would remain unchanged and that the proposed development would not threaten its vitality or viability.

Singleton Heights Shopping Village

This is a neighbourhood centre which contains a limited range of retail goods and services serving a localised catchment. The FoodWorks store serves daily shopping needs and the centre contains a range of other non-retail uses. The non-retail uses would not be impacted by the proposed development meaning that customers will still be attracted to the centre despite the proposed development.

The FoodWorks late submission argues the view that the provision of the proposed Woolworths development will have a significant impact on the future viability of the FoodWorks supermarket. The MacroPlan Dimasi response postulates that the proposed Woolworths development will capture around 20 per cent of the available retail expenditure generated by residents in its trading catchment meaning that 80 per cent would be directed to other retail assets across Singleton. The MacroPlan Dimasi response also advocates that the FoodWorks store attracts a very small market share across its trading catchment with more than 95 per cent of supermarket expenditure escaping to other retailers. It is the view of the MacroPlan Dimasi response that the FoodWorks store is not meeting the needs of surrounding population because of the retail expenditure escaping to the Singleton CBD

The review advises that the proposed Woolworths Development would be akin to a Village Centre wherein the key attractor would be the full-line supermarket which would be used by residents in the defined trade area for weekly and some daily shopping trips. It would largely compete with comparable retail, i.e. the two full-line supermarkets in Singleton CBD rather than the more localised provision in Singleton Heights Shopping Village.

The review advises that residents would still visit Singleton CBD for higher order shopping trips and Singleton Heights for localised retail and to utilise its non-retail offer.

MacroPlan Dimasi also advise that the planning system seeks to encourage, not restrict competition, provided it is not at the detrimental expense of a centre and associated commercial hierarchy. Competition is recognised as a public benefit as it enhances consumer choice, assists to lower retail prices, promotes innovation and encourages improved customer experience as retailers compete to attract trade. It is the stated view of MacroPlan Dimasi that any loss of trade to existing retailers as a result of the proposal is a private matter, not a matter of public interest.

MacroPlan Dimasi advises that the methodological approach used in the FoodWorks submission is not an accepted mechanism by which to assess trading impacts and that due to the unique nature of localities which may be subject to many different factors at play, it is extremely difficult (if not impossible) to definitively attribute a decline in trade to one single event and then apply that outcome to a new locality.

Further discussions from the proponent supported by professional commercial advices suggest that, ultimately, the role of trading impact assessment is only to determine whether the potential impact could lead to a decline in the role and function of existing centres. If the turnover of a FoodWorks store declined, that is a matter of competition only and is a private issue.

In this case, both nearby centres are expected to continue to trade and fulfil their roles in the retail hierarchy and beyond that, trading impact is not a material consideration. Other economic impacts such as jobs creation, investment and travel patterns are no less important.

It is noted that the Economic Impact Assessment prepared by MacroPlan Dimasi for the proposed Woolworths development is further supported by a third party peer review (AEC Group). The AEC review stipulates that the assessment and economics utilised to support the development application are well founded.

A copy of the AEC Group review is provided as **Attachment 3**.

2.0 ZONE OBJECTIVES, STRATEGIC CONTEXT AND RETAIL HIERARCHY

The following information, in part, has been informed by information provided by ADW Johnson, on behalf of Woolworths Pty. Ltd.:

The subject site is zoned B1 *Neighbourhood Centre*, and the intent for retail uses has already been established in the Singleton LEP (2013). The proposed scale of the development is within the floor space guidelines in the site specific DCP, and the economic/community impacts are expected to be (significantly) net positive.

The NSW Draft Centres Policy (2009) seeks to promote flexibility in relation to land use zoning. In this case, the site has previously been identified as being appropriate for retail use; and the subsequent assessments have identified the net positive benefit to the community resulting from the proposal.

It is further noted that the zone objectives refer to "small scale retail". In considering this objective, it is noted that within the B1 zone, "neighbourhood shops" (maximum 80sqm floor area), and "shops" are permissible. It is further noted that there is no quantifiable means outlined within the LEP by which to determine whether a proposal is "small scale".

In the absence of any specific measure, the question was considered on a comparative basis. In carrying out this comparison, the larger scale retail premises within Singleton were considered, and in particular, the Singleton Square premises. In comparison to the subject proposal which seeks approval for one (1) supermarket and five (5) specialty shops, Singleton Square comprises two (2) full line supermarkets, Big W, and over 45 specialty stores including a pharmacy, numerous cafes, a travel agent, newsagency, banks, medical, fashion stores and jewellers. Accordingly, given the lack of any quantifiable means by which to determine the scale of a proposal, this comparative analysis demonstrates that the proposal is deemed as smaller/local scale.

For the sake of completeness, a comparison of the scale against the nearby B1 zoned premises was also considered. The primary factor in this case was simply the size

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difference between these B1 parcels. While the subject site is approximately 2ha in area, the nearby B1 site on Blaxland Avenue is closer to approximately 0.5ha. Accordingly, it is clear that the subject site has been zoned with a larger facility in mind. With that observation in mind, it is crucial to point to the provisions of the site specific DCP, which allows development of the site up to a cumulative maximum of 8,000sqm – a figure which is still well in excess of that which is proposed (the proposed development is approximately 4500 square metres).

It is relevant to note that the Singleton LEP does not contain a B2 *Local Centre* zone, going instead from a B1 *Neighbourhood Centre* to B3 *Commercial Core*. The provision of a centre such as that proposed therefore would act to diversify the centres hierarchy within the Singleton LGA. This approach is consistent with the NSW Draft Centres Policy (2009), which seeks to promote flexibility in relation to land use zonings.

A search of other regional Local Government Areas within various parts of the State found that supermarkets of a similar size have been approved in B1 zones in many other areas, including sites in Dubbo, Bathurst, Maitland, Richmond, Kiama, Shellharbour, Gosford, Wyong, Lake Macquarie, and Newcastle. This search within a relatively limited sample size revealed 16 examples, and it is expected that a more exhaustive search of other regional, as well as metropolitan areas would reveal more examples.

Attachment 4 to this document shows the results of this review, with each of the examples shown from within a GIS layer, confirming the zoning of the site, address, and name of the supermarket.

2.1 History of the Rezoning

The rezoning of the site, and the preparation of the site specific DCP, were the subject of various reports to Council. The dates of the relevant meetings include:

- 17/12/07 (confirmed location of proposed B1 zone);
- 27/10/08 (resolve to request the LEP be Gazetted, and speaks of the need for a site specific DCP to be prepared);
- 15/3/10 (amendments to Singleton DCP to include the site specific provisions for the site, and including the 8,000sqm maximum floor space provision);
- 17/7/10 (report on exhibition of draft DCP amendments).

In further considering the question of the intent of Council in applying the 8,000sqm maximum floor area for the site, it is noted that Council commissioned a Retail Demand Assessment from Castlecrest Consultants in 2005. This assessment considered the adequacy of the provision of retail and commercial land uses set aside in the then draft planning Instrument for the Bridgman Ridge Estate.

The Castlecrest report took into consideration:

- The 2004 Local Environmental Study (LES) prepared by Global Perspectives on 2004;
- The Social Impact Assessment (SIA) prepared by Key Insights; the Singleton Commercial Strategy prepared by Hirst Consulting and adopted by Council in 2002; and
- The Singleton Community Social Plan, and Australian Bureau of Statistics (ABS) and Hunter Valley Research Foundation (HVRF) figures.

In considering the figures and predictions available at the time, Castlereast noted that retail demand increases came about primarily as a result of population increases. The general trend of 1% increases in population per year meant that the previous Hirst predictions were relatively low. Secondly, the report noted that the decrease in housing density (number of persons per household) would further increase the number of new households.

In considering the question of retail floor space capability and capacity, the report made several key findings which relate directly to the question of retail floor space, noting that retail land typically has a capacity to yield approximately 30% to 40% floor space ratio. These findings were partly based on an agreement with the Hirst report that the potential of the Singleton CBD was close to being reached, and that planning for the outlying areas in Singleton Heights – being the focus of population increases and new development – should allow for the development of neighbourhood and local centres.

These factors, along with the previously discussed population increases and household density decreases suggest a capacity for approximately 5,000sqm of retail floor space.

In considering the recommendations of the SIA prepared by Key Insights, where uses such as "children's activity / baby clinic", "young people's outreach centre / performance space", "community education", and community youth / café" were contemplated, an allocation of 1,000 – 1,500sqm of floor space was suggested.

The SIA also suggested the possibility of restaurant, café, take away food premises, augmenting the nodal characteristics of the non-residential development. An allocation of 800 – 1,200sqm was suggested in the Castlereast report.

A potential service station for the area, as contemplated in previous studies, was allocated 200sqm of floor space area.

