

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES- 120
DA Number	D21/21 PAN-162908
LGA	Central Darling Shire Council
Proposed Development	White Cliffs Water Treatment Plant Upgrade
Street Address	Beth Street, White Cliffs lot 102 in DP 611504
Applicant/Owner	Central Darling Shire Council
Date of DA lodgement	22 November 2021
Total number of Submissions Number of Unique Objections	0
Recommendation	Approval- subject to conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Council being the land owner and applicant
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Local Government Act 1993 • National Parks and Wildlife Act 1974 • Protection of the Environment Operations Act 1997 • Water Management Act 2000 • Contaminated Land management Act 1997 (NSW) • Biodiversity Conservation Act 2016 • Rural Fires Act 1997 (NSW) • Environment Protection and Biodiversity Conservation Act 1999 • Native Title Act 1993 • Central Darling LEP 2012 • ISEPP 2007 • Hazardous and Offensive SEPP • Koala Habitat Protection SEPP 2021 • No DCP mentioned
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • General Arrangement, 9/01/2021 • Floor Plan, 16,08,2021, Revision E • Site Plan, 16/08/2021, Revision E • Elevations, 16/08/2021, Revision E • 3D image of control room, internals and externals, 16/08/2021, Revision E • Statement of Environmental Effects, Public Works, October 2021 • Geotechnical investigation, Public Works Advisory, January 2018 • Aboriginal Heritage Information Management System (AHIMS), 20/9/2021 • Due Diligence Assessment, NSW Archaeology, 20/06/2017 • Construction tender documentation, Rick Legg, not dated
Clause 4.6 requests	Not applicable
Summary of key submissions	No known submissions were received
Report prepared by	Jim Sarantzouklis
Report date	December 2021

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? Not applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

EXECUTIVE SUMMARY

Description of Proposal

Council is in receipt of a Development Application for a Water Treatment Plant (WTP) Upgrade at Beth Street, White Cliffs at Lot 102 in DP 611504.

The existing WTP shall be decommissioned.

The proposed development will involve the replacement of the existing WTP facility due to the high risk of failure of the current plant. The new WTP will be constructed at the existing site, which would treat raw water to a potable standard which meets specific water quality targets; to improve the drinking water quality for the residents of White Cliffs. The new WTP building would be a single storey structure constructed from colorbond which would be contained within the existing WTP site in the same lot parcel. The two new sludge lagoons would be built into the ground and only partially visible from outside the site. New fencing would be the same height of the current fencing and of similar material. These new features would be consistent with the existing water treatment use of the site.

Construction of the WTP facilities would consist of the following:

- Plant building – single storey and approximately 15 m x 10 m in plan accommodating new water treatment equipment. With the following:
 - Control room
 - oxidation tank, coagulation tanks, clarifier, UF membranes, GAC tanks, UV reactors, chlorination system Plant room
 - Dosing room
 - Chlorin gas storage
 - Laboratory space
 - Amenities
- Two (2) new sedimentation lagoons (sludge lagoons) approximately (each lagoon ≈ 9m x 28.25m with Western and Eastern lagoons to have 5m separation, 3-4m to the boundary for berm & access
- A new 30 m³ clearwater tank and two pumps (11 m³/hour)
- Gates and fencing
- Car park and onsite access road (as required)

The proposed site is located in RU5 Village Zone which is not a prescribed zone under the Central Darling Local Environmental Plan 2012. Thus, requiring a Development Application pathway.

The Application has a Capital Investment Value of \$1.6 million and is located on Council owned land. Council requested the Western Regional Planning Panel be the determining authority for this Application.

Notable planning matters for the proposed development include:

- The consideration of construction impacts;
- The consideration of noise and vibration impacts during construction and operation;
- The consideration of traffic and access during construction;
- The consideration of dust pollution during construction;
- The consideration of stormwater management;

- The consideration of waste management and decommissioning of the existing Water Treatment Plant;
- The consideration of a local heritage item;
- The consideration of bushfire prone land; and
- The consideration of social and economic impacts.

Public and written notice of the application was given. At the completion of the notice period, no submissions were received.

Council has advised that they notified State government agencies including EPA, Office of Water, DPIE and HNSW with limited response and no objections.

However, Council has consulted with Water NSW through out the entire design of the water treatment plant process (NSW Water reviews the plant design at 25%, 50% and 80%)this is to enable Council to receive the Section 60 approval from Water NSW at the completion of the water treatment plant.

As outlined in this report, the proposed development is considered to reasonably satisfy the Local and State planning controls that apply to the subject land and particular landuse.

Impacts of the development shall be within acceptable limit, subject to mitigation conditions.

Approval of the application is recommended.

