

ANNEXURE “A”
CONDITIONS OF CONSENT

GENERAL CONDITIONS

1. IN ACCORDANCE WITH THE APPROVED PLANS

The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Joint Regional Planning Panel seal, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure the development is completed in accordance with the approved plans and the development consent.

2. MODIFY DEVELOPMENT APPLICATION 2012-51

The approved development has altered the subdivision pattern that was approved within development application 2012-51. This development application will need to be modified prior to this subdivision being registered.

REASON: To ensure that the subdivision pattern is consistent with the approved development.

3. NON-REFLECTIVE ROOF

The roof of the Highway Service Centre will consist of zincalume cladding. To prevent the roof from being reflective the cladding is required to be painted or be pre-coloured.

REASON: To prevent the roof from being reflective and impacting on the safety of motorists using the Newell Highway.

4. FUTURE DEVELOPMENT ON LOT 4 AND 5

The approved architectural plans illustrate proposed development on Lots 4 and 5. The development proposed on Lots 4 and 5 do not form part of this development consent. Development on Lots 4 and 5 will be required to apply for development applications in order to obtain development consent.

REASON: Not enough detail has been provided to approve the development on Lot 4 and 5.

5. APPROVAL OF ENGINEERING DRAWINGS AND SPECIFICATIONS

Approval of Drawings and Specifications shall be sought from Forbes Shire Council's Manager of Technical Services or as an alternative a private certifier that meets the NSW Building Professionals Board eligibility for accreditation from the B1 Accredited certifier - Subdivision certification.

6. INSPECTION OF WORKS

Inspections will be required to be conducted by Council's Development Engineer or the Manager of Technical services (or one of their nominees if required) to enable compliance with each and every engineering condition. Failure to notify and successfully comply with any conditions of consent will result in failure to obtain occupation certificates. Use of private certifiers for inspections at 'hold points' or 'witness points' shall require that the private certifier have the appropriate certification for that which they are inspecting. Examples of these are;

C1 Accredited certifier - private road and drainage design compliance

C2 Accredited certifier - private road and drainage construction compliance

C3 Accredited certifier - stormwater management facilities design compliance

C4 Accredited certifier - stormwater management facilities construction compliance

C5 Accredited certifier - subdivision works & building works (location of works as constructed) compliance

C6 Accredited certifier - subdivision road and drainage construction compliance

C7 Accredited certifier - structural engineering compliance

FIRE SAFETY MEASURES

1. SUBMIT FINAL FIRE SAFETY CERTIFICATE

At the completion of works, a Final Fire Safety Certificate detailing each essential fire safety measure provided in the building must be issued by the owner and must be submitted to Council. Copies of the certificate must also be given to the Fire Commissioner and be prominently displayed in the building.

REASON: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

2. SUBMIT ANNUAL FIRE SAFETY STATEMENT

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

REASON: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

Conditions relating to Stage 1 works for the development of the Highway Service Centre

PRIOR TO ISSUING CONSTRUCTION CERTIFICATE (ENGINEERING)

7. ENGINEERING DOCUMENTATION

As a minimum, the engineering documents submission must include all engineering drawings in DWG format, PDFs and hard copy formats. Design and Certification reports shall be submitted in PDF and hard copy formats. As a guide the submissions must contain the following:

- Cover Sheet
- Road Details
- Drainage Details
- Erosion & Sediment Control Plan
- Traffic Management Plan

Further notes have been provided on councils requirements for the engineering plans that are required to be submitted prior to the issue of any construction certificates.

ROAD DETAILS

Traffic and Pedestrian Management Plan

A traffic and pedestrian management plan is to be provided to address the following issues:

Manoeuvrability through the site –The facility is proposed to cater for B-Triple restricted access vehicles, and thus they should be used as the design vehicle to demonstrate that the vehicles can access and exit from all areas within the site, including all truck bowser sites, all parking areas and entry and exits. Council has concern that some drawings show trucks passing over medians and travelling across adjoining parking areas which would not be possible if a vehicle was using the parking area or adjoining refuelling station. There are also potential clashes with vehicles entering or exiting onto Corriedale St.

Pedestrian Movement through the site-please provide details of proposed pedestrian movements paths from the light vehicle parking area to the fast food/convenience store area, and from the truck and bus parking area across to fast food/convenience store. Will there be any dedicated pedestrian paths from the truck/bus parking area or light vehicle parking area across the public road to the other proposed shops?

Where are cars with trailers or caravans meant to park? Is it in the truck and bus parking area? Are they meant to use the truck bowzers

or how do they get from the standard bowzers across to their parking area?

Corriedale Street and many adjoining streets are not gazetted for the design vehicle (B-Triples) use. Therefore street where B-Triples are proposed such as Corriedale Street will need to be upgraded and gazetted prior to the opening of the facility.

