



23 August, 2021

Mr. Eric Groth
General Manager
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380.

Dear Eric

Re: DA 2021-018 – Gunnedah Regional Sale yards Redevelopment draft Consent

I refer to the Gunnedah Regional Saleyards Redevelopment, Development Application no 2021-018 and as the applicant hereby seek a review of the following draft conditions.

“D4. Prior to the issuing of a Construction Certificate for Stage 1 of the development the developer is to submit to Council’s Planning and Environmental Services Department and have approved a Waste Management Plan.

Reason: To ensure the environmental management is appropriately managed through management of onsite wastes.”

The applicant considers this to be an operational matter and therefore requests that this be changed to “Prior to Occupation Certificate”, as opposed to “the issue of a construction certificate”, to enable obtaining a construction certificate and continuation of procurement and development activities, as the Waste Management Plan is being developed.

“D5. Prior to the issuing of a Construction Certificate for Stage 1 of the development the developer is to submit to Council and have approved a Biosecurity Management Plan. The Biosecurity Management Plan must be prepared by a suitably qualified and experienced practitioner in accordance with the NSW Department of Primary Industries document: *Managing Biosecurity Risks in Land Use Planning and Development Guide* (October 2020). The document must be to the satisfaction of Council’s appointed Biosecurity (Weeds) Officer.

Reason: To ensure the environmental management is appropriately managed.”

The applicant considers this to be an operational matter and therefore requests that this be changed to “Prior to Occupation Certificate”, as opposed to “the issue of a construction certificate”, to enable obtaining a construction certificate and continuation of procurement and development activities, as the Biosecurity Management Plan is being developed.

“D12 and D13 Water and Sewer Headworks Charges”

The applicant requests that this be reviewed on the basis that the truck Wash is reducing from 4 wash down bays back to 3 with storm water collected in large tanks (total capacity 1324kl), will be utilized in toilets and wash basins in the Administration building.

“D14. Prior to the issuing of a Construction Certificate for Stage 1 of the development the developer is to submit to Council and have approved a Saleyards Management Plan.

Reason: To ensure a suitable Saleyards Management Plan is prepared for the ongoing management of the site operations.”

The applicant considers this to be an operational matter and therefore requests that this be changed to “Prior to Occupation Certificate”, as opposed to “the issue of a construction certificate”, to enable obtaining a construction certificate and continuation of procurement and development activities, as the Saleyards Management Plan is being developed.

“F8. Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;

Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.”

The applicant requests the above working hours be altered to include “all days from 7am to 5 pm” due to the following reasons:

This project is unique to previous projects resulting from the unusual period of a pandemic. The funding of the development originated from COVID-19 stimulus funding through Regional NSW and Finance.

The Funding deed included restrictive milestones/time frames for the project with the intent to get funds spent and circulating throughout the regional economy.

The efforts to keep the local economy stimulated by continuing operation of the saleyards during the construction process hence needing contractors to attempt to have “Tuesday’s as opposed to Sunday’s as the slow day.

The applicant appreciates consideration of the above requests by council and the Northern Joint Regional Planning Panel and would be happy to take enquiries in relation to these considerations.

Yours faithfully



Tim Muldoon

Project Manager GRSR

Contact: 02 6740 2100 or 0427043176.