SITE CHARACTERISTICS

Locality

The allotment is located on the southside of Beth Street within the RU 5 Village Zone. The existing Water Treatment Plant footprint has an area of 8,000m² and has a frontage of 84 metres to Beth Street. Please refer to **Figure 1** for locality map.

Slope

The general slope of the land is slight south east corner.

Vegetation

The site has been previously cleared of native vegetation and currently has the existing WTP.

Access

Access to the site is obtained via Beth Street which is public road within the White Cliffs township (see **Figure 1**).



Figure 1: Aerial view of Beth Street and locality

Drainage

While the site comprises some stormwater control, stormwater on the site generally conforms to the natural contours of the land.

Services

All necessary services are available to the land.

Adjoining uses

North:	Residential and commercial
South:	Residential
East:	Small dam and Primary Production
West:	Large satellite dishes and primary production

SITE HISTORY

The allotment (Lot 102 DP 611504) has been created for the purposes of the WTP.
There are no known issues from previous development approvals, which require further consideration.

RECOMMENDATION

The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.

The proposed development is consistent with the objectives of the applicable Environmental Planning Instruments, Council policies and is therefore recommended for approval subject to the conditions of consent attached.

Appendix 1 to this report contains the proposed conditions of consent.

Recommendation:

- 1) **That having regard to the assessment of the application, D21/21 (WRPP Ref PPSWES-120) be granted development consent subject to the conditions set out in Appendix 1 to this report.**

ASSESSMENT REPORT

Environmental Planning and Assessment Act 1979

The Applicant is Central Darling Shire Council. The Central Darling Shire Council is a Local Government agency and the General Manager and staff are employed to the service of the community.

PLANNING ASSESSMENT Section 4.15(1)

As required by the Environmental Planning & Assessment Act, 1979, Section 4.15(1), the following relevant matters are addressed below:

- environmental planning instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs);
- draft environmental planning instruments;
- planning agreements;
- regulations;
- environmental (natural and built), social and economic impacts;
- suitability of the site;
- submissions; and
- public interest.

(a)(i) Environmental Planning instruments

Relevant Acts

Local Government Act 1993

Section 60 of the *Local Government Act 1993* states that a Council must seek approval from Department of Planning, Industry and Environment (DPIE)- Water to construct or extend the water treatment works.

Council is seeking Department of Planning, Industry and Environment (DPIE)- Water approval to satisfy Section 60 of the LGA. Central Darling Shire Council has consulted with NSW water throughout the design stage of the Water Treatment Plant (start, 25%, 50%, 80%) to achieve the S69 approval under the Local Government Act 1993.

National Parks and Wildlife Act 1974

The application was referred to Heritage NSW who acknowledge the preparation of an Aboriginal Heritage Due Diligence assessment, which concluded that no further archaeological investigations and/or Aboriginal Heritage Impact Permit are required.

Protection of the Environment Operations Act 1997

An Environment Protection Licence is not considered required due to the Water Treatment Plant not being classified as a scheduled activity.

Water Management Act 2000

An amendment of the water access licence is not required as the proposal would not extract water beyond Council's existing entitlement. However, Central Darling Shire Council has consulted with NSW water throughout the design stage of the Water Treatment Plant (start, 25%, 50%, 80%) to achieve the S69 approval under the Local Government Act 1993.

Contaminated Land Management Act 1997 (NSW)

The property is not listed on Council's Potentially Contaminated Lands Register and therefore no approval is required under *Contaminated Land Management Act 1997*.

Biodiversity Conservation Act 2016

As the activity is under Part 5 of the EP&A Act, the proposed site under went a flora and fauna assessment. The assessment was undertaken by Eco Logical in 2020. It was concluded that the proposal would not have a significant effect on a threatened species, population or ecological communities or their habitat. Species Impact Statement, biodiversity development assessment report, or approval under the BC Act is necessary.

Rural Fires Act 1997 (NSW)

The site is located within bushfire prone land (Vegetation Category 3). However, the proposal is not considered a special fire protection purpose and therefore a referral to the NSW Rural Fire Services (RFS) was not required under Section 100B of the Act.

Environment Protection and Biodiversity Conservation Act 1999

No significant impact are likely to matters of national environmental significance by the proposal at the subject site. No referral is necessary.

Native Title Act 1993

There is no known Native Title on this Lot. No referral is necessary.

State Environmental Planning Policies (SEPPs)

SEPP (Infrastructure) 2007 (ISEPP)

An ISEPP pathway was explored specifically under Div 24 Water Supply Systems however not considered appropriate as the subject site is located in RU5 Village Zone which is not a prescribed zone.

SEPP 64 – Advertising and Signage

Building or business identification signage is not proposed.

SEPP (State and Regional Development) 2011

Schedule 7 identifies development that is considered regionally significant. The development proposal does not involve a capital investment value if over \$5 million under Definition 3 of the schedule, nevertheless Council considers the determining authority is the Western Regional Planning Panel.