Council has no plans to upgrade Corriedale Street North of the development or to make the public road between Corriedale Street and the Newell Highway service road open to road trains so that access will either be directly off the Newell Highway or from the Newell Highway/Corriedale Street intersection once Corriedale St is upgraded.

Designs for accesses from the Newell Highway and accesses back onto the Newell Highway need to be approved by the RMS, and constructed to RMS satisfaction prior to the operation of the service centre.

Council has concern about the operation of the loading dock clashing with the drive- through. Council request plans on how vehicles access and exit the loading dock.

Accesses

The ingress and egress of the site must be geometrically designed to accommodate the design vehicle by a suitably qualified Civil Engineer. The designer shall make use of Austroads Guide to Road Design guidelines. The proposed design has vehicles mounting proposed kerbs.

Road Furniture

Provide a Signage layout plan compliant with AS1742 – Manual of Uniform Traffic Control.

The design, location and installation of signs, line markings and guide posts shall be in accordance with Australian Standard AS1742 – Manual of Uniform Traffic Control Devices Part 2 – Traffic Control Devices for General Use. The location of signs, line markings etc. shall be shown on a dedicated design plan.

Car park lighting layout AS1158 - Lighting for roads and public spaces.

It is the responsibility of the applicant to engage a professional engineer appropriately experienced to certify the site lighting plan. This plan shall be prepared using AS1158 to evaluate the needs of the site and the appropriate design for the conditions of the site and the users of the site.

DRAINAGE DETAILS

All storm water drainage design submissions shall include drainage plan, details, long sections and calculations and a certification from the designer. Design shall be undertaken and certified by suitably qualified and experienced engineering design professionals.

Hydrologic and Hydraulic calculations shall be submitted with the design plans based on the proposed development. Details shall included;

- the adopted return frequencies, runoff coefficients, and rainfall intensities
- pit inlet capacities.
- pipe lengths, full-pipe flow velocities, hydraulic grade line and pipe slopes.
- pit pressure change coefficients.
- pit and pipe invert and surface levels.
- design discharges.

The following drainage conditions are to be included and adhered to:

- The Northern drainage easement shall have no landscaping or future development over the easement as it is required for the drainage of lots to the north.
- Internal Drainage lines shall be connected to Councils storm-water connections at the nominated locations, the locations will be provided on request.
- Council requires that a maintenance plan for water quality device SPEL PURCEPTOR and SPEL ECOCEPTOR be provided.
- Council will not accept the release of any SPEL PURCEPTOR effluent into the Storm water system. Council requires that the contents of the PURCEPTOR be pumped out at regular intervals.

Note pipe and pits to be derived for 1 in 5 year storm event. Overland escape route drainage designed for 1:20 yr storm event.

REASON: To ensure that the infrastructure documentation meets Council requirements.

8. TRADE WASTE APPROVAL – MINOR OPERATIONS

Trade waste material is not to be discharged into Council's sewerage system and or stormwater system, without first obtaining written approval under Section 68 of the Local Government Act 1993 from Council.

A trade waste application must be lodged prior to issuing of any construction certificate, and completed approval obtained prior to the occupation of the building(s).

The conditions of approval are to be complied with in all respects.

REASON: To prevent damage to the Forbes Sewage Treatment System, minimize risks to sewerage workers, and subsequent pollution of the Lachlan River and comply with the Local Government (General) Regulation 2005 and Section 79C(1) (b) & (e) of the Environmental Planning and Assessment Act 1979, as amended.

PRIOR TO COMMENCEMENT

9. INTERNAL WATER SERVICE

A water service shall be connected to the lot prior to any construction work on site. The water service shall be of adequate size and of a design adequate to serve the development in accordance with the requirements of AS/NZS 3500 and NSW Code of Practice, Plumbing and Drainage. Any necessary upgrading of the existing service shall be at full cost to the applicant.

Application forms for water connections or upgrades can be obtained from Council's Engineering Department.

The cost of the water connection or service upgrade & disconnection of existing service, is at the cost of the applicant, as per Council's Management Plan.

Note: Separate additional water services to the tradewaste generating restaurants would be preferred by Council so that sewerage and tradewaste discharge fees can be calculated based on their actual water use.

REASON: So that the development will have an adequate water service having regard to the character of the development. Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979, as amended.

10. EROSION & SEDIMENT CONTROL PLAN

The Erosion and Sediment Control Plan (ESCP) is required to be submitted and approved by Council prior to any work taking place.

The applicant shall prepare their ESCP in line with "Managing Urban Stormwater: Soils and construction" (Blue book vol1) provided by the NSW Office of Environment and Heritage.