These figures, along with the land area required are shown in the table below, which is reproduced from the Castlereast report.

CATEGORY	FLOOR SPACE ESTIMATE	LAND REQUIREMENT
Retail	5,000	1.67ha

Commercial	500	0.15ha
Community	1,500	0.5ha
Tavern / Food	1,200	0.4ha
Service Station	200	0.15ha
Total	8,400	2.87ha

As demonstrated in the above table and the preceding points, it is clear that the 8,000sqm of commercial floor space referred to in the site specific DCP was based on the figures contained within the relevant report to Council.

3.0 LANDSCAPING AND ENGINEERING MATTERS (TRAFFIC AND PUBLIC INFRASTRUCTURE)

The access, parking, provision of public infrastructure and landscaping matters have since been the subject of additional meetings and correspondence between Council and the proponent, which has resulted in amended plans being submitted which now fully address the matters intended to be addressed within the draft conditions of consent previously submitted to the Panel. Accordingly, the conditions requiring the amendments have now been deleted as separate proposed conditions of consent. Notwithstanding, particular plans, as amended, will form part of the proposed conditions of consent as plans which have been sanctioned by Council staff post the JRPP Meeting.

4.0 PREVIOUS DA FOR SITE WORKS

The current consent over the site for earthworks (DA 39/2014) was issued to the previous owners of the site, and prior to Woolworth's direct involvement with the land.

The earthworks proposed as part of the subject application, however, are intended to be carried under this application. No reliance is to be placed on the existing earthworks consent. The references within the Statement of Environmental Effects to the previous earthworks consent were included in order to demonstrate that issues typically associated with works of that nature had already been assessed under that application, with no issues being raised. It is not intended to rely on that consent for any component of the earthworks, and for that reason, the proponent commissioned their own Phase 1 Environmental Assessment Report as part of the application.

Following further meetings between Council and the applicant, additional civil engineering designs have been submitted to Council further detailing the proposed earthworks: see **Attachment 5**. Accordingly, the draft conditions referring to the previous earth works consent have now been deleted and new draft conditions added.

5.0 CONCLUDING REMARKS

The proposed development is consistent with the strategic land use objectives adopted by Council for the growth of the locality and has been conceptually foreshadowed with the community over several years.

Council is of the opinion that the positive benefits from the proposed development to the locality include:

- Additional choice to consumers
- Increased competition, and with associated benefits to consumers
- The convenience of more proximate retail floor space for residents
- Additional employment: construction and retail, both permanent and casual
- Decreased travel time for shopping trips
- A new community focal point

Council recommends that the application to be approved by the Panel, subject to the provision of appropriate conditions of development consent.

ATTACHMENT 1

Revised Proposed Conditions

(JRPP Panel Members: Please note proposed final conditions provided in track changes so that you are able to easily ascertain proposed further amendments to proposed consent conditions emanating from JRPP Determination and Statement of Reasons 21 January 2016).

Final complete copy can be provided to you at your request with or without further amendment

DRAFT CONSENT CONDITIONS DA 150/-2015

SCHEDULE 1

GENERAL CONDITIONS

A1 Approved Plans and Supporting Documents

The development shall be carried out substantially in accordance with the approved stamped and signed plans and/or documentation listed below except where modified by any following condition. Where the plans relate to alteration or additions only those works shown in colour or highlighted are approved.

Drawing Title	Drawing No.	Revision No.	Revision Date	Prepared by:
Proposed Site Plan	TP0.02	P1 63	09-01-2015	Rothe Lowman
Ground Floor Plan	TP1.01	P13	09-01-2015	Rothe Lowman
Ground Floor Car Park	TP1.02	P1 31	09-01-2015	Rothe Lowman
Mezzanine Plan	TP1.03	P7	10-02-15	Rothe Lowman
Roof Plan	TP1.04	P7	10-02-15	Rothe Lowman
Fit Out Plan	TP1.10	P7	02-23-15	Rothe Lowman
Elevations 1	TP2.01	P7	18-11-14	Rothe Lowman
Sections	TP3.01	P6	18-11-14	Rothe Lowman
Fit Out Sections	TP3.02	P5	03-13-15	Rothe Lowman
Fit Out Sections	TP3.03	P5	04-14-15	Rothe Lowman
Signage Location Plan	TP5.01	P6	02-10-15	Rothe Lowman
Pylon and Parking Signage	TP5.03	P2	06-25-15	Rothe Lowman
Cover Sheet	000	Issue G	01-03-16	Site Image
Development Application				Landscape Architects
Landscape Plan	101	Issue G	01-03-16	Site image
				Landscape Architects
Landscape Plan	102	Issue G	01-03-16	Site Image
				Landscape Architects
Landscape Details	501	Issue E	01-03-16	Site Image
				Landscape Architects
Concept Erosion	DA01	E	01-04-16	Northrop

and Sediment Control Plan				
Concept Erosion and Sediment Control details	DA02	D	17-08-15	Northrop
Concept Stormwater Management and Levels Plan Part 1 of 3	DA03	E	01-04-16	Northrop
Concept Stormwater Management and Levels Plan Part 2 of 3	DA04	E	01-04-16	Northrop
Concept Stormwater Management and Levels Plan Part 3 of 3	DA05	D	17-08-15	Northrop
Civil Details	DA06	D	17-08-16	Northrop
Concept Bulk Earthworks Plan	DA10	B	01-04-16	Northrop
Concept Bulk Earthworks Sections	DA11	A	01-04-16	Northrop
Phase 1 Environmental Site Assessment Report			January 2015	Geo-Logix
Trolley Management Plan			Lodged as Appendix 13 with DA	Woolworths
Waste Minimisation and Management Plan			February 2015	Woolworths

Note 1: Modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979.

Note 2: The approved plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the Act modifying or amending the development (refer to conditions of consent which must be satisfied prior to the issue of any Construction Certificate).

A2 Plans and Specifications

This approval includes all notes, markings, amendments and stamps shown on the approved plans and specifications and endorsed by the Council or other Authorities having jurisdiction over the work.

A3 Hours of Operation

The hours of operation or trading of the premises shall not be more than:

Supermarket: 6.00 a.m. to 10.00 p.m. 7 days per week, noting that delivery

times are restricted to between 7.00 a.m. and 9.00 p.m.

BWS: Hours of operation are limited to 9.00 a.m. to 9.00 p.m. Monday to Saturday and 10.00 a.m. to 9.00 p.m. on Sundays.

Specialty Shops: 9.00 a.m. to 9.00 p.m. 7 days per week.

Hours of operation will be reviewed after 12 months of operation.

A4 — Elevations

~~The northern and western elevations of the proposed development are to be treated in a manner which provides appropriate visual relief and streetscape appeal to the satisfaction of Council.~~

Engineering

- A45** ~~Except for the approved earthworks (vide DA 39/2014), No civil engineering on other site~~ works or building works shall be commenced prior to the issue of an appropriate Construction Certificate.
- A56** All earthworks are to be constructed in accordance with Australian Standard 3798-2007, Guidelines on Earthworks for Commercial and Residential Developments, ~~and the approved Notice of Determination for Earthworks and Regrading (Our Ref: DA39/2014).~~
- A7** ~~If soil is to be brought or removed from site, the applicant/contractor is to prepare a Road Condition Report, identifying the final stockpile location/source and all existing problems with the roadway along the identified haul route (excluding State Controlled Roads). On completion, the haul route shall be subject to a joint inspection by the applicant and Council Officers to identify any further damage that has occurred. If any additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of Council. The report is to contain (but not be limited to): location of existing deficiencies of the roadway and site photos of the route especially at areas where turning movements will occur.~~
- A68** Prior to the installation/restoration of any drainage channels, stormwater pipes ~~and~~ and pavement, ~~etc.~~, all on-street works shall be required to comply with Council's Development Engineering Specifications. Random audits may be undertaken to ensure compliance with these standards. Any defect found shall be rectified at the applicant's expense.
- A79** All persons working in the road reserve must have appropriate third party current liability insurance for the minimum amount of \$10,000,000.00 and work with due regard to workplace health and safety practices appropriate to construction related activity
- A810** All reasonable and practicable measures must be taken to prevent pollution of any stormwater system as a result of silt run-off, oil and grease spills from any machinery. Wastewater for cleaning equipment must not be discharged direct or in-directly to any stormwater system. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage

