

MEMO



TO: Design Engineer – Craig Smart
FROM: Manager of Environment & Planning – Roland Wong
DATE : 7 December 2017
SUBJECT: **DEVELOPMENT APPLICATION 122/2017 – ERECTION OF BUILDING(S) AND CARRYING OUT OF WORKS FOR THE PURPOSE OF ELECTRICITY GENERATING WORKS, LOT 6 DP1115749, LOTS 1 & 2 DP1115746, LOTS 185, 186, 187, 188, 197, 204, 224, 226 & 319 DP754126, LOT 7 DP1119818, LOTS 1 & 2 DP877769, LOT 4 DP1031856, LOT 100 DP1026064, LOT 103 DP750043, LOT 2 DP1168750 AND LOT 101 DP1083286, GRABBEN GULLEN ROAD, HUMES CREEK, BANNISTER LANE AND PRICES LANE, BIALA, GURRUNDAAH AND BANNISTER**

Craig

Council has received the above development application. It effectively replaces DA 81/2017, which the Works and Operations Department commented on before the applicant withdrew it.

The proposed development affects multiple lands, including roads, spanning some 12km in the localities of Biala, Gurrundah and Bannister – see attached indicative locality map.

Copies of the application and accompanying information are attached. Please provide comments, recommended conditions of consent (if granted) etc relevant to the Works and Operations Department.

- ☐ Access
- ☐ Other

The application indicates the proposed development is integrated development, requiring consent from NSW Roads and Maritime Services (RMS) under section 138 of the Roads Act 1993. I have accordingly referred the application to RMS.

Please contact me if you need more information.

Thanks

Roland

TARGET DATE: 5 January 2018

Response to Referral (attached):

- ☒ No objection to development as proposed, subject to attached conditions;
- ☐ Objection to development as proposed, for attached reasons;
- ☐ Insufficient/inadequate information provided for assessment, request additional information as attached.

Signature

Position

Date

To: Roland Wong – Manager of Environment & Planning

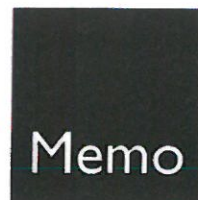
Cc:

From: Craig Smart – Design Engineer

Date: 20 December 2017

File no: DA 122//2017

Subject: Lot 18 Sec 3 DP 1809



Roly,

I refer to your memo dated 7 December 2017 regarding the subject development application.

I have reviewed the submitted information and do not object to the development application in principle, subject to the following recommendations being included in the conditions of development consent;

Comments

- It is noted that where the corridor crosses four public roads Grabben Gullen Road , Bannister Lane, Prices Lane and Storriers Lane;
- It is noted that appropriate access can be facilitated for all construction vehicles via private access points (with involved landowners) without modification to road carriageways or public access points (other than where the corridor crosses public roads;
- It is noted that before Construction commences, Council and RMS will be notified of heavy vehicle movements to site and traffic control measures;

Recommendations

- Additional driveways at the proposed crossings of public roads are not permitted without further separate approvals from Council.
- Prior to the commencement of construction works, detailed engineering designs showing appropriate drainage treatment at each proposed crossing must be provided to council.

- Prior to the commencement of construction works , a permit must be obtained under Section 138 of the Roads Act from Council for construction of the transmission line where it intersects public roads;
- Prior to hand over to Council upon completion of construction within road reserves, road surfaces impacted at transmission line crossings are required to be reinstated to a condition agreed with Council under Section 138 permit, at no cost to Council;
- Prior to transporting any oversized or over mass load the developer will obtain a permit from the NHVR and RMS Special Permits Unit in Glen Innes. The contact number is 1300 656 371.
- Prior to occupation certificate is issued, a lease agreement must be reached with the Council and associated charges of leasing the land paid.