The ESCP is required to be presented as a suitably scaled drawing(s) (1:1000 or less) with the north point clearly marked and accompanied by detailed specifications and notes.

The ESCP should clearly show the following information:

Clearing of vegetation

Earthworks – all areas where the topsoil is proposed to be stripped and proposed areas of cut and fill shall be shown on the ESCP

Materials Storage Areas & Stockpiles

Scheduling of works

Proposed erosion and sediment controls

Diversion of “Clean” Runoff

N.B Erosion and Sediment control shall be implemented prior to any works commencing.

11. WORKS WITHIN A PUBLIC ROAD RESERVE

All works within the road reserve, which includes the area between the Property boundary and the roadway will be required to apply for a “Works Within a Public Road Reserve Permit” under section 138 of the Roads Act. The application will be submitted for assessment by Council’s Engineering Department; no works shall be undertaken prior to Councils s138 approval.

The Permit requires the Contractor/applicant to submit the following details:

A Current Public Liability certificate with a minimum cover of \$20 Million(aud)

Current Plant/Vehicle insurances for plant to be used for works

A certified Traffic Control Plan for the proposed works, prepared by an RMS accredited holder of ‘Prepare Work Zone Traffic Management Plan’ qualification.

All traffic management will be undertaken by personnel with the RMS accredited qualifications.

Failure to comply could result in a fine, under the s138 of the Roads Act.

REASON: To ensure public safety & Council indemnity. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended and s138 Roads Act 1993

12. SUBMIT REVISED LANDSCAPE PLAN

Prior to commencement a revised landscape plan that aligns with the approved site plan is required to be submitted to Council.

REASON: To ensure that the detail of the development is consistent between plans.

13. SUBMIT TRAFFIC MANAGEMENT PLAN

Prior to demolition works commencing a Traffic Management Plan for the works must be submitted to, and approved by, Council under the provisions of Section 138 of the Roads Act 1993.

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the works.

14. CONSTRUCTION CERTIFICATE (BUILDING) TO BE ISSUED

The erection of a building in accordance with the development consent must not be commenced until a Construction Certificate has been issued by Council or an Accredited Certifier.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979.

15. SUBMIT NOTICE OF COMMENCEMENT OF BUILDINGWORK

A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979.

16. ERECT A SIGN FOR ANY DEVELOPMENT WORKS

A sign must be erected and maintained in a prominent position on any site on which building and demolition work is being carried out;

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

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000.

DURING CONSTRUCTION BUILDING

17. REPAIR DAMAGE TO PUBLIC PROPERTY

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition.

18. TEMPORARY VEHICLE ACCESS

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

REASON: To minimise transfer of soil from the site onto the road pavement.

19. HOURS OF OPERATION FOR WORKS

All works associated with the construction of this development must be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	8.00am to 4.00pm

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

20. FORECOURT AND DRIVEWAY GRATES AND COVER PLATES

All forecourt and driveway grates and cover plates shall be acoustically isolated and mechanically fixed to eliminate impact drive over noise from passing vehicles.

REASON: To provide noise mitigation measures to protect the amenity of the neighbouring property.

LANDSCAPING

21. ADVANCED STOCK TREES

Advanced stock trees to a height of 3m are required to be planted along the northern boundary. The advanced stock trees are to be planted outside of the 5m easement for storm water that is located along the northern boundary. The type of species chosen for the advanced stock trees is required to be approved by Council. The advanced stock trees are to be separated less than 50cm apart. The advanced stock trees are required to be planted prior to the issue of any occupation certificate.

REASON: To provide an effective landscape buffer to shield the northern residence from light spill and to reduce noise attenuated from the development.

22. LANDSCAPE BOND

A landscape bond is required to be provided to Council by the developer for the provision and maintenance of landscaping. The landscape bond is to be in the form of cash, a Bank Guarantee or Bank Cheque. To be made in favour of Forbes Shire Council, to the value of \$2000. The landscape bond will be released upon request a minimum of 12 months after the issue of the "Occupation Certificate".

REASON: To ensure that the landscaping is established and maintained as a part of the development.

FENCE

23. FENCE REQUIREMENTS ALONG NORTHERN BOUNDARY

A fence is required to be constructed along the entirety of the northern boundary of the site to a height of 2.1m (above existing ground level) by the developer. The fence is to be constructed at no cost to the northern neighbor. The materials of the fence are to have acoustic properties.

REASON: To provide an effective barrier for noise and light spill that will be created from the proposed development.

BUILDING

24. PROTECTION OF SEWER AND STORMWATER MAINS

Council's sewer main affected by the development must be protected by:

- a. Extending footings below the invert of the main and,**
- b. Implementing pier and beam construction that has been designed and certified by a practicing structural engineer.**

REASON: To ensure that public services are not damaged or otherwise impacted on by the development.