- A11** ~~The~~ works must not cause, or be likely to cause, environmental harm resulting from the release of contaminants, dust, noise or sediments from the site. Appropriate Erosion and Sediment Control (ESC) measures to comply with Landcom – Soil and Construction – Managing Urban Stormwater Manual must be installed and maintained for the duration of the works or until all exposed areas have been fully re-vegetated or stabilized. An ESC strategy and plan must be produced and held on site.
- A102** All reasonable and practical measures must be taken to minimise environmental nuisance to neighbours. All issues/complaints brought to the attention of the contractor by neighbours, that relate to work being undertaken (i.e., nuisance to any person, danger to any person or property, creation of a potential danger to public safety for any road and footpath user), are to be reported to Council, Development Engineering at the earliest opportunity in the following week. ~~(If the complaint is resolved by the Contractor on-site, there is no need to contact Council).~~
- A13** ~~Any existing infrastructure damaged due to the proposed works including, but not limited to, (kerb, concrete pipes, headwalls, pits, channels, pavement, etc.) is to be repaired or replaced at the applicant's expense prior to the commencement of use. The Applicant must notify Singleton Council Water and Waste or Development Engineering immediately when the structure is damaged.~~
- A114** At the completion of works, the site shall be subject to an inspection by Council the Development Engineering Unit to ensure civil works are of a suitable standard. Any works deemed unsatisfactory shall be corrected to Council's ~~the satisfaction of Development Engineering Personnel.~~
- A125** Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
- 7.00am to 6.00pm, Monday to Friday;
 - 7.00am to 5-1.00pm Saturdays;
 - No work is permitted on Sundays or Public Holidays.
- A146** All works must be suitably fenced off and protected during the duration of the works. The maintenance, safety and security of the site is to remain the responsibility of the applicant and appointed representatives and contractors until such time as the road reserve is reinstated to its former state, or to a condition identified in this aApproval. At the completion of end of the work, all the building waste material is to be properly removed from site.

Maintenance and Defect Liability Period

- A15** Council will inspect the civil works after the 12 month liability period has expired. During the maintenance and defect liability period, the proponent is responsible for the maintenance of the works and is to provide any repairs of alterations as a result of any defects in materials or construction. Should the works be satisfactory at the time of final inspection, Council will return any bond lodged for the civil works.

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Energy Efficiency

- A167** The proposed building(s) must be constructed in accordance with the current requirements for efficient energy use. The Principal Certifying Authority is to be satisfied that the proposed building(s) will comply with Section J and NSW Subsection J(B) of the Building Code of Australia.

Surveillance

- A18** ~~The following surveillance measures shall be incorporated into the construction and landscaping of the proposed development;~~

~~The design of shop fronts shall be emphasised with windows and transparent materials;~~

~~Use of vandal resistant mirrors around toilet facilities;~~

~~Well defined and located lighting consistent with Australian and New Zealand lighting standards;~~

~~Appropriate security alarm systems;~~

~~Placement of Automatic Teller Machines within direct view of pedestrian movement and the use of reflective panelling around their periphery to facilitate additional surveillance;~~

~~Use of visually permeable fencing along the pedestrian path which separates the loading bay area from the general car park;~~

~~CCTV surveillance cameras shall be strategically installed, operated and maintained throughout the premises with particular coverage to:~~

- ~~• All principal entrances and exits including fire doors~~
- ~~• All areas within the premises occupied by the public, excluding toilets~~
- ~~• The area within a 50 metre radius external to the public entrances to the premises;~~
- ~~• Approved outdoor areas including car parks and the loading bay area~~
- ~~• Covered hallways to public toilets and any secured area;~~
- ~~• Loading bay and staff car park area.~~

~~CCTV recordings must be retained for 30 days. Automatic time and date facilities must be included in all recordings. All recordings must be provided to Police, Special Inspectors or Council upon request. Recordings must include CCTV software. All CCTV equipment must be of high grade digital quality and checked daily to establish correct working. Correct workings shall be logged on a daily basis to the standard of NSW Police and Council. All CCTV recording devices shall be operated 24 hours per day 7 days per week or all trading hours plus one (1) hour after closure of the premises if it does not trade 24 hours a day. A CCTV Management Plan must be approved by Council prior to occupation of the premises.~~

Territorial Reinforcement

- A179** Appropriate signage is to be utilised to warn intruders of prosecution. Gates are required to restrict access to the rear of the building.

Environmental Maintenance

- A1820** A graffiti removal plan is to be prepared with the objective of a view to removing graffiti within 48 hours of its occurrence.

- | **A1921** Appropriate waste receptacle devices (including facilities for recycling) are to be located at relevant locations throughout the centre.
- | **A202** The trolley management plan outlined in the Statement of Environmental Effects is to be maintained at all times.
- | **A213** Industrial waste bins in the loading dock area are is to be locked to prevent unauthorised access. All site waste removal shallould occur in the loading dock area.

Top Soil

A22 In the event that the proponentcontractor is unable to find a suitable topsoil disposal site, the Singleton Waste Management Facility is to beutilised for that purpose.

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Access Control

- | **A234** Access to the loading dock is to be restricted to all unauthorised persons. Access to tenants only via a large security door with an intercom or security card lock system should be considered.

Access, Traffic and Transport

- | **A245** A median strip is to be constructed on Bridgman Road in front of the car park exit. The median strip is to be extended by 30 metres to the north beyond the illustrated extent and position in the 'Proposed Site Plan' prepared by Rothman Lowe, referenced TPO.02 P13 and dated 09/01/15 a sufficient length to prevent motorists from undertaking disallowed right turn manoeuvres (a minimum of 30m north of the proposed exit point). The median strip in Bridgman Road shall be a minimum of 900mm wide, 150mm high, in-filled with reinforced concrete and with appropriate line marking and signage.

- | **A256** The proposed car park entry/exit point at Glass Parade is to be redesigned to minimise conflict between motorised vehicles.

- | **A267** A drop off point for minibuses/taxis and emergency vehicles is required within the car park adjacent to the primary building entrance. A minimum length of 8m is required including a clear area to the side of any drop off space to allow for easier passenger loading/unloading.

The location of the proposed drop -off point for mini buses/taxis and emergency vehicles will be reviewed after the first 6 months of operation. Any complaints received in this regard will be reviewed by Council in consultation with the property owner/s with a view to the provision of an alternate location.

- | **A278** Appropriate traffic and line marking must be installed at the Bridgman Road exit to the satisfaction of Council.

- | **A289** Appropriate signage and line marking must be installed on the shared path

along Glass Parade per NSW Bicycle Guidelines and Cycling Aspects of Austroads Guides. At both crossovers, a give way line is to be provided (200mm wide, 200mm long with 200mm gap) either side of the crossover along with a GIVE WAY sign (R1 -2 Special) 375mm high and SHARED PATH sign (R8-2A). The erection of BICYCLE/PEDESTRIAN WARNING signs (W6-9A) and BOTH WAY signs (W8-23A) ~~is~~^{are} required within the car park and the service area to warn vehicles about the likely presence of pedestrians/cyclists ~~moving~~^{crossing} over the crossovers. Pram ramps are to be provided at both crossovers. Proposed marked pedestrian crossings are to be removed in these locations.

A2930 Six (6) disabled persons parking spaces are to be provided and are to fully comply with AS/NZ 2890.6:2009. ~~Disabled spaces must not be located adjacent to pedestrian crossings. A clear 2.4m wide unobstructed area for this purpose.~~

A301 ~~One hundred and ninety eight (198) customer car parking spaces and seven (70 staff car parking spaces. Two hundred and eight (208) car parking spaces~~ are to be provided in accordance with the Australian/New Zealand Standard 2890.1:2004.

Inspection Requirements for Sanitary Drains

A312 The ~~proponent applicant~~ shall ensure that Council, being the Plumbing Regulator under delegation by NSW Fair Trading, has been requested to ~~carry and carried~~ out inspection of the works at the following stages of construction:

- a) Internal drainage lines before the floor is laid, or concrete placed;
- b) External drainage lines before backfilling of the trenches; ~~and~~;
- c) Final - on completion of all sanitary plumbing to drainage work.

Requests for inspections may be made either by telephone (02) 65 787 290(02) 65 787 290 or in person at the Customer Services Counter.

Inspection requests are subject to the following:-

- i) Applicants are required to nominate the relevant Notice of Work and address prior to the inspection request being granted.
- ii) Clerical staff only will receive all requests for inspections.
- iii) Where work is not prepared, ready for inspection, applicants will be required to re-book inspections through the Customer Service Centre for the next available day and a re-inspection fee may be charged.
- iv) Inspections must be received before 3.30 pm on the working day prior to when the inspection is required.
- iv) Inspections within the township of Singleton will generally be carried out as AM or PM inspections.

Inspections in outlying areas eg. Putty, Howes Valley, Lambs Valley, Mt Royal etc, may not be available on the next working day and will generally be carried out within two working days (48 hours) or on days specified by Council in those areas. Applicants should contact Council to determine when inspections are available in these areas and advise all contractors of inspection availability.

