|  |  |
| --- | --- |
| **\\VFILERDPI\DPI-Home\OBRIENR2\My Documents\Downloads\PP logo.jpg** |  |
| **CONSENT CONDITIONS**NORTHERN REGIONAL PLANNING PANEL |



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

| Title | Drawing Reference | Revision | Date |
| --- | --- | --- | --- |
| 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 |
| 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 byNBRS,

| Title | 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**

**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 Council.

Reason:

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

**B3 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.

**B4 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.

**B5 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.

**B6 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 and visitors 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.

**B7 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:

1. 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
2. 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.

**B8 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.

**B9 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.

**PART C: DURING WORKS**

**C1 Construction Hours**

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

1. Monday to Saturday (inclusive) 7.00am to 6.00pm,
2. Sunday Nil
3. 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 Climate Change, Energy, the Environment and Water 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:
1. relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
2. 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 contractor must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

1. 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 contractor,
2. 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**

**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.

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 accessible 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 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.

**D12 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 and to Council’s satisfaction.

Reason:

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

**D13 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 occupation of the development. 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**

**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.