25. COMPLY WITH THE BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000.

ADVERTISING SIGNAGE

26. ROADS AND MARITIME SERVICES REQUIREMENTS FOR SIGNAGE

In accordance with Section 18 of *State Environmental Planning Policy No.64 'Advertising and Signage'* Roads and Maritime grants its concurrence to the proposed development subject to the following conditions:

- Signage is to be in accordance with the Department of Planning and Environment's *Transport Corridor Outdoor Advertising and Signage Guidelines 2007*, is not to flash, move or be objectionably glaring or luminous.**
- Advertising signage and associated structures are to be contained wholly within the subject land. Advertising Signage is not to overhang the Parkes Road reserve.**

REASON: To ensure the approved advertising structure's do not impact on the operation of the classified road

ENVIRONMENTAL

27. OVERFILL PREVENTION DEVICE

Overfill prevention devices must be fitted to each bowser to reduce the likelihood of liquid spills.

REASON: To provide environmental protection.

28. AUTOMATIC PRESSURE MONITORING

An automatic pressure monitoring system must be installed and should be certified as meeting the NSW EPA conditions and criteria established as a guide. The automatic pressure monitoring system must detect faults in the proper functioning of the systems and indicate faults to the operator.

REASON: To provide environmental protection.

29. SPILL KIT

Adequate spill kit must be provided and maintained in strategic location.

Spillage kits shall be appropriate in size, type and equipment to the identified hazards.

Kits shall consist of, but not limited to the following:

- Oil absorbent materials, booms & socks
- Impervious drain covers
- Drip trays
- Spades, brooms, funnels
- Hydrocarbon compatible containers
- Appropriate PPE
- Ensure staff are trained in how to use the spill kit.

REASON: To ensure fast dry clean up action can be taken in event of a minor spill.

30. REMOVAL OF WASTE

The waste generated by the stormwater improvement device is required to be pumped and transported by a licensed hazardous waste transporter to a suitably licensed facility.

REASON: To ensure disposal in an environmentally appropriate manner.

31. ENVIRONMENTAL MANAGEMENT PLAN

The proponent must develop and maintain an Environmental Management Plan (EMP) which includes management and maintenance of the stormwater improvement device and spill containment. The EMP should include but is not limited to the following:

- The leak monitoring procedures;
- The incident management procedure;
- A maintenance schedule and procedure;
- Final as built drawings for the site showing location of storage systems, all buildings and associated infrastructure including tanks, lines, dispensers and vents, fences and gates, groundwater monitoring wells, pit observation wells, any unsealed surface;
- Copy of specifications adopted in the design and installation of the storage system;
- Contact details for storage system the name and 24 hr contact details and postal address of the persons responsible for the system.

REASON: To ensure risks are identified, prioritised and appropriately managed on a day to day basis to prevent environmental harm.

32. WATER QUALITY REQUIREMENTS

Discharge to Councils stormwater system from the stormwater improvement device are only permitted when the water quality meets the standards detailed below:

Parameter	Criteria
pH	6.5 - 8.5
Suspended	<25 mg/L
Turbidity	<10 NTU
Oil and Grease	<10 mg/L

REASON: To ensure water quality entering the Stormwater System meets required standard.

33. GROUNDWATER MONITORING

A minimum of three (3) groundwater monitoring wells must be installed on the site. Groundwater monitoring wells should be sampled and analysed within 30 days of commissioning and annually thereafter for the parameters outlined in the table below, all analysis for organic and inorganic substances must be for total concentrations.

Parameter	Criteria
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pH	6.5 - 8.5
Total Petroleum Hydrocarbons C6-C9 C10-C40	600µg/L
BTEX (total)	950 µg/L
Benzene	300 µg/L
Toluene	140 µg/L
Ethyl Benzene	200 µg/L
Xylenes	350 µg/L
Ethanol	1400 µg/L
Lead (Total)	3.4 µg/L

REASON: To ensure compliance with Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulations 2014 and Ground Water Quality standards.

FOOD

34. CONSTRUCTION AND FITOUT REQUIREMENTS

Food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the:

- c. **Food Act 2003;**
- d. **Food Regulations 2010;**
- e. **Australia New Zealand Food Standards Code; and**
- f. **AS1668.2 – The use of ventilation and air conditioning in buildings
– Part 2: Ventilation design for indoor air contaminant control**

REASON: To ensure safe and hygienic food preparation/storage and compliance with Food Act 2003 and Regulations 2010, Food Standards Code and relevant Australian Standards.

DURING CONSTRUCTION OF INFRASTRUCTURE

35. SEWER CONNECTION – Existing Gravity Main

The applicant is to connect to the existing sewer main at an existing junction if possible. Where no existing junction is available, the applicant is to arrange with Council the installation of a junction, to the live sewer. The work will be undertaken by Council at cost to the applicant.