Alternative Water Supply

- A323** Any rainwater tank system installed, which is required to be connected to the town reticulated supply system must comply with The New South Wales Code of Practice for Plumbing and Drainage 2006 (NSW Plumbing Code), AS/NZS 3500 with all electrical work carried out by a licensed electrician.

Plumbing and Drainage Works

- A334** All plumbing and drainage works shall be carried out by a licensed plumber in accordance with the provisions of the Plumbing and Drainage Act & Regulation 2011, National Plumbing and Drainage Code AS/NZ 3500, and with the approval of Singleton Council being the Plumbing Regulator under delegation by NSW Fair Trading.

Water Plumbing Services

- A345** Any water service connected to anthe alternative water supply system (tank) must be clearly marked and colour coded in accordance with the requirements of AS/NZS 3500.1 Plumbing and Drainage-;_Installation of Wwater Supply System from Rainwater Tanks Part 14.

Building Code of Australia

- A356** All aspects of the building design and construction shall comply with the requirements of the Building Code of Australia.

Compliance with Acts and Regulations of Food Premises

- A367** The premises including the construction and fit-out shall comply with the Food Act 2003, Food Regulation 2004, Food Standards Code and the Australian Standard 4674-2004 – Design, Construction and Fit-out of Food Premises.

Control of Water-Borne Diseases

- A378** The following equipment is required to be designed/installed and operated in accordance with the relevant Australian Standards:

- a) Mechanical Ventilation and Air Conditioning;
- b) Evaporative Cooling Systems;
- c) Hot Water Systems;
- d) Warm Water Systems;
- e) Humidifying Systems; and
- f) Water Cooling Systems.

The relevant Australian Standards are listed below:

- i) AS 3666 – Air Handling and Water Systems in Buildings –Microbial Control;
- ii) AS 1132 – Methods of Test for Air Filters for Use in Air Conditioning and General Ventilation; and
- iii) AS 1668 - Mechanical Ventilation and Air Conditioning Code.

Cooling and/or Freezing Chamber

A389 ~~Any~~The refrigerated/cooling/freezing chamber, which is of sufficient size for a person to enter must have –

- a) A door which is capable of being opened by hand from inside without a key; and
- b) Internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber; and
- c) An indicator lamp positioned outside the chamber which is illuminated when the interior light is switched on; and
- d) An alarm that is:
 - i. Located outside but controllable only from within the chamber; and
 - ii. Able to achieve a sound pressure level outside the chamber of 90dB(A) when measured 3m from the sounding device.

The door required by (a) above must have a doorway with a clear width of not less than 600mm and a clear height of not less than 1.5m.

Hand Wash Facilities at Food Premises

A3940 Hand wash basins are to be provided:

- a) Where open food is handled.
- b) At the staff entrance to food handling area.
- c) Where utensil/equipment are washed.
- d) In toilets.

Hand wash basins are to be located:

- e) So they are not obstructed
- f) At bench height, either fixed to wall or set in a bench-top
- g) Clearly designated for the sole purpose of washing hands, arms and face.
- h) Within five (5) metres of any area where open food is handled.

Hand wash basins are to be provided with:

- i) Permanent supply of warm, running, potable water delivered through a single outlet
- j) Hands free taps
- k) Towel dispenser that dispenses a single-use paper or cloth towel or other effective method of drying that prevents the spread of pathogens.
- l) Liquid soap.

Toilets at Food Premises

A401 Toilets are to be separated from areas where food is handled, displayed and stored. Toilet cubicles shall be:

- a) Provided with an air lock with self-closing devices provided to the air lock door OR
- b) Provided with self-closing doors and mechanical exhaust system that operate when the sanitary compartment is in use and for at least 30 seconds after the cubicle is vacated.

- A412** Toilets intended for public use shall not be accessed through food areas, except customer dining areas.

Damage to Existing Infrastructure

- A43** ~~Any existing infrastructure damaged due to the proposed works including, but not limited to, (kerb, concrete pipes, headwalls, pits, channels, pavement, etc.) is to be repaired or replaced at the applicant's expense prior to the commencement of use. The Applicant must notify Singleton Council Water and Waste or Development Engineering immediately when the structure is damaged. Particular attention is to be given to the existing Ø150mm uPVC water main, the existing Ø450mm and 675mm stormwater RCP's and the two (2) stormwater pits.~~

Accessibility

- A424** Large glass areas eg sliding doors, or glass panels near walkways, shall be provided with a solid panel in contrasting colours for visibility:

- A435** ~~Public s~~Seating ~~is to~~should be provided at distances of no greater than 60 metres apart.

Works Within a Public Road

- A44** ~~All works within a public road are to be inspected and approved by Council under the Roads Act 1993 (as the Roads Authority). Prior to commencement of any works within the road reserve, the proponent is to submit an application in order to obtain a section 138 permit.~~

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

General

- B1** Prior to the commencement of building work the applicant shall obtain a Construction Certificate for the relevant works in accordance with the provisions of the Environmental Planning and Assessment Act, 1979. Plans, specifications and engineers designs indicating compliance with the applicable performance provisions of the Building Code of Australia (BCA) and development consent conditions shall be submitted to the accredited certifier or certifying authority with the Construction Certificate Application.

Note: Plans submitted with this development application HAVE NOT been assessed by Council for BCA compliance.

- B2** Council requires a construction bond for the public infrastructure works; the bond must be for 20% of the value of the civil works to Council's preferred payment method. Once civil works are completed to Council's satisfaction, the bo be retained to cover any failure during the required maintenance period of 12 months. The bond is to be paid at the same time as the application for the relevant Construction Certificate and a copy of the

contract construction cost for the public infrastructure works is to be included. The Applicant is to apply for a Construction Certificate for drainage installation works consistent with the required Australia standard consisting of:

- a. Locality Plan (including the drawings index information and a general arrangement plan).

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- B3b. An Earthworks Site Plan (identifying the area and volume to be cut and filled, existing and finished surface contours (2.0 metres intervals)/, finished surface levels, interconnection batters treatment details) is to be provided for the relevant Construction Certificate and approved prior to works being undertaken.

- c. General Plan indicating where the removed soil will be relocated to and which route will be used.

- B4 A Construction Certificate is to be provided for all road works and extensions (including the bus bay) incorporating longitudinal and cross sections, natural and design levels, chainages, existing infrastructure and pavement design based on an approved Geotechnical Report.

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- B5d. A new Drainage Layout Plan and Strategy with and the following information is to be supplied with the relevant Construction Certificate and approved prior to commencement of works:

- ☐ Proposed stormwater pipes diameter, lengths and construction material, identifying on drawing existing and proposed stormwater system network
- ☐ Proposed pits invert levels
- ☐ Drainage Easements (if required)
- ☐ Catchment/Sub-Catchment Area
- ☐ The minimum pipe size is to be 375mm RCP (Stormwater Minor System)
- ☐ Drainage calculations
- ☐ Stormwater calculation table
- ☐ Stormwater longitudinal sections, including:
 - ☐ Pipe sizes
 - ☐ Pipe grades (%)
 - ☐ Pipe Slopes (1 in x)
 - ☐ Full pipes flow velocities (m/s)
 - ☐ Partially full flow velocities (m/s)
 - ☐ Chainages
 - ☐ RCP's class, diameter, USIL and DSIL, location and levels for both the stormwater pipe and the road/building/ground.
 - ☐ Existing and Finished Surface Levels
 - ☐ Water level in structure
 - ☐ Hydraulic grade level
 - ☐ Pipe flows (m3)
 - ☐ Depth to invert
 - ☐ Invert level of drain
 - ☐ Distance between structures
 - ☐ Structure set out

The new drainage plan is to be consistent with the OSD tank capacity noting that the OSD tank is to be designed not to surcharge in AEP events up to 5 percent and the overland flow paths are to be designed to a 1 percent AEP.

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Flooding issues downstream, emanating from the proposed development, are to be avoided.

The New Drainage Plan is to be consistent with the proposed Concept Stormwater Management Report dated 14 June 2015, prepared by Northrop.

The design must consider the current stormwater capacity of the Council drainage system that is meant to be used as a final point of discharge and evaluate if the system is to be upgraded or not as a result of the proposed post-development flows; similarly, the study is to evaluate the capacity of the natural pond where the flow is to be conveyed to avoid flooding issues downstream.

The amended drainage plan is to include a Primary Treatment – Gross Pollutant Trap (GPT), along with the proposed Humes Hydrodynamic Separator and the Humes Jellyfish Device.

