

## CONSENT CONDITIONS

### NORTHERN REGIONAL PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSNTH-266 – DA2024/0046
<b>PROPOSAL</b>	Construction of a Fire Control Centre with Ancillary Buildings/Structures
<b>ADDRESS</b>	Lot: 8 DP: 1212638 [1-19 Old Newell Highway, NARRABRI NSW 2390]
<b>APPLICANT</b>	Ms. S. Song c/- NSW Rural Fire Service
<b>APPLICATION TYPE</b>	Development Application

#### **PART A: GENERAL**

##### **A1 Approved Plans and Supporting Documentation**

The development must be implemented in accordance with the approved plans, specifications and supporting documentation listed below which have been endorsed by Council's approved stamp, except where amended by conditions of this consent:

- **Development Plans:** Prepared by NBRS,

<b>TLE</b>	<b>DRAWING REFERENCE</b>	<b>REVISION</b>	<b>DATE</b>
Site Plan	22397-NBRS-A-NAR-DD-0200	P5	28/09/2023
Ground Floor Plan - FCC	22397-NBRS-A-NAR-DD-1110	P5	28/09/2023
Ground Floor Plan – District Stores	22397-NBRS-A-NAR-DD-1120	P5	28/09/2023
Ground Floor Plan – RFB	22397-NBRS-A-NAR-DD-1130	P5	28/09/2023
Roof Plan - FCC	22397-NBRS-A-NAR-DD-1210	P5	28/09/2023
Roof Plan - District Stores	22397-NBRS-A-NAR-DD-1220	P5	28/09/2023
Roof Plan - RFB	22397-NBRS-A-NAR-DD-1230	P5	28/09/2023
FF&E Plan - FCC	22397-NBRS-A-NAR-DD-1510	P5	28/09/2023
Ground Floor Plan RCP - FCC	22397-NBRS-A-NAR-DD-2010	P5	28/09/2023
Ground Floor Plan RCP – District Stores	22397-NBRS-A-NAR-DD-2020	P5	28/09/2023
Ground Floor Plan RCP – RFB	22397-NBRS-A-NAR-DD-2030	P5	28/09/2023
Site Elevations	22397-NBRS-A-NAR-DD-3000	P3	28/09/2023
Elevations - FCC	22397-NBRS-A-NAR-DD-3010	P5	28/09/2023

TLE	DRAWING REFERENCE	REVISION	DATE
Elevations - Stores	22397-NBRS-A-NAR-DD-3020	P5	28/09/2023
Elevations - RFB	22397-NBRS-A-NAR-DD-3030	P5	28/09/2023
Site Sections	22397-NBRS-A-NAR-DD-4000	P3	28/09/2023
Sections - FCC	22397-NBRS-A-NAR-DD-4010	P5	28/09/2023
Sections - District Stores	22397-NBRS-A-NAR-DD-4020	P5	28/09/2023
Sections - RFB	22397-NBRS-A-NAR-DD-4030	P5	28/09/2023

- **Landscape Design Plan Plans:** Prepared by NBRS,

TLE	DRAWING REFERENCE	REVISION	DATE
Cover Sheet	NBRS-L-NAR-0000	D	06/02/2024
Precedent Imagery	NBRS-L-NAR-1000	C	06/02/2024
Planting Palette & Schedule	NBRS-L-NAR-1001	D	06/02/2024
Landscape Site Plan	NBRS-L-NAR-2000	D	06/02/2024
Landscape Detail Plan	NBRS-L-NAR-2001	D	06/02/2024
Planting Plan	NBRS-L-NAR-3000	D	06/02/2024
Preliminary Details	NBRS-L-NAR-4000	D	06/02/2024