Council will permit two sewer connections from this development to existing sewer mains.

It should be noted that the Services Co-ordination Plan does not show all council mains on site, and shows some disconnected lines as being live. The develop needs to confirm location of existing sewer services and redesign the internal sewer connection locations.

REASON: Because these utilities are necessary to serve the development. Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, as amended.

36. ENGINEERING INSPECTIONS

The applicant shall arrange an inspection of the development works with Council's Development Engineer, Manager of Technical Services (or their nominee) for the inspections listed in the INSPECTIONS REQUIRED section. Inspection by persons not Councils Development Engineer, Manager of Technical Services (or their nominee) will not qualify for compliance with engineering condition and therefore not qualify for Occupation Certificate.

This condition applies notwithstanding any private certification of the engineering works. The following Inspections are indicated as being a Hold Point or Witness Point. There definitions of these terms are consistent with the RMS definitions included below.

“Hold Point” means a point beyond which a work process must not proceed without the Principal's (Director of Engineering and Technical Services, carried out on their behalf by their nominated representative) express written authorisation; applicant must give at least 3 days' notice for inspection

“Witness Point” means a point in a work process where you must give prior notice to the Principal and the option of attendance may be exercised by the Principal (Director of Engineering and Technical Services, carried out on their behalf by their nominated representative applicant must give at least 24 hours' notice for inspection

INSPECTIONS REQUIRED

Erosion and Sediment Control

Witness Point - Following the installation of erosion control measures.

Line-marking and signage

Witness Point - Following the completion of line-marking and signage works.

Drainage

Hold Point - After laying of pipes and prior to backfill;

Hold Point - Pits after rendering openings and installation of step irons

Concrete Footway Crossings (Access Driveways)

Hold Point - After placing of formwork and reinforcement, and prior to concrete placement;

All Development Works

Hold Point - Practical completion.

REASON: Because it is in the public interest that Council inspect the work at these stages of development. Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

37. CAR PARKING TO COMPLY WITH AS2890

All car parks must comply with AS2890 – 2004 Parking Facilities and the Accessible (disabled) car parking standard AS 2890.6.

REASON: To provide adequate off-street car parking.

38. ALL SURFACES TO BE CONCRETE OR BITUMEN SEALED

All parking spaces, loading bays, driveways and turning aisles must be concrete or bitumen sealed, with all parking spaces line marked and provided with wheel stops.

REASON: To ensure car parking spaces are functional prior to use of the premises.

39. ROADS AND MARITIME SERVICES REQUIREMENTS FOR THE ACCESS

Roads and Maritime's conditions of concurrence are as follows:

- **An Auxiliary Left (AUL) turn treatment as shown in Part 4A Figure 8.4 of *Austroads Guide to Road Design 2010* (copy enclosed) and relevant Roads and Maritime supplements is to be provided in Parkes Road servicing the proposed public road intersection with Parkes Road. The AUL facility is to be completed and operational prior to use of the public road.**
- **A Channelised Right (CHR) turn lane in accordance with Figure 7.7 Part 4A of *Austroads Guide to Road Design* (copy enclosed), and relevant Roads and Maritime supplements, is to be provided in Parkes Road at its intersection with the proposed public road. The intersection works are to be designed and constructed for an 80km/h speed zone and be able to accommodate the largest vehicle accessing the intersection. The CHR facility is to be completed and operational prior to use of the public road.**
- **The Parkes Road intersections with (a) the proposed public road, and, (b) the proposed exit driveway are to be lit in accordance with *Australian Standard 1158*.**
- **A formal agreement in the form of a Works Authorisation Deed (WAD) will be required between the developer and Roads and Maritime for the developer to undertake "private financing and construction" of any works on Parkes Road. This agreement is necessary for works in which Roads and Maritime has a statutory interest. The WAD is to be executed**

prior to issuance of a Construction Certificate.

- Size “A” “Left Only” (r2-14) signs are to be erected on the land on each side of the exit driveway to Parkes Road. The signs are to be located near the departures side of the exit driveway/service road intersection to provide sufficient notice to motorists that all egress from the exit driveway to Parkes Road is left turn only.
- “No Entry” (R2-4) signs are to be provided on the land at each side of the exit driveway. The signs are to face Parkes Road to advise motorists not to enter the site from Parkes Road via the exit driveway.
- “No Entry” (R2-4) signs are to be provided on the land at each side of the exit driveway. The signs are to face the service road to advise motorists not to enter the site from the service road via the exit driveway.
- Signage is to be erected on the site directing all southbound heavy vehicles exiting the site to do so via Corriedale Street.
- To improve sight distance and access to the site, a “No Stopping” zone is to be created by the installation of “No Stopping” (r5-400) signs in Parkes Road, adjacent to the road shoulder adjoining the northbound travel lane, south of the intersection of the proposed public road and Parkes Road to north of the proposed exit driveway intersection with Parkes Road.
- Adequate turning circles, storage room and vertical clearance is to be provided in the site for the largest type of vehicle (36.5 metre articulated vehicle) that will visit the site during construction and operation.
- Landscaping, signage and fencing is not to impede sight lines of traffic within or when passing, entering or departing from the site.