SEPP No 33- Hazardous and offensive Development

All potentially hazardous chemicals that are required for the proposed development are below the relevant thresholds to trigger additional requirements.

SEPP (Koala Habitat Protection) 2021

The Flora and Fauna Assessment that was prepared for this development, concluded that no Koala feed trees are present within the WTP and no further action is required.

Local Environmental Plan (LEP)

Central Darling Local Environmental Plan 2012

The following clauses of Central Darling Local Environmental Plan (LEP) 2013 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

Clause 1.2 Aims of Plan

The proposed development is not contrary to the relevant aims of the Plan.

Clause 1.4 Definitions

The proposed development is defined under the Central Darling Local Environmental Plan 2013 as a *water supply system*, which is defined as:

*“water supply system means any of the following—
(a) a water reticulation system,
(b) a water storage facility,
(c) a water treatment facility,
(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).”*

The definition of a *water supply system* includes the Water Treatment Plant.

The development is for a Water Treatment Plant for the White Cliffs township.

Clause 1.9A Suspension of covenants, agreements and instruments

There are no covenants or restrictions pertaining to the land. Development plans demonstrate no development within this restricted area.

Clause 2.2 Zoning of land to which Plan applies

The land is zoned RU5 Village.

Clause 2.3 Zone objectives and Land Use Table

The proposed development complies with the relevant objectives of the RU5 zone. The proposed development for a *water supply system* is permitted with development consent in the RU5 zone pursuant to the Central Darling Shire Council LEP 2012.

Clause 5.10 Heritage Conservation

The property is listed in Schedule 5 of the LEP as containing a heritage item, namely the Solar Power Station (Item # 138). The site was built in 1980 and was the World's First Commercial Solar Power Station. From 1980-2005 it produced enough energy to power the township. The proposed upgrade to the WTP will not be located near the heritage listed item. The proposal shall have minimal heritage impact on the Solar Power Station.

Clause 6.1 Earthworks

The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will be placed on the consent.

Clause 6.4 Essential Services

All necessary essential services including: are currently available at the at the existing WTP. Measures will be put in place to ensure that these services are not affected.

Clause 6.5 White Cliffs Dugouts

The development is not mapped as being in a dugout area. Therefore, the upgrade will not compromise the structural integrity of the White Cliffs dugouts.

(a)(ii) Draft Environmental Planning instruments

There are no draft Environmental Planning Instruments relevant for this proposed site.

(a)(iii) Development control plans

Central Darling Shire Council does not have an active Development Control Plan

(b) Impact of Development

Context and Setting

It is considered that the proposed development is consistent with the existing use of the site as a water treatment plant and as such is in context.

Access Transport and Traffic

Vehicular access to the site is to remain via Beth Street. It is considered that the existing arrangements are generally sufficient as traffic generated by the development shall be minimal. A Traffic Management Plan is recommended.

Flora and Fauna

The SEE and accompanying Flora and Fauna Assessment has stated:

"...the proposal is considered unlikely to have a significant impact on the threatened and migratory species and EEC vegetation. A Species Impact Statement or EPBC Act referral to be submitted to the NSW Department of Planning, Industry and Environment – Biodiversity Conservation Division (DPIE-BCD) or the Commonwealth Department of Agriculture, Water and the Environment for further assessment and approvals."

This view is concurred with however a condition of consent should be placed on the development requiring if any threatened species as defined under the Threatened Species Conservation Act 1995 are observed during the construction, work is to cease and National Parks and Wildlife Service is to be contacted.

Noise and Vibration

The SEE suitably addresses any potential noise and vibration impact. Appropriate control measures are also to be included as conditional requirements.

Air quality

The SEE suitably addresses any potential air quality impact. Appropriate control measures are to be included as conditional requirements.

Waste

The SEE suitably addresses any potential waster impact. Appropriate control measures are to be included as conditional requirements, including but not limited to the following,

"..all solid waste from construction and operation of the proposed development shall be assessed, classified and disposed of in accordance with the Environmental Protection Authority Waste Classification Guidelines. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act.

Social and Economic Impact

The provision of safe potable drinking water for the White Cliffs community is considered a positive social and economic impact

The following issues have either been reviewed and deemed not applicable, or addressed in detail above or not considered significant.

Public Domain	Safety, security and crime prevention
Other land resources	Site design and Internal design
Water	Construction
Energy	Cumulative Impacts
Natural Hazards	
Technological hazards	

(c) Impact of Development

Does the proposal fit in the locality?

The proposal is an improvement to the existing facility and is considered suited to the locality.

Are the site attributes conducive to development?

The site attributes are conducive to the development.

(d) Public submissions

The White Cliffs community have been notified with no objections received at the time of writing.