- **Statement of Environmental Effects:** Prepared by Andrew Martin Planning, Revision 9, Dated 22 September 2023;
- **Traffic and Parking Impact Assessment:** Prepared by McLaren Traffic Engineering, Reference 230475.01FB, Dated 28 August 2023;
- **Geotechnical Investigation:** Prepared by Green Geotechnics Pty Limited, Report GG10927.001, Dated 31 March 2023;
- **Baseline Biodiversity Assessment:** Prepared by ReconEco Pty Ltd, Dated 15 June 2023;
- **Sustainability Report:** Prepared by Northrop, Reference: SY222002-SER01, Revision 1, Dated 27 February 2024;
- **Operational Waste Management Plan:** Prepared by NBRS Architecture, Revision A, Dated 2 August 2023; and,
- **Aboriginal Due Diligence Assessment Report:** Prepared by OzArk Environment & Heritage, Version 3, Dated 27 June 2023.

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions prevail. In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

Reason:

To ensure the development proceeds in the manner assessed by Council and all parties are aware of the approved plans and supporting documentation that applies to the development.

## A2 Signage

A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other

applicable environmental planning instrument.

Reason:

To ensure any signage is assessed in accordance with the planning controls.

**A3 Tree Retention and Removal**

Existing trees on the site are to be retained and protected from damage during work, with the exception of the trees to be removed as outlined in the approved Biodiversity Assessment Report; and, the trees as outlined in the approved Landscape Plan.

Reason:

To ensure compliance with the approved application and applicable legislation.

**A4 Premise Standard**

The building shall comply with the requirements of the Commonwealth Disability (Access to Premise Standard) 2010.

Reason:

Statutory requirement.

**PART B: PRIOR TO THE COMMENCEMENT OF WORKS**

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**B1 Notice of intention to commence work**

Prior to work commencing on a development the applicant must give notice to Council of their intention to commence work. Such notice shall be submitted to Council at least two (2) days before work commences.

Reason:

To comply with legislative requirements.

**B2 Removal of Stockpile**

Prior to commencement of works, the stockpiles are to be removed. Contact should be made with Council at least one (1) week before work commences.

Material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility, and the classification and the volume of material removed must be reported to the principal certifier.

Reason:

To ensure suitable arrangements are made for the removal of the stockpiles.

**B3 Approval to install an on-site sewage management system**

Prior to commencement of works, evidence shall be provided to demonstrate that approval from Council under Section 68 of the Local Government Act 1993 to install an on-site sewage management system has been obtained.

Note: Applications to install an on-site sewage management system must be accompanied with a Wastewater Management Plan including Site and Soil Assessment by a suitably qualified person.

Reason:

Statutory requirement.

**B4 Protection of community interest tree**

Prior to the removal of the stockpile and the start of construction, temporary high visibility fencing should be installed with a 5m minimum radius around the tree (location of the Tree indicated in the approved Aboriginal Due Diligence Assessment Report). The boundary should 'fence-out' the proposed works to minimise the risk of inadvertent harm to the tree. The fencing should be sturdy enough to remain in place throughout the construction phase.

Reason:

To minimise the risk of inadvertent harm to the community interest tree.

**B5 Construction Environmental Management Plan**

Prior to commencement of any works, Council shall be furnished with a Construction Environmental Management Plan (CEMP) reviewed and approved, by an appropriately qualified and experienced environmental consultant. The CEMP must include, but not be limited to:

- Soil Contamination - an Unexpected Find Procedure/s in the unlikely event that Asbestos Containing Material or Contamination is discovered, disturbed or occurs during the works;
- Heritage management including the management recommendations as set out in the Aboriginal Due Diligence Assessment Report;
- Consideration of construction traffic management, frequency, pavement condition of local roads, background traffic peak hour and any necessary warning signage or other traffic impact mitigation measures;
- Internal Pedestrian management and access to other onsite uses;
- Contractor Parking;
- Public safety, amenity and site security;
- Noise Control (All reasonable and feasible mitigation measures must be applied to reduce the potential noise and air quality impacts to sensitive receivers as a result of the construction of the proposal);
- Erosion and sediment control- base information, monitoring and management;
- Waste management; and,
- Stormwater drainage infrastructure and quality improvement device installation methodologies.