REASON: To ensure that the Highway Service Centre access and operation is in accordance with the RMS requirements.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

40. WORK-AS-EXECUTED

One complete set of “Work as Executed” (WAE) drawings, indicating all details of new engineering works constructed, shall be submitted to Council.

The WAE Drawings shall be supplied to Council in the following format:

AutoCAD .dwg on MGA 94 Zone 55 and AHD coordinates; and PDF; and A3 Hard Copy; and Shall include the following details :

Sewer – Levels, Grades, Pit Details and tie details;

Stormwater - Location, Depth, Size, Material, Easement, Invert Level, Grades, Pit Details and tie details;

Traffic/Pedestrian management plan – roads plan, cross sections, long sections, pavement details, K&G details, Footpath and Cycleway Details, Bus Stop Details, Street Light Locations;

Details of property accesses including a cross section from the centre of the road to at least 3 metres into the adjacent property. Cross section to show all change in grades

41. WATER AND SEWER HEADWORKS

The applicant will be responsible for the payment of all water and sewer headworks charges in accordance with Council’s current Management Plans fees and charges.

The applicant shall pay these fees prior to issue of the Occupation Certificate. The headworks charges will be calculated using fees current at the date of issue of this consent. Rates are adjusted annually on 1st July and the contributions will only be accepted at the rate applying at the date of payment.

Headworks charges are based on the Water Directorate Section 64 Determinations of Equivalent Tenements Guidelines 2017.

Charges applicable in 2017/2018 FY:

Public Amenities block (per shower)	ET \$	DF ET/Shower	Unit No. of Showers	Total
1 Water ET	7056	0.4	x 7	= \$ 19,756.80
1 Sewer ET	4342	0.63	x 7	= \$ 19,148.22
Service Station (per lane)		ET/Lane	No. of Lanes	

1 Water ET	7056	0.6	x	3	=	\$ 12,700.80
1 Sewer ET	4342	0.9	x	3	=	\$ 11,723.40
Laundry (per machine)		ET/ Washing Machine		No. of Machines		
1 Water ET	7056	0.45	x	3	=	\$ 9,525.60
1 Sewer ET	4342	0.71	x	3	=	\$ 9,248.46
Take away fast food including amenities (m ²)		ET/m²		m²		
1 Water ET	7056	0.03	x	331.2	=	\$ 70,108.42
1 Sewer ET	4342	0.05	x	331.2	=	\$ 71,903.52
Sub-Total					=	\$224,115.22
Less contributions paid at Sub-division					=	-\$33,528
Total					=	\$190,587.22

REASON: Because these utilities are necessary to serve the development. Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979, as amended.

42. REGISTRATION OF SUBDIVISION

The subdivision of the development site approved in DA 2012-51 is required to be registered prior to the issue of a subdivision certificate for the Stage 1 development works.

REASON: To ensure that the development is not occurring over multiple lots and does not create fire separation issues.

43. RMS REQUIREMENTS FOR PRIOR TO ISSUING OCCUPATION CERTIFICATE

All entry/exit points onto/from the public road network, internal vehicular manoeuvring, parking and loading areas are to be constructed in accordance with the submitted plans prior to the issuance of an Occupation Certificate for the development.

REASON: To ensure compliance with RMS requirements, the Roads Act 1993 and State Environmental Planning Policy (Infrastructure) 2007.

44. COMPLETION OF ROAD WORKS

Prior to the issue of any form of occupation certificate for the Highway Service Centre the following infrastructure work must be completed:

- 1. New access to the Parkes Road to the south of the eastern boundary,**
- 2. Upgrading of Corriedale Street, and**
- 3. Construction and completion of the public road between Lot 8 and Lots 5, 6 and 7.**

REASON: To ensure that the site can be adequately service and function for the approved use as a highway service centre.

45. OBTAIN OCCUPATION CERTIFICATE BEFORE OCCUPATION

Occupation or use of whole or part of the building must not commence unless an Occupation Certificate has been issued in relation to the building or part.

REASON: To satisfy the provisions of Section 109M of the Environmental Planning and Assessment Act 1979.