B6e. Erosion and Sediment Control devices are required on site during and after site construction. Details are to be provided which show, including strategies to be implemented before, during and after construction. These drawings are to show the following activities:

- ☐ Establishment to site
- ☐ Clear and strip
- ☐ Earthworks and
- ☐ Completion of all works

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B73 A new Geotechnical Investigation Report is to be prepared and submitted to Council to be approved with the relevant Construction Certificate documentation, including the area where the proposed retaining wall is to be built and following the suggestion of further investigation to assess the presence/absence of land contamination as identified on the Geotechnical Report prepared by Geo-Logix Pty Ltd, dated 23rd January 2015 (Report Ref: 1401107Rpt01FinalV01_23Jan15); also, samples are to be tested and the following information included:

- a. Geotechnical risk (if any) and recommendations
- b. Estimated site settlement; tos be presented in a table
- c. Reactive soil movements
- d. Footings recommendations (i.e., depth, construction methods, etc.)
- e. Plasticity index
- f. Linear shrinkage
- g. Expansion index
- h. Potential geotechnical issues based on soil/site classification and possible actions to minimise impact

i. Reactivity/aggressivity

j. CBR

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Trade Waste Control

B84 The applicant must contact Singleton Council's Trade Waste Section, to determine the requirements for the disposal of wastewater and liquid trade waste (including grease traps or grease arrestors). The applicant must obtain written authority for connection of trade waste to the sewer system prior to the issue of the relevant Construction Certificate.

Integrated Landscape, Lighting and Crime Prevention Plan

- B95** A revised ~~landscape and associated~~ lighting plan is to be prepared by a qualified consultant and submitted for approval with the Construction Certificate application.

~~The plan must include the following information:~~

- ~~a) location of all existing and proposed landscape features including materials to be used;~~
- ~~b) delineate and identify all trees to be retained, removed or transplanted;~~
- ~~c) existing and proposed finished ground levels;~~
- ~~d) details of earthworks including mounding, retaining walls, and planter boxes;~~
- ~~e) detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names and~~
- ~~f) quantities of each species, pot sizes and the estimated size at maturity.~~
- ~~g) Details of drainage and automatic watering systems.~~
- ~~h) Fencing details consistent with Singleton DCP 2014 and crime prevention requirements.~~
- ~~i) Landscaping and lighting consistent with crime prevention requirements.~~

Consideration ~~must within the design should~~ be given to the ~~relationship with the scale of plantings and the proportions of in proportion to~~ the proposed development, consistency with the existing landscape character of the area, potential views, solar access, car park shading, pedestrian and vehicular safety and crime surveillance.

~~The associated relationship with lighting must also be considered.~~

All landscaping and lighting works shall be completed prior to the issue of an Occupation Certificate.

Landscape Maintenance Strategy

- B106** To ensure the survival of the landscaping following the completion of works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided and provided to the Principal Certifying Authority for approval with the ~~relevant~~ Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

Water & Sewer Developer Charges for the Singleton Local Government Area

- B117** Prior to the issue of the ~~relevant~~ Construction Certificate a certificate of

compliance from Singleton Council, issued under the provisions of the Local Government Act 1993, shall be submitted to the Principal Certifying Authority.

Please note the issuing of a compliance certificate may require the payment of additional fees and charges. Please contact Council's Utilities Engineer (Special Projects and Development) for further information.

Reticulated water and sewer is to be provided to the site consistent with Council's requirements and at no cost to Council.

Existing Sewer Main – Foundations

- B128** Any footing located within the zone of influence of the sewer main trench will require a structural engineer's design specific to the site.

The building foundation system is to be designed so that the pressure from the foundations is not transferred to the main. The design must also consider the effect of the sewer main and trench on the building foundations.

The full cost of the design and construction of the foundation system is to be borne by the owner.

Certification of the design by a practicing structural engineer is to be submitted with an application for the relevant Construction Certificate.

Existing Sewer Main – Location

- B139** The existing sewer main must be marked on site prior to the preparation of the Construction Certificate plans.

Council's Utilities Engineer (Special Projects & Development) can be contacted to determine depth of the main and to arrange for the sewer main on the property to be located.

The location and depth of the sewer main is to be shown on drawings submitted for the relevant Construction Certificate.

The sewer main must also be marked on site prior to inspection of any piling.

It is the responsibility of the applicant to verify the location of any underground utilities, including sewer, prior to any works on the site.

Phase 2 Contamination Assessment

- B140** A Phase 2 Environmental Site Assessment is to be undertaken to Council's satisfaction consistent with the recommendations of the Phase 1 Environmental Site Assessment Report prepared by Geo-Logix for Woolworths Limited, dated January 2015.

Any site contamination will require remediation consistent with Council requirements prior to the issue of the relevant Construction Certificate.

Remediation

B151 Prior to the issue of the relevant a Construction Certificate:

- a) A remediation plan is to be prepared by a suitably qualified consultant to remediate the concentrations of contaminants identified on site.
- b) Remediation of the site is to be carried out and completed in accordance with the remediation plan prepared, and signed off by the suitably qualified consultant.
- c) Certification is to be provided to Council by the suitably qualified consultant confirming that remediation of the site has occurred, and that all contamination has been removed.

Construction, Waste and Environmental Management Plan

B162 A Management Plan is to be submitted to and approved ~~by the Principal Certifying Authority~~ prior to the issue of the relevant a Construction Certificate. The plan must address but not be limited to the following:

- a) Estimated quantities of materials that are reused, recycled, removed from site.
- b) On site material storage areas during construction.
- c) Materials and methods used during construction to minimise waste.
- d) Nomination of approved end location of all waste generated with particular reference to spoil proposed to be removed from the site.

All requirements of the approved Management Plan must be implemented during the construction of the development.

Road Condition Report

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B17 If soil is to be brought or removed from site, the applicant/contractor is to prepare, prior to issue of the relevant Construction Certificate, a Road Condition Report, identifying the final stockpile location/source and all existing problems with the roadway along the identified haul route (excluding State Controlled Roads). On completion, the haul route shall be subject to a joint inspection by the proponent and Council Officers to identify any further damage that has occurred. If any additional damage has occurred, all rectification works shall be at the applicant's expense, to the satisfaction of Council. The report is to contain (but not be limited to): location of existing deficiencies of the roadway and site photos of the route especially at areas where turning movements will occur.

PRIOR TO COMMENCEMENT OF WORKS

C1 The applicant shall ensure that arrangements are made for Council to carry out inspections of the development at relevant stages.

Requests for inspections may be made either by telephone (02) 65 787 290 or in person at the Customer Services Counter.

Inspection requests are subject to the following:-

Applicants are required to nominate the relevant development application number and location prior to the inspection request being granted. Clerical staff only will receive all requests for inspections.

Where work is not prepared, ready for inspection, applicants will be required to re-book inspections through the Customer Service Centre for the next available day and a re-inspection fee may be charged.

Inspections must be received before 3.30 pm on the working day prior to when the inspection is required, except as detailed below.

Inspections within the township of Singleton will generally be carried out as AM or PM inspections.

Inspections in outlying areas eg. Putty, Howes Valley, Lambs Valley, Mt Royal etc, may not be available on the next working day and will generally be carried out within two working days (48 hours) or on days specified by Council in those areas. Applicants should contact Council to determine when inspections are available in these areas and advise all contractors of inspection availability.

Where Council has been appointed as the PCA, inspection requests will not be accepted if evidence of payment of building insurance under the Home Building Act, 1989 or evidence of an owner builders permit has not been received by Council.

C2 A permit to carry out civil engineering works within the road reserve is required under Section 138 Roads Act.

C3 ~~A maintenance bond of 5% of the value of the public infrastructure works constructed for this development consent is to be lodged with Council prior to issue of the Civil Works Compliance Certificate. A copy of the contract construction cost of the public infrastructure works is to be submitted with the bond.~~

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~~The maintenance period is 12 months and will commence from the date of the issue of the Civil Works Compliance Certificate. The security may be provided by way of cash bond or bank guarantee. An application in writing must be made to release the bond at the completion of the prescribed period.~~

C4 — A Traffic/Pedestrian Management and Control Plan is to be provided in accordance with the RMS Traffic Control at Work Sites – Version 4 June 2010, is to be prepared and endorsed by a suitably qualified Traffic Controller and submitted to Council for approval, and then it will need to be held on site. The Traffic/Pedestrian Management and Control Plan is to be established prior to any alterations to ensure the safety of the normal flow of traffic on the road or deviation of pedestrians.

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The selection or design and implementation of TCPs must only be undertaken by person/persons who are qualified, authorised and have passed RMS approved training courses. The TCP must include the name and certificate number of the accredited person. The TCP is to include the different stages of these works (i.e., demolition, ~~RCP's extension and installation~~, pavement restoration, pits construction, etc.).