The CEMP shall set out the construction approach for the works and should seek to minimise disruption to the local community.

Reason:

To ensure that the surrounding environment is not detrimentally affected as a result of the development.

**B6 Driveway/Vehicle Access/Road Works Approvals**

Prior to the commencement of any works, approval from Narrabri Shire Council shall be obtained for the building of any kerb, crossover or driveway or other road works.

\*Advisory Note: The ongoing maintenance and/or repair of the vehicle crossing is the responsibility of the owner.

Reason:

To ensure compliance with the Narrabri Shire Council requirements.

**B7 Engineering Design - Storm Water Management Plan**

Prior to the commencement of any works, fully detailed engineering drawings and specifications must be submitted to and approved by Council's Director Infrastructure Delivery (as the water authority) for the provision of a stormwater management system.

The Drawings and specifications are to be prepared by a Chartered Professional Engineer and are to be designed in accordance with:

- (a) AS3500.3- Stormwater Drainage
  - (b) Narrabri Shire Council Design Specifications
- and must:
- (c) Indicate location of other services (existing and proposed)
  - (d) Identify overland flow paths
  - (e) Identify surface drainage and catchment areas
  - (f) Pit size and type
  - (g) Pit details
  - (h) Submit a longitudinal section which must include:
    - (i) Chainages to stormwater pits
    - (ii) Existing and proposed surface levels
    - (iii) Pipe invert levels
    - (iv) Depth to invert
    - (v) Pipe size, material and class
    - (vi) Pipe grades
    - (vii) Location of other service crossings

Reason:

To ensure the appropriate management of stormwater.

**B8 Waste Management Plan**

A Waste Management Plan (WMP) is to be prepared by a consultant suitably qualified and experienced in the preparation of WMPs, to ensure waste from the construction and operation phases of the development is appropriately managed to not cause pollution and to ensure waste is managed in accordance with the hierarchy of avoid, recovery and disposal. The WMP is to be submitted to and approved by Council prior to the commencement of works.

Reason:

To minimise waste and to protect the amenity and environment from the effects of waste.

**B9 Flood Management Plan**

A Flood Management Plan (FMP) is to be prepared by a consultant suitably qualified, detailing what measures would be enacted to reduce flood damage, manage hazardous materials and to ensure employees are safe in the case of a flood event. The FMP is to be submitted to and approved by Council prior to the commencement of works.

Reason:

To protect the occupants in the event of flooding.

**B10 Signs on site**

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

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

Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

Reason:

Prescribed Condition under Clause 98A(2) and (3) of the Regulation.

**B11 Toilet facilities**

Toilet facilities are to be provided at, or in the vicinity of the site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. each toilet provided must be connected to an accredited sewage management facility approved by the Council or some other sewage management facility approved by the Council.

Reason:

To provide appropriate on-site amenities during demolition and construction work.

**B12 Erosion and sediment control**

Prior to the commencement of works, all erosion and sediment control measures are to be installed and maintained.

Reason:

To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

**B13 Headworks Charges**

Prior to the commencement of works, the provisions of Section 64 of the Local Government Act 1993 as specified in the following table is to be paid to Council as the Water Management Authority. Documentary evidence shall be provided to the Certifying Authority that that the contributions set out in column (C) has been paid in full:

Contribution type	Amount	Total (C)
<b>Water</b> [0.01 Equivalent Tenements (ET) per floor area m <sup>2</sup> ]	$\$4,520.00 \times 0.01 \text{ ET} \times *1,060\text{m}^2$ *• Fire Control Centre – 1,002m <sup>2</sup> • Rural Fire Brigade – 58m <sup>2</sup>	\$ 47,912.00

<b>Credit</b>			
15	Equivalent	\$4,520.00 x 15 x (*1,938m <sup>2</sup> /10,000m <sup>2</sup> )	\$ 13,139.64
Tenements	(ET) per	* size of subject allotment	
Hectare			
<b>Total:</b>			<b>\$ 34,772.36</b>

Note: Council's fees and charges (including Water & Sewer Headwork's Contribution Plans charges) are reviewed each June in accordance with CPI fluctuations and the fees quoted may be varied in accordance with that review.