46. INSPECTION PRIOR TO OPENING FOOD PREMISES

The premises must be inspected by Council's Environmental Health Officer upon completion of construction and fit out and prior to sale of food commencing.

REASON: To ensure that the fit out of the food premises complies with the relevant standards.

47. SUBMIT FOOD BUSINESS REGISTRATION FORM

The proprietor of the food business must complete a Council "*Food Registration Form*" and submit it to Council prior to sale of food commencing. As a part of the "*Food Registration Form*" you will need to identify the Food Safety Officer.

REASON: To ensure correct information to be gathered on the Food Premises so as to maintain the list of food business that Council is required to maintain as per section 106 of the Food Act 2003.

48. INSTALLATION OF UNDERGROUND FUEL TANKS

The installation of the underground fuel tank and removal of fuel bowser must be in accordance with current legislative requirements.

Certification from a suitably qualified installer must be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

REASON: To ensure that the installation and/or decommissioning of fuel tanks meets the relevant legislative requirements.

ON-GOING MANAGEMENT OF THE DEVELOPMENT

49. ON-GOING RMS REQUIREMENT FOR THE OPERATION OF THE HIGHWAY SERVICE CENTRE

- **All vehicle movements to and from the land are to be in a forward direction.**
- **All activities including loading and unloading of goods associated with the development are to be carried out on site in the dedicated areas.**
- **Fuel deliveries are to be scheduled outside of service station normal trading hours.**

REASON: To ensure that the loading, unloading and vehicle movements from the development site do not impact on the operation of the RMS classified road.

50. REMOVE DAMAGED OR OBSOLETE SIGNS

The sign(s) allowed by this consent must be removed if the signage becomes obsolete or is in a state of disrepair.

REASON: To ensure that obsolete signs and signs in poor condition are not left on buildings.

51. COMPLIANCE WITH AUSTRALIAN STANDARDS AND LEGISLATION

The operator shall comply with provisions of the following Australian Standards, Guidelines, Industry Codes of Practice and Policies provided such provisions are not in conflict with the conditions in this approval.

- **The NSW Protection of the Environment Operations Act 1997**
- **Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulations 2014**
- **AS1940 – The Storage and Handling of Flammable and Combustible Liquids.**
- **AS4897 – The Design, Installation and Operation of Underground Petroleum Storage Systems.**

The occupier of a petrol service station must take all practical measures to manage the risk associated with the storage and handling of dangerous goods. For example the Work Health and Safety legislation, the *National Occupational Health and Safety Commission's National Standard for the Storage and Handling of Workplace Dangerous Goods*, and the *National Code of Practice for the Storage and Handling of Dangerous Goods*.

REASON: To ensure compliance with all the relevant legislative requirements and minimise risk.

52. CONTAINMENT OF SPILLS AND LEAKS

All spills and leaks from bulk fuel transfer activities (ie. fuel tanker trucks delivering and filling fuel storages at the site) must be contained onsite.

The bulk fuel transfer point outside to canopy must be defined and automatically divert any spills and runoff to the underground pollution control containment vessel during bulk fuel transfer. The forecourt may require modification to ensure this occurs.

REASON: To ensure all spills from bulk fuel transfer are contained onsite.

53. MECHANICAL PLANT NOISE REQUIREMENTS

Noise associated with mechanical plant, machinery and ancillary fittings shall not give rise to any one or more of the following:

- a. Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.**
- b. An LAeq(15min) noise level that exceed the LA90 background noise level (measured in the absence of the noise source) when measured or assessed at the boundary of any affected residence. Affected residence. Boundary includes any window or elevated window of the affected residence. The measured noise level must be corrected in accordance with the NSW EPA 'Industrial Noise Policy' Modifying Factors.**

REASON: To provide noise mitigation measures to protect the amenity of the neighbouring property.

54. MAINTAIN PLANT AND EQUIPMENT

All plant and equipment installed or used in or on the site shall be maintained in a safe and good condition and in accordance with manufacturer's recommendations.

REASON: To ensure that the plant and equipment is installed, operated and maintained effectively.

55. LATE NIGHT TRADING MANAGEMENT PLAN

Prior to the issue of any Occupation Certificate, the applicant is required to prepare and submit to Forbes Shire Council a late night trading management plan. The late night trading management plan is required to detail management practices to mitigate noise that will be generated between 10pm and 7am (Weekdays and Saturday) and 10pm to 8am (Sundays and Public Holidays).

REASON: To provide measures to mitigate the noise impacts generated from the approved use between 10pm and 7am.

56. MAINTENANCE AND REPAIR RECORDS

Records of maintenance and repairs performed on all plant and equipment including drainage systems, stormwater improvement device and infrastructure shall be kept for a period of seven (7) years and made available to Council Officers on request.