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C45 A sign displaying the following information is to be erected adjacent to the

access point and to be easily seen from the public road. The sign is to be maintained for the duration of works:

- a. A general plan of the project.
- b. A warning note: "Unauthorised access to the site is prohibited".
- c. The owner of the site.
- d. The person/company carrying out the site works and telephone number, and email address (including 24 hour 7 days emergency numbers).

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- C56** Advisory signage & letter drops to all properties affected by the works are to occur at least 5 days prior to construction commencing, and a signage identifying the location of the project, general allotment layout, contact numbers (including out of office hours emergency numbers) must be provided at all entrance points to the development. All signage must be appropriately positioned, prior to the commencement of any works on the site.

DURING CONSTRUCTION

- D1** Erosion and Sediment Control (ESC) devices are to be installed and maintained at all times during site works and construction.
- D2** The contractor must implement a suitable Dust Management Strategy (DMS) to minimise dust nuisance on adjacent properties. Details of the DMS dust management strategy must be incorporated into the erosion & sediment control strategy and be noted on the contractor's ESC plan. Dust control measures, e.g. vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
- D3** All traffic management devices shall be installed and maintained in accordance with the approved traffic management plan.
- D4** A bund wall shall be provided around the site in order to help direct runoff away from the process operations. Design details are to be submitted to and approved by Council.
- D5** The site shall be secured to prevent the depositing of any unauthorised material.
- D6** Measures shall be implemented to prevent vehicles tracking sediment, debris, soil and other pollutants onto any road.
- D7** All trucks entering or leaving the site shall have their trays suitably covered to prevent spillage of any material from the truck onto the road.
- D8** All necessary works are to be being carried out to ensure that any natural water flow from adjoining properties is not impeded or diverted.
- D9** The site shall be kept clean and tidy during the construction period and all unused building materials and rubbish shall be removed from the site upon completion of the project. The following restrictions apply during construction:
- a. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored

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clear of any drainage path or easement, natural watercourse, or road surface and shall have measures in place to prevent the movement of such material off site.

- b. Building operations such as washing tools, concreting, etc., shall be undertaken only within the site.

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- c. Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a Waste Disposal Depot.

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D10 Natural and subsurface water flows shall not be redirected or concentrated to adjoining properties. Water flows shall follow the original flow direction without increased velocity.

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- D110** Water quality control devices shall be constructed at the point of discharge of stormwater from the site.

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- D121** The site is required to be clean, tidy, free of rubbish, rocks, sticks, unauthorized stockpiles, etc.

- D132** Earthworks and site grading to be free draining and in accordance with the approved design

- D143** Works-As-Executed drawings are to be provided for the drainage and stormwater structures, pavement design and road construction. Drawings are to indicate the following and are to be approved by Council:

a. Reinforce concrete pipes CP's and pits, including diameter, USIL and DSIL upstream and downstream invert levels, location, connections and levels for both the stormwater pipe/pit and the building/road/ground.

b. Water & Sewer, including diameter, hydrants, valves, property connection branches, upstream and downstream invert levels PCB's, USIL and DSIL, location, connections and levels for the pipes, man holes MH's and the building/road/ground.

- D154** A digital copy of all test results is to be lodged for Council's consideration including:

- Fill compaction test results
- Concrete test results
- Pipework material quality statements (water, sewer, stormwater, etc.)
- Geofabric material quality statements
- GPT's Technical Information
- Retaining Wall Construction Statement

- D165** The registered proprietor of the land shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

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Sediment and Erosion Control

D176 Prior to the commencement of work, erosion and sediment control barriers shall be installed in accordance with Council's Guidelines for Erosion and Sediment Control from Building Sites as follows:-

- a) A dish shaped diversion drain or similar structure will be constructed above the proposed building site to divert run-off to a stable discharge area such as rock outcrop or area with a dense ground cover. This diversion drain is to be lined with turf or otherwise appropriately stabilised.
- b) Silt fence consisting of driven pickets at 3metre maximum centres, ~~g~~Geotextile filter fabric securely attached to the pickets with the base of the fabric buried a minimum 150mm below undisturbed ground surface and/or straw bales fixed in a 100mm deep trench and held in position with stakes driven 600mm into the ground.
- c) The site entrance/exit shall be constructed at a minimum width of 3 metres with a surface of compacted chitter, gravel or a sealed surface. A diversion drain shall be installed to minimise runoff via the access to the road.
- d) Provision of a blue metal filled groin adjacent to the kerb inlet. The groin shall be 900mm long by 200mm diameter to be filled with 10-18mm blue or crushed rock.
- e) Vegetation and/or existing building structures will be cleared from the construction site only, other areas to remain undisturbed.
- f) Top soil from the construction site will be stripped and stockpiled in a location where it will not be eroded from the site.
- g) ~~C~~~~Both~~ cut and fill ~~to~~ will be topsoiled using ~~the~~ stored material, or purchased top soil if required, and vegetated on a temporary basis until final landscaping is undertaken.
- h) Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto any sealed roads serving the development.

These controls are to be effectively maintained throughout the building phase. Failure to comply with these requirements may lead to Council instituting legal proceedings under the Protection of the Environment Operations Act 1997. Should any soil or sediment escape from the building site (for example from an access or vehicle tyres) it is to be cleaned off the roadway or gutter immediately to ensure it can not enter the drainage system. Any nearby drainage pit must be protected with blue metal sausages.

Details of the proposed soil erosion and sedimentation controls to be implemented on-site must be submitted with the relevant construction certificate application and approved by the Certifying Authority. Under no circumstances ~~are~~may any works commence prior to these controls being in place on-site.

Hoarding Requirements

D187 The approved development ~~will~~may require an "A Class" (Fence) or "B Class" (Overhead Protective Structure) hoarding or both. The applicable hoarding requirements are as follows:

a) "A Class" Hoarding Requirements

An "A Class" hoarding must be constructed on the footpath adjacent to the building site to protect pedestrians during demolition and building works.

Approval is required under the Roads Act for any occupation of the footpath or adjacent public road.

Council's Works Section must be contacted to obtain further advice about procedures for footpath/road closures.

b) "B Class" Hoarding Requirements

A "B Class" hoarding must be certified by a practising professional structural engineer in accordance with the requirements of the Department of Industrial Relations and Technology.

A "B Class" hoarding must be constructed over Council's footpath to protect pedestrians during demolition or erection of a new building.

Erection of Signs

D198 A signboard (minimum size 600mm x 400mm) must be erected in a prominent position indicating the following:-

- a) Name, address and telephone number of the Principal Certifying Authority for the work; and
- b) Name of the principal contractor for any building work and a telephone number on which that contractor may be contacted outside working hours; and
- c) Stating that unauthorised entry to the work site is prohibited.

The signboard must be maintained during the course of building/demolition works and removed upon completion.

Registered Surveyors Report

D2019 The building is to be set out by a Registered Surveyor in the position approved by Council.

Appointment of PCA and Issue of Construction Certificate

D210 No work shall commence in connection with this Development Consent until:-

- a) The relevant A-Construction Certificate for the building work has been issued by:
 - i) the Consent Authority (Singleton Council); or
 - ii) an Accredited Certifier; and
- b) The person having the benefit of the development consent has:
 - i) appointed a Principal Certifying Authority (PCA) for the building work, and
 - ii) notified the principal certifying authority that the person will

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- carry out the work as an owner-builder, if that is the case; and
- c) The PCA has, no later than 2 days before the building work commences:
 - i) notified the Council of his or her appointment, and
 - ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work; and
 - d) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has
 - i) appointed a Principal Contractor for the building work who must be the holder of a contractor license if any residential building work is involved, and
 - ii) notified the Principal Certifying Authority of such an appointment, and
 - iii) unless that person is the Principal Contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
 - e) The person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

Note: If Council is appointed as the PCA, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates. Completion of a contract for appointment of Council as the PCA is required to be submitted to Council prior to commencement of any works.

Temporary Closet Requirements

- D221** A temporary closets shall be provided on site from the commencement of building work. No inspections will be made until the closets are installed.

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A temporary closet shall be:-

- a) A water closet connected to the sewerage system to Council approval; or
- b) A water closet connected to an approved septic tank; or
- c) A chemical closet supplied by a contractor approved by Council.

Control of Waste

- D232** Suitable provision for the containment of building waste materials generated by the building process, shall be provided within the boundaries of the building site prior to any construction work being commenced above natural or excavated ground level, as follows:-

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- a) Such containment measures are to be either by means of a screened area of silt stop fabric or shade cloth, having dimensions of 1.8 x 1.8 x 1.2 metre high area OR equivalent size waste disposal bin.
- b) The provision of a suitable enclosure or bin shall be maintained for the term of the construction to the completion of the project.
- c) The enclosure or bin shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.