Reason:

To make provision for public amenities and services within the community.

## **PART C: DURING WORKS**

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### **C1 Construction Hours**

The hours of demolition and/or building work shall be limited to the following hours:

- a) Monday to Saturday (inclusive) 7.00am to 6.00pm,
- b) Sunday Nil
- c) Public Holidays Nil

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Council's approval.

Reason:

To ensure the amenity of the area is maintained during construction.

### **C2 Compliance with Construction Environmental Management Plan and Waste Management Plan**

The requirements of the approved Construction Environmental Management Plan and Waste Management Plan must be complied with and maintained for the duration of the approved works.

Reason:

To ensure the required site management measures are implemented during construction.

### **C3 Discovery of Aboriginal Objects**

While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:
  - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
  - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason:

To ensure the protection of objects of potential significance during works.

#### **C4 Discovery of Contamination**

Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority is notified and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Reason:

To ensure contamination discovered during construction is dealt with as quickly as possible and to protect the health of the community and the environment.

#### **C5 Imported Fill**

While construction work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA’s *Waste Classification Guidelines* before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier,
- (b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason:

To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

#### **C6 Waste**

Any demolition or building waste is to be removed to a suitably licenced waste management facility. All associated fees are to be paid. Consideration should be given to the separation of recyclable and reusable materials.

Reason:

To ensure that waste generated by the building works is contained and does not pollute the surrounding environment.

## **PART D: PRIOR TO OCCUPATION OF THE DEVELOPMENT**

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### **D1 Driveway / Vehicle Access**

Prior to the occupation of the development, evidence shall be provided from Narrabri Shire Council that any kerb, crossover or driveway has been completed to the satisfaction of the relevant roads authority.

Note: All inspections must be carried out in accordance with council's vehicle crossing policy and any conditions of approval as required under Condition B6.

Reason:  
Statutory requirement.

### **D2 Engineering Works – Stormwater**

Prior to the occupation of the development, the stormwater drainage works shall be fully constructed as per approved plans and specifications (as required under Condition B7).

Reason:  
To ensure appropriate stormwater drainage infrastructure are provided to new development.

### **D3 Repair of Infrastructure**

Before the occupation of the development, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Reason:  
To ensure any damage to public infrastructure is rectified.

### **D4 Cost associated with Council property/infrastructure**

Any necessary alterations to, or relocations of, utility services must be carried out at no cost to Council or the relevant public authority.

Reason:  
To ensure costs associated with the development are not transferred public authorities.

### **D5 Landscaping**

All landscaping required by the approved Landscape Plan must be completed prior to the occupation of the development.

Reason:  
To ensure there is adequate landscaping undertaken on the site and an adequate visual screening buffer has been established on the site.

**D6 Hollow-bearing tree**

Prior to the occupation of the development, a nest box is installed within the single Hollow-bearing tree to be retained (Indicated as 'tree #4' in the approved Baseline Biodiversity Assessment).

Reason:

To mitigate the loss of the hollow-bearing tree.

**D7 Construction of Carparks and Access**

Car parking, driveways, manoeuvring and access areas must be constructed in accordance with the approved plan prior to occupation of the development.

Reason:

To provide adequate off-street car parking.

**D8 Car-Parking Space**

Applicant to provide a total of 88 car parking spaces (54 formalised spaces and 34 informal overflow spaces). The design vehicle to represent Category 1 fire vehicles for manoeuvring into and out of the truck parking bays i.e. 8.8m long Medium Rigid Vehicle (MRV) in accordance with Clause 2.2(b) of AS2890.2:2018. The adopted design vehicle for deliveries 20m long Articulated Vehicle (AV) must be in accordance with Clause 2.2(d) of AS2890.2:2018.