REASON: To ensure the maintenance can be reviewed by Authorised Officers under POEO ACT 1997 at any time.

57. MAINTENANCE OF FENCE AND ADVANCED STOCK TREES

The fence required by condition 23 and the landscaping required by condition 21 are required to be maintained on an ongoing basis.

REASON: To ensure that the barrier for light spill and noise impacts are maintained and remain as an effective barrier.

58. MAINTAIN CAR PARKING AREAS AND DRIVEWAY SEALS

All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition.

REASON: To ensure car park areas are useable.

59. HAZARDOUS & TOXIC MATERIALS STORAGE

Hazardous and toxic material must be stored in accordance with NSW WorkCover Authority requirements.

REASON: To minimise threats to the environment from hazardous and toxic materials.

60. FLAMMABLE LIQUIDS STORAGE & HANDLING

The storage and handling of flammable and combustible liquids must be in accordance with:

- a. **Australian Standard 1940—2004 “The Storage and Handling of Flammable and Combustible Liquids”, and**
- b. **The NSW WorkCover Authority’s Code of Practice for Storage and Handling of Dangerous Goods, and**
- c. **Work Health and Safety Regulation 2011.**

REASON: To minimise threats to the environment from flammable and combustible liquids and to advise of relevant standards.

OTHER APPROVALS (Section 78A(5) Environmental Planning & Assessment Act 1979 as amended):

Section 68 Local Government Act 1993

CARRY OUT WORK TO WATER, DRAINAGE AND SEWER.

PLUMBING AND DRAINAGE

61. NOTICE OF WORKS TO BE SUBMITTED

Prior to commencement of plumbing and drainage work a notice of works is to be submitted to Council from the licensed plumber.

REASON: To ensure compliance with the Plumbing and Drainage Act 2011.

62. PLUMBING AND DRAINAGE INSTALLATION REGULATIONS

Plumbing and drainage work must be carried out in accordance with the requirements of Australian Standard 3500-Plumbing and Drainage, the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia.

It is noted that all plumbing and drainage work must be inspected by Council prior to backfilling. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

REASON: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005.

63. INSPECTION OF PLUMBING AND DRAINAGE

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

REASON: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.

64. FLOOR LEVEL TO BE 150mm ABOVE YARD GULLY

The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

REASON: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system.

65. HEATED WATER NOT TO EXCEED 50 DEGREES C

All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50^o Celsius.

All heated water installation for any accessible facility must deliver hot water

at a temperature not exceeding 45° Celsius.

REASON: To prevent accidental scalding.

66. INSULATE HEATED AND COLD WATER SERVICE PIPES

Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- d. unheated roof spaces**
- e. locations near windows, ventilators and external doors where cold draughts are likely to occur**
- f. locations in contact with cold surfaces such as metal roof and external metal cladding materials.**

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions.

67. SEWERAGE DRAINAGE DIAGRAM AND CERTIFICATE OF COMPLIANCE

Upon completion of the plumbing and drainage works and prior to the relevant inspections, a sewer drainage diagram and certificate of compliance are to be submitted to Council.

REASON: To ensure compliance with the Plumbing and Drainage Act 2011.

68. NOTIFICATION REQUIRED PRIOR TO INSPECTIONS

The Applicant shall request Council to undertake internal and external drainage inspections prior to the backfill of the trenches for compliance with the plumbing code. Generally, 24 hours is the minimum required notice to undertake an inspection.

REASON: To ensure compliance with Australian Standard 3500-Plumbing and drainage.

NSW POLICE RECOMMENDATIONS

Surveillance

- A CCTV system should be installed within the development.
- It should include cameras both inside and outside of the buildings.
- Cameras should monitor high risk areas, such as cash areas and areas with poor natural surveillance. Given that the development is likely to become a major business for drivers to fuel their vehicles and that it is on the National Highway, cameras should cover all fuel pumps to ensure all registration plates and the persons pumping the fuel are captured.
- Monitors should be installed so staff can monitor the cameras, particularly at night.

Lighting

- Lighting should be designed to the Australian and New Zealand Standard.
- Australian and New Zealand Lighting Standard 1158 for public streets, car parks and pedestrian areas requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
- A lighting maintenance policy needs to be established for the development.
- Installation of vandal proof lighting will reduce maintenance costs. Bollard lighting should be avoided as it is easily vandalized and makes the area appear poorly maintained.
- Lighting should complement the CCTV system so that night time footage captured on the system is of such a quality that registration plates and faces are still identifiable.

Environmental Management

- It is recommended that lighting maintenance policy and graffiti removal policy be established. Research has shown that one of the best ways to prevent graffiti is to be removed quickly when it occurs.

Space/Activity Management

- Consideration should be given to a pay before you pump policy, particularly at high risk bowsters.

