

## TSC Development Assessment officer comments in response to Table 3 of Peer Review Report

CONDITION NUMBER/S	COMMENT	
<b>GENERAL</b>		
Condition 7 (Liquid Trade Waste)	This condition is essentially the same as Condition 33. If this is the case, then one needs to be deleted.	Condition 7 deleted
Condition 14 (development to be staged)	Consideration to be given as to whether this condition should also state that separate Construction Certificates are required for each stage.	Condition 14 updated per recommendation (see <b>Condition 13</b> in Attachment A).
Condition 19 (detailed landscaped plan)	This condition should be included in the "Prior to Issue of Construction Certificate" section of the consent as it requires a detailed plan of landscaping to be submitted <u>prior to issue of Stage 1 Construction Certificate</u> .	Condition 19 deleted and relocated to PCCNS03 (See <b>Condition 36</b> in Attachment A).
Condition 20 (gate relocation for tow trucks)	This condition should be included in the "Prior to Issue of Construction Certificate" section of the consent as it requires the relocation of the proposed gate to behind the existing vegetation to accommodate a tow truck, which should be shown on the Construction Certificate plans.	Condition 20 deleted and relocated to PCCNS02 (See <b>Condition 34</b> in Attachment A).
<b>PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>		
Condition 24 (Certificate of Compliance)	Confirmation whether this is required for both stages and if not, then the condition should clearly state which stage it relates to in relation to the issuing of Construction Certificates.	Prior to issue of a CC for Stage 1 – condition updated (See <b>Condition 22</b> in Attachment A).
Condition 25 (long service levy)	<p>The reference to "<i>....OR Subdivision works Certificate for SUBDIVISION WORKS</i>" should be removed.</p> <p>Also, confirmation whether this is required for both stages and if not, then the condition should clearly state which stage it relates to in</p>	Wording updated/deleted where required and reference "Any" CC for building works (See <b>Condition 23</b> in Attachment A).

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	relation to the issuing of Construction Certificates.	
Condition 27 (Structural engineer)	Confirmation whether this is required for both stages and if not, then the condition should clearly state which stage it relates to in relation to the issuing of Construction Certificates.	Wording updated to reflect "Any" CC (See <b>Condition 25</b> in Attachment A).
Condition 29 & 32 (Section 68 approval)	These conditions appear to be the same. If this is the case, then one needs to be deleted.	PCC1195/Condition 29 deleted. Wording in 32 retained (See <b>Condition 30</b> in Attachment A).
Condition 34 (acoustic report)	<p>Amend this condition to include a specific reference to the requirement to allocate a number of kennels which are to be additionally upgraded to provide a higher degree of acoustic attenuation than standard kennels, for animals identified as having a heightened awareness to noise. This should be appropriately marked on the plans to accompany the Construction Certificate.</p> <p>This was one of the specific recommendations of the revised Acoustic Report, which was supported by the Animal Behaviour expert, however, is not specifically mentioned in the recommended conditions.</p>	Condition 34 wording updated (see <b>Condition 31</b> in Attachment A).
Condition 35 (original peer review advice)	The original peer review advice provided to the applicant by DW & SL Baxter Pty Ltd for the preparation of the DA plans referred to in this condition is not provided on the Portal or Council's DA tracker. This document should be made available to the panel and referred to in the Council's Assessment Report. alternatively, this condition should include any specific recommendations of this original advice.	Wording in Condition 35 deleted and insert new Condition PCCNS02 (See <b>Condition 32 and 33</b> in Attachment A).
<b>PRIOR TO COMMENCEMENT OF WORK</b>		
Condition 47 (Airfield)	Some typographical and grammatical errors to be amended.	Wording corrected (see <b>Condition 47</b> in Attachment A).

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DURING CONSTRUCTION		
Conditions 52 & 84 (construction noise guidelines)	These conditions appear to be the same. If this is the case, then one needs to be deleted.	DURNS03 (Condition 84) deleted
Conditions 64 & 65 (access for people with disabilities)	These conditions appear to be the same. If this is the case, then one needs to be deleted.	Condition 65 deleted, <b>Condition 64</b> updated to include the requirements of Condition 65 (DUR1705).
Conditions 78 and 79	These conditions should be amalgamated as they appear to refer to the liquid trade waste application and the required pre-treatment devices.	Condition 78 updated to include the requirements of 79 (see <b>Condition 76</b> in Attachment A)
Condition 86	This condition is the same as Condition 101. Also, this condition should have been included in the "PRIOR TO OCCUPATION CERTIFICATE" section of this consent. This condition should be deleted.	<u>Condition 86</u> deleted.
PRIOR TO ISSUE OF OCCUPATION CERTIFICATE		
Conditions 87 & 89 (Occupation Certificate) <u>Condition 87</u> deleted.	These conditions appear to be the same. If this is the case, then one needs to be deleted.	Condition 97 updated to reflect: a. Prior to Issue of Stage 1 OC; b. delete "where the ongoing land use suitability is dependant upon the implementation of the Environmental management Plan (EMP) in relation to any residual contamination remaining onsite" (this part is irrelevant) c. insert reference to Plan reference for RAP. (See <b>Condition 91</b> in Attachment A)
Conditions 97, 98, 100 & 103 (LTEMP)	These conditions are very similar and require further clarification. Also conditions 98 and 100 state "Prior to the issue of any Occupation Certificate", while Condition 103 states "Prior to the issue of the Stage 1 Occupation Certificate". Please also confirm/clarify which stages the conditions relate.	Condition 100 deleted (double up of 97) (now 91).  Condition 103 deleted (double up of 100 and already dealt with in updated Condition 97, now 91 as described above).
Conditions 99 & 102 (Covenant for remaining contaminated materials)	These conditions appear to be the same. If this is the case, then one needs to be deleted.	
<b>Condition 102 deleted</b> (double up of 99). Minor grammatical correction to Condition 99 "the Occupation Certificate" (See <b>Condition 93</b> in Attachment A)		
USE		
Condition 107 (Hours of Operation)	The original condition states 8.30am to 4.30pm Mondays to Sundays, however, the applicant has now requested 6.00am to 6.00pm Monday to Sunday. There are no objections raised to this request given these are standard industrial hours and the 6pm finish time is still within the "day" period in relation to the acoustic report. While the 6am start is outside the "day period" in relation to the acoustic assessment, the	Condition 107 updated to reflect new operating hours (See <b>Condition 98</b> in Attachment A).