- d) Building waste shall be disposed of at an approved waste disposal or recycling facility. Building waste shall not be disposed of by burning on site.

D243 The ~~proponent~~ applicant shall ensure that Council, being the Plumbing Regulator under delegation by NSW Fair Trading, has been requested to and carried out inspection of the works at the following stages of construction:
Internal drainage lines before the floor is laid, or concrete placed.
Stackwork before being covered.
External drainage lines before backfilling of the trenches.
Final - on completion of all sanitary plumbing to drainage work.

Requests for inspections may be made either by telephone (02) 65 787 290 (02) 65 787 290 or in person at the Customer Services Counter.
Inspection requests are subject to the following:-

Applicants are required to nominate the relevant Notice of Work and address prior to the inspection request being granted.
Clerical staff only will receive all requests for inspections.
Where work is not prepared, ready for inspection, applicants will be required to re-book inspections through the Customer Service Centre for the next available day and a re-inspection fee may be charged.
Inspections must be received before 3.30 pm on the working day prior to when the inspection is required.
Inspections within the township of Singleton will generally be carried out as AM or PM inspections.
Inspections in outlying areas eg. Putty, Howes Valley, Lambs Valley, Mt Royal etc, may not be available on the next working day and will generally be carried out within two working days (48 hours) or on days specified by Council in those areas. Applicants should contact Council to determine when inspections are available in these areas and advise all contractors of inspection availability.

Approved Plans Kept on Site

D254 A copy of the approved plans must be kept on site for the duration of site works and be made available upon request.

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Archaeological Discovery during Works

D265

- a) Should any historical relics be discovered on the site during works, all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with section 146 of the Heritage Act 1977.
- b) Should any Aboriginal relics be discovered then all excavation or disturbance of the area is to stop immediately and the Office of Environment and Heritage is to be informed in accordance with section 91 of the National Parks and Wildlife Act, 1974.

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Building Materials

- D276** The placing of building materials or the carrying out of building operations upon or from Council's footway or roadway is prohibited unless prior consent in writing is obtained from Council.

Footpath Clearance - Gates

- D287** Gates must be installed so that they do not open onto Council's footpath.

Vegetation

- D28** Any vegetation and/or trees removed as a consequence of this approval shall not be burnt on the site. Onsite mulching of the material is recommended.

Hours of Work

~~**D29** Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:~~

- ~~a) 7.00am to 6.00pm, Monday to Friday;~~
- ~~b) 7.00am to 1.00pm Saturdays;~~
- ~~c) No work is permitted on Sundays or Public Holidays.~~

Burning and Burying of Waste

- D2930** No materials or rubbish resulting from the land clearing, demolition and building works must be burnt or buried on the site.

Site Conditions

- D301** Only clean and unpolluted water is to be discharged from the site to Council's stormwater system.
- D312** Erosion and Sediment Control devices are to be installed and maintained at all time during site works and construction.
- D323** All traffic management devices shall be installed and maintained in accordance with the approved traffic management plan.
- D334** A bund wall shall be provided around the site in order to help direct runoff away from the process operations. Design details are to be submitted to and approved by Council.
- D345** The site shall be secured to prevent the depositing of any unauthorised material.
- D356** Dust control measures, e.g. vegetative cover, mulches, irrigation, barriers and stone shall be applied to reduce surface and airborne movement of sediment blown from exposed areas.
- ~~**D37** Measures shall be implemented to prevent vehicles tracking sediment.~~

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~~debris, soil and other pollutants onto any road.~~

D368 All trucks entering or leaving the site shall have their trays suitably covered to prevent spillage of any material from the truck onto the road.

D379 All ~~relevant/necessary~~ works ~~are to be being~~ carried out to ensure that any natural water flow from adjoining properties is not impeded or diverted.

D3840 The site shall be kept clean and tidy during the construction period and all unused building materials and rubbish shall be removed from the site upon completion of the project. The following restrictions apply during construction:

- Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, or road surface and shall have measures in place to prevent the movement of such material off site.
- Building operations such as washing tools, concreting, etc., shall be undertaken only within the site.
- Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a Waste Disposal Depot.

D3941 All natural and subsurface water-flow shall not be re-directed or concentrated to adjoining properties. Water flows shall follow the original flow direction without increased velocity.

D402 On-site detention systems shall be provided to maintain all stormwater discharges from the 1:1 year storm up to the 1:100 year storm at pre-development levels.

D413 Water quality control devices shall be constructed at the point of discharge of stormwater from the site.

D424 Any alteration of the approved design is to be submitted to Council for approval, prior to its construction.

D435 Any damage to Council's infrastructure (water, sewer, stormwater, street trees, footpaths and roads) during the course of construction is to be immediately reported to Council's Development Engineer and repaired to Council's satisfaction at the full cost to the applicant.

PRIOR TO OCCUPATION CERTIFICATE

E1 The building(s) shall not be occupied or used until an Occupation Certificate has been issued by the Principal Certifying Authority.

~~Please be advised that~~ Section 109H (1B) of the Environmental Planning and Assessment Act, 1979 prevents the Principal Certifying Authority from issuing an Occupation Certificate until all conditions of development consent have been completed.

E2 Works-As-Executed drawings are to be provided to Council for approval related to works in the road reserve (i.e. drainage and stormwater structures, pavement design, water and sewer connections, road construction etc.):

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- (a) Reinforced concrete pipes and pits, including diameter, upstream and downstream invert levels, location, connections and levels for both the stormwater pipe/pit and building/road/ground;
- (b) Water and sewer, including diameter, hydrants, valves, PCBs, upstream and downstream invert levels, location connections and levels for pipes, man holes and the building/road/ground.

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Drawings are to be supplied in hard and electronic copy using AutoCAD software consistent with Council's requirements.

The proponent shall submit a digital copy of all test results required to confirm compliance with Council's standards. The following details are required:

- (i) Fill compaction tests
- (ii) Concrete test results
- (iii) Pipework material quality statements
- (iv) Geofabric material quality statements
- (v) Gross Pollutant Trap Technical Information
- (vi) Retaining Wall Construction Statement
- (vii) Subgrade, sub-base and base test results
- (viii) Application rates

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A12 Any existing infrastructure damaged due to the proposed works including, but not limited to, (kerb, concrete pipes, headwalls, pits, channels, pavement, etc.) is to be repaired or replaced at the proponent's expense prior to occupation of the premises. The proponent must notify Singleton Council immediately if any structure is damaged.

E2 Prior to the issue of any Occupation Certificate the applicant shall provide Council with relevant construction documentation and certifications of works.

This documentation must be submitted prior to the issue of any Occupation Certificate.

Completion of Works Inspection

E3 At the completion of works, the site shall be subject to an inspection by Development Engineering Unit to ensure civil works are of a suitable standard. Any works deemed unsatisfactory shall be corrected to the satisfaction of Development Engineering Personnel prior to the issue of any occupation certificate.

Completion of Car Parking and Bus Bay

- E4** Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.
- E5** A bus bay is to be constructed along Glass Parade in the area between the primary vehicular access point and the loading dock. The dimensions of the bus bay are to be sufficient for the purposes of a long rigid bus. The bus bay must be designed consistent with the NSW Government Transport State Transit Bus Infrastructure Guide. The bus bay is to be constructed and certified prior to the issue of an occupation certificate.
- E6** Bus stop and bus zone signage must be installed to Council's satisfaction prior to release of an Occupation Certificate.

Completion of Landscaping and Lighting

- E7** All approved landscaping and lighting must be constructed to Council's satisfaction prior to release of an Occupation Certificate
- E8** A lighting maintenance policy must be approved by Council prior to occupation of the premises. The policy must include reference to maintenance of the following matters:

Security lighting is to be established over exit/entrance points to create an even distribution of light with no glare;
Lighting along pedestrian pathways is to be of a standard where facial recognition is available to a distance of 15 metres;
Areas beside thoroughfares should be evenly lit to avoid opportunities for concealment/entrapment;
Security lighting shall project outwards towards pathways and not towards windows or doors unless in the loading dock where that is the area in need of protection and the lighting should highlight the access areas;
Signs in public places shall be lit so that information can be seen and understood;
Use of vandal resistant, high mounted light fixtures; and
Appropriate lighting of staff parking areas.

Surveillance

- A18** The following surveillance measures shall be incorporated into the construction and landscaping of the proposed development;

The design of shop fronts shall be emphasised with windows and transparent materials;
Use of vandal resistant mirrors around toilet facilities;
Well defined and located lighting consistent with Australian and New Zealand lighting standards;
Appropriate security alarm systems;
Placement of Automatic Teller Machines within direct view of pedestrian movement and the use of reflective panelling around their periphery to facilitate additional surveillance;
Use of visually permeable fencing along the pedestrian path which separates the loading bay area from the general car park;
CCTV surveillance cameras shall be strategically installed, operated and

maintained throughout the premises with particular coverage to:

- All principal entrances and exits including fire doors
- All areas within the premises occupied by the public, excluding toilets
- The area within a 50 metre radius external to the public entrances to the premises;
- Approved outdoor areas including car parks and the loading bay area
- Covered hallways to public toilets and any secured area;
- Loading bay and staff car park area.