(e) Public interest

It is in the public interest to improve drinking water quality for White Cliffs residents.

INTERNAL REFERRALS

The application has been referred internally and relevant departments have contributed to the draft conditions.

SUMMARY & RECOMMENDATION

The Applicant has sought development consent for an upgrade to the White Cliffs Water Treatment Plant at Beth Street, White Cliffs, Lot 102 in DP 611504.

The proposed development is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality.

The proposed development is consistent with the objectives of the applicable Environmental Planning Instruments, and Council policies and is therefore recommended for approval subject to the conditions of consent attached.

APPENDIX 1

CONDITIONS:

- (1) The development shall be undertaken generally in accordance with the Statement of Environmental Effects Report No DC17091 October 2021 prepared by Public Works Advisory and stamped approved plans detailed as follows except where modified by any of the following conditions:
{Reason: To ensure that the development is undertaken in accordance with that assessed}

- (2) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
{Reason: Prescribed statutory condition under EP&A Act}

- (3) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - showing the name, address and telephone number of the Principal Certifying Authority for the work, and
 - 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
 - stating that unauthorised entry to the work site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
(Reason: Prescribed statutory condition under EP&A Act)

- (4) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
 - 7.00 am to 5.00 pm inclusive Monday to Friday,
 - 8.00 am to 5.00 pm inclusive on Saturday and Sunday.Demolition and excavation works are restricted to:
 - 8.00 am to 5.00 pm Monday to Sunday.(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).
{Reason: Council requirement to reduce the likelihood of noise nuisance}

- (5) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
(Reason: Council requirement to prevent exposure to contamination materials)

- (6) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
(Reason: Council requirement to ensure adherence to consent conditions)

- (7) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
(Reason: Council requirement to ensure site is stabilised)
- (8) Temporary onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
{Reason: Council requirement to preserve public hygiene}
- (9) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
(Reason: Legislative requirement)
- (10) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
(Reason: Council requirement to protect public property)
- (11) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
(Reason: Council requirement to protect public property)
- (12) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
(Reason: Council requirement to protect environment being polluted)
- (13) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
(Reason: Council requirement to protect public land)

- (14) Prior to the commencement of any development onsite for:
- Building/s that are to be erected
 - Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - Building/s that are to be demolished
 - For any work/s that is to be carried out
 - For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

(Reason: To protect the public)

- (15) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

(Reason: Council requirement to ensure relevant service authorities are aware of the development)

- (16) The works must comply with the relevant Power Network Standards and SafeWork NSW Codes of Practice.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

- (17) All excavations associated with the erection of the buildings and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property.

(Reason: Council requirement for protection of persons)

- (18) A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work.

(Reason: Council requirement to prevent pollution of the environment by wind-blown litter)

- (19) The applicable plumbing works shall be inspected and passed by an officer of Council prior to them being covered. In this regard, at least 24 hours notice shall be given to Council for inspection of such works. When requesting an inspection, please quote Council's reference number D21/21 PAN-162908

Advanced notification for an inspection should be made by emailing or by telephoning Council's Development & Environment Division.

(Reason: Statutory provision and Council requirement being the delegated Plumbing Regulator)

- (20) Hot water delivered to the outlets of the disabled hand basin and any shower fixtures shall not exceed a temperature of 45°C, whilst the remainder of the hand basins and any shower fixtures in the buildings shall not exceed 50°C.

Note: Thermostatic mixing valve(s) are required to be installed to achieve the maximum temperature setting of 45°C.

(Reason: Council policy and statutory requirement of the Plumbing Code of Australia)

- (21) The drainage and plumbing installations shall comply with the provisions of the Local Government (General) Regulation, 2005.
(Reason: Statutory and Council requirement)
- (22) Any stockpiled clean soils/material shall be kept in a single designated stockpile area with appropriate sediment control and signage. All materials being stockpiled shall be tracked and kept in a stockpile register which is available for assessment by authorised officers upon request. All materials brought onto and moved around the site shall be documented. Records of the fate of each excavation cell and stockpile shall be kept. Truck movements and weighbridge receipts from transport companies and destination to landfill or a treatment facility and reused of soils onsite shall be verifiable. Photographs of stockpiled materials shall be taken and must have a time/date/location stamp added in order to ensure that the origin of all materials on site can be traced.
(Reason: Council requirement to ensure that the origin of all stockpiles can be verified)
- (23) Suppression and mitigation of dust shall be employed during works on the site to ensure dust is not emitted from the site, including when no activities are taking place on the site.
(Reason: Council requirement to reduce the likelihood of dust nuisance)
- (24) Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by—
- diverting uncontaminated run-off around cleared or disturbed areas, and
 - erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
 - preventing the tracking of sediment by vehicles onto roads, and
 - stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.
- (Reason: Implementation of Council policy to reduce sediment pollution)
- (