Reason:

To provide adequate off-street car parking.

**D9 Car-Parking Space**

The dimensions and configuration of the disabled parking spaces must comply with AS 2890.6-2022 (a dedicated space plus a shared space – 2.4m wide x 5.4m long each with a bollard installed on the shared space).

Reason:

To provide adequate disabled parking.

**D10 Internal Signage**

Signage to be provided on the internal road, on the north-western side of the fire control centre, limiting access of articulated vehicles.

Reason:

To ensure suitable manoeuvring space for vehicles utilising the site.

**D11 Water Compliance Certificate**

Prior to occupation of the development, a compliance certificate under s306 of the Water Management Act 2000 must be obtained in respect of the development relating to water management works that may be required in connection with the development.

NOTE 1: 'Water management work' is defined in s283 of the Water Management Act to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.

NOTE 2: Narrabri Shire Council is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area. An application for a compliance certificate must be made with Narrabri Shire Council. Additional fees and charges may be incurred by the proposed development - please contact Narrabri Shire Council's Engineering Services to ascertain compliance certificate water supply related requirements. A copy of such a compliance certificate is required prior to the issue of any Occupation Certificate.

NOTE 3: The Council is responsible for issuing compliance certificates and imposing requirements relating to sewerage, drainage and flood works for development in its area.

NOTE 4: Under s306 of the Water Management Act 2000, Narrabri Shire Council may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.

Reason:

To ensure protection of public services.

**D12 Water Supply**

Prior to occupation of the development, evidence shall be provided to demonstrate that the development has been connected to the reticulated water supply to Council's satisfaction (as water supply authority).

Reason:

To ensure appropriate water supply and compliance with the Australian Standard & Local Authority requirements.

**D13 Connection to an On-Site Sewage Management System**

Prior to occupation of the development, evidence shall be provided to demonstrate that the development has been connected to an On-Site Sewage Management System in accordance with the Section 68 Approval and to Council's satisfaction (as the sewerage authority).

Reason:

To ensure appropriate disposal of effluent and compliance with the Australian Standard & Local Authority requirements.

**D14 Warning Signage**

Advanced warning signage displaying the wording "Low Flying Aircraft" (symbolic) (w5-30) is to be placed on each approach of the roundabout on the Newell Highway (x2) and the Kamilaroi Highway (x1) to the satisfaction of TfNSW prior to the issue of any Occupation Certificate (interim or final). Each sign should be positioned approximately 150-200m from the approach of the roundabout with the final location to be determined by the Local Traffic Facilities Committee.

Reason:

To ensure the safe operation of the Newell Highway by warning users of the Newell Highway of the potential for low-flying aircraft operating in the area.

## **PART E: OPERATIONAL CONDITIONS**

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### **E1 External lighting**

Any lighting used on the site in connection with the development is to comply with AS 4282 – *Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes.

Reason:

To protect the amenity of the surrounding area.

### **E2 Minimise Harm to the Environment**

The applicant must implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment or to the amenity of the area that may result from the construction and operation of the development, including weed control.

Reason:

To minimise harm to the environment.

### **E3 Stormwater**

Roof water runoff shall be directed to storage tanks with the overflow disposed of in accordance with the requirements of AS3500. All surface water, stormwater and groundwater generated by the development on the subject land shall not be directed or discharged onto any adjoining properties. Overflow is to be disposed of according to the Building Code of Australia and relevant Australian Standards.

Reason:

To ensure suitable disposal of stormwater.

### **E4 Flood behaviour**

The site is to be kept tidy at all times and no moveable objects are to put on the site without the requisite approval of Council.

Reason:

To mitigate the impact of the proposed development on flood behaviour.