CCTV recordings must be retained for 30 days. Automatic time and date facilities must be included in all recordings. All recordings must be provided to Police, Special Inspectors or Council upon request. Recordings must include CCTV software. All CCTV equipment must be of high-grade digital quality and checked daily to establish correct working. Correct workings shall be logged on a daily basis to the standard of NSW Police and Council. All CCTV recording devices shall be operated 24 hours per day 7 days per week or all trading hours plus one (1) hour after closure of the premises if it does not trade 24 hours a day. A CCTV Management Plan must be approved by Council prior to occupation of the premises.

Advices

Lapsing of Consent

In accordance with Section 95 of the Environmental Planning and Assessment Act 1979 (as amended), this Development Consent lapses five (5) years after the date from which it operates unless building, engineering or construction work has substantially physically commenced. The building must be completed, in accordance with the approved plans and specifications, within five (5) years from the date when the building was substantially physically commenced.

Process for Modification

The plans and/or conditions of this Consent are binding and may only be modified upon written request to Council under Section 96 of the Environmental Planning and Assessment Act, 1979 (as amended). The request shall be accompanied by the appropriate fee and application form. You are not to commence any action, works, contractual negotiations, or the like, on the requested modification unless and until the written authorisation of Council is received by way of an amended consent.

Right of Appeal

Section 97 of the Environmental Planning and Assessment Act 1979 (as amended), gives the applicant the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice. Section 97 does not apply to the determination of a development application for State significant development or local

designated development that has been the subject of a Commission of Inquiry.

Critical Stage Inspections

Critical stage inspections must be called for by the Principal Contractor or Owner Builder as detailed in the construction certificate.

Work must not continue beyond each critical stage until the PCA is satisfied that work is proceeding in accordance with this consent, the construction certificate(s) and the Act.

NOTE 1: The PCA may require additional inspections to the mandatory critical stage inspections listed in The Regulations.

NOTE 2: The PCA may, in addition to the inspections, require the submission of compliance certificates, survey reports or evidence of suitability in accordance with Part A2.2 of the BCA in relation to any matter relevant to the development.

Construction Certificate Plans

The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia.

- In this regard the development plans do not contain sufficient information to determine compliance with the Building Code of Australia.

Details showing full compliance with the Building Code of Australia are to be provided in the Construction Certificate plans and specifications.

Work Cover Requirements

The Work Health and Safety Act 2011 and regulations, codes of practice and guidelines control and regulate the development industry.

For further information go to WorkCover NSW's website:
<http://workcover.nsw.gov.au/Industry/Construction/default.htm>

Access

The applicant is advised that Council will not accept responsibility for access and that the care, control and maintenance thereof is the sole responsibility of the users.

Road Closures

If any Council road(s) are proposed to be closed then the application requires referral to the Local Traffic Committee/Council and notice of the road closure is required to be given in a local newspaper (in accordance with Section 116 of the Roads Act 1993) with a minimum period of 28 days to

-29-

be given for the receipt of submissions. The cost of the notification is to be borne by the consent holder (Applicant).

SCHEDULE 2

ADD GENERAL TERMS OF APPROVAL DPI WATER



Department of
Primary Industries
Water

GTA's
Integrated Devt.

Contact: Brendan Mee
Phone: 02 4904 2524
Email: brendan.mee@water.nsw.gov.au
Our ref: 20 ERM2015/0966
Your ref: DA150/2015

The General Manager
Singleton Shire Council
PO Box 314
Singleton NSW 2330



Attention: Julie Wells

13 October 2015

Dear Sir/Madam

Re: Integrated Development Referral – General Terms of Approval

Dev Ref: DA150/2015

Description of proposed activity: Construction of retail premises

Site location: 1 Glass Parade, HUNTERVIEW

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the subject property. Attached, please find DPI Water's (formerly the NSW Office of Water) General Terms of Approval (GTA) for works requiring a controlled activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 91A (3) of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, DPI Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

- DPI Water should be notified if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works on waterfront land (which includes (i) the bed of any river together with any land within 40 metres inland of the highest bank of the river, or (ii) the bed of any lake, together with any land within 40 metres of the shore of the lake, or (iii) the bed of any estuary, together with any land within 40 metres inland of the mean high water mark of the estuary).
- Once notified, DPI Water will ascertain if the amended plans require review or variation/s to the GTA. This requirement applies even if the proposed works are part of Council's proposed consent conditions and do not appear in the original documentation.
- DPI Water should be notified if Council receives an application to modify the development consent and the modifications change any activities on waterfront land.
- DPI Water requests notification of any legal challenge to the consent.

www.water.nsw.gov.au

Level 3 | 26 Honeysuckle Drive | Newcastle | PO Box 2213 Dangar NSW 2309 | Australia
t + 61 2 49042500 | e information@water.nsw.gov.au | e water.enquiries@dpi.nsw.gov.au
Template Ref CAA04 Version 1.2 - July 2015

As the controlled activity to be carried out on waterfront land cannot commence before the applicant applies for and obtains a controlled activity approval, DPI Water recommends the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council".

The attached GTA are not the controlled activity approval. The applicant must apply (to DPI Water) for a controlled activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity on waterfront land.

Finalisation of a controlled activity approval can take up to eight (8) weeks from the date DPI Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form for a controlled activity approval together with any required plans, documents, the appropriate fee and security deposit or bank guarantee (if required by the Office or Water) and proof of Council's development consent.

Application forms for the controlled activity approval are available from the undersigned or from DPI Water's website:

www.water.nsw.gov.au

[Water licensing](#)

[Approvals](#)

[Controlled activities](#)

DPI Water requests that Council provide a copy of this letter to the applicant.

DPI Water also requests that Council provides DPI Water with a copy of the determination for this development application as required under section 91A (6) of the EPA Act.

Yours Sincerely



Brendan Mee
Water Regulation Officer
Water Regulatory Operations, WR Operations South
NSW Department of Primary Industries – DPI Water

General Terms of Approval

for work requiring a controlled activity approval
under s91 of the *Water Management Act 2000*

Number	Condition	File No: ERM2015/0966
Site Address:	1 Glass Parade, HUNTERVIEW	
DA Number:	DA150/2015	
LGA:	Singleton Shire Council	
Plans, standards and guidelines		
1	These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA150/2015 and provided by Council: (i) Proposed Site plan, prepared by Rothe Lowman, dated 09/01/15 (ii) Statement of Environmental Effects, prepared by ADW Johnson, dated June 2015 (iii) Civil drawings, prepared by Northrop, dated 29/06/15 (iv) Concept Stormwater Management Report, prepared by Northrop, dated 29/06/15 Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified DPI Water (formerly the NSW Office of Water) must be notified to determine if any variations to these GTA will be required.	
2	Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from DPI Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.	
3	The consent holder must prepare or commission the preparation of: (i) Vegetation Management Plan (ii) Civil construction plans (iii) Works Schedule (iv) Erosion and Sediment Control Plan (v) Stormwater Management Plan	
4	All plans must be prepared by a suitably qualified person and submitted to DPI Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with DPI Water's guidelines located at www.water.nsw.gov.au/ Water-Licensing/Approvals. (i) Vegetation Management Plans (ii) Riparian Corridors (iii) Outlet structures	
5	The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to DPI Water.	
Rehabilitation and maintenance		

www.water.nsw.gov.au

Level 3 | 26 Honeysuckle Drive | Newcastle | PO Box 2213 Dangar NSW 2309 | Australia
t + 61 2 49042500 | e information@water.nsw.gov.au | e water.enquiries@dpi.nsw.gov.au
Template Ref CAA04 Version 1.1 -- June 2015

Number	Condition	File No: ERM2015/0966
6	The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the DPI Water.	
Access-ways		
7	The consent holder must not locate ramps, stairs, access ways, cycle paths, pedestrian paths or any other non-vehicular form of access way in a riparian corridor other than in accordance with a plan approved by DPI Water.	
Disposal		
8	The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by DPI Water.	
Drainage and Stormwater		
9	The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by DPI Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by DPI Water.	
10	The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by DPI Water.	
Erosion control		
11	The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by DPI Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.	
Excavation		
12	The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by DPI Water.	
River bed and bank protection		
13	The consent holder must establish a riparian corridor along the eastern boundary in accordance with a plan approved by DPI Water.	
END OF CONDITIONS		