

Supplementary Assessment Memorandum

TO: Joint Regional Planning Panel
FROM: Narrabri Shire Council
DATE: 18 August 2016
SUBJECT: Response to review of proposed conditions by panel 18 August 2016

Hi Lisa,

With regards to your email dated 18 August 2016 outlining questions asked by a panel member through the Chair I provide the following response:

1. **Question:** Condition 35 requires connection to an approved sewerage system, but Condition 34 requires on-site disposal. I am not sure if Condition 35 is superfluous, or whether it is intended to support Condition 34 (i.e. the on-site system is considered to be an approved sewerage system).

Response: Condition 34 requires that the development be connected to an on-site Sewage Management System in accordance with Section 68 of the Local Government Act, and that an Approval to Operate be obtained from Council. On review, condition 35 is superfluous and is more suited to connections to Council's infrastructure. As such, it has been removed from the proposed conditions of consent.

2. **Question:** Condition 44 similarly requires capping of superfluous water and sewer connections to protect public infrastructure. Is this relevant to this application?

Response: Upon further review, condition 44 is not considered relevant to this application as it refers to the capping off of Council's reticulated services and has thus been removed from the proposed conditions of consent.

3. **Question:** Re flooding, the assessment refers to the CSD Flood Evacuation Plan to apply in the event of floods exceeding the levee capacity, but I did not notice a condition requiring this to be implemented. It seems likely that such a plan could easily be forgotten by the time a major flood eventuates unless it is actively posted on-site, staff are trained, etc. I may have missed it, but if not, I think a condition to give some prominence to the Plan would be desirable.

Response: It is considered unlikely that flooding would occur at the CSD site due to the proposed upgrading of the existing levee. However, to ensure a proactive approach to emergency evacuation procedures is taken and the safety of workers and visitors is maintained, a condition has been added to the proposed conditions of development consent under the heading "Conditions that must be complied with at all times" (condition 69). The intent of condition 69 is to ensure that the Flood Evacuation Plan is placed at all entry and exit points to buildings to ensure staff and visitors are aware of emergency procedures.

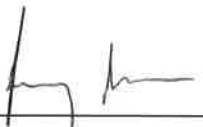
4. **Question:** I see the amended SEE does make more detailed reference to CSD's generic Flood Evacuation Plan, which Pam has raised, at pp. 49 and 50. I agree with her and think a condition to address that could readily be added into the draft conditions under the heading "Conditions that must be complied with at all times".

Response: Please refer to the response to question 3 above.

5. **Question:** If the Council planners are being consulted re Pam's condition issues, could you also just ask them re the Construction Environmental Management and Site Management Plans recommended as conditions by the applicant's contamination consultants Prensa (as referenced at p.15 of the Assessment report). Although these exact terms are not used in the proposed conditions as far as I can see, it could be that the intent was meant to be satisfied by Conditions 21 and then 51, 54 and 55. Perhaps this could be clarified.

Response: Two (2) additional conditions have been added to the proposed conditions of development consent (conditions 20 and 46), to require a Construction Environmental Management Plan, and a Site Management Plan, be submitted to the Certifying Authority prior to the issue of a Construction Certificate and prior to the issue of an Occupation Certificate respectively, as recommended by the applicant's contamination consultants Prensa report (Appendix Q of the amended Statement of Environmental Effects dated 14 July 2016).

Yours faithfully,



Tony Meppern

Director Development and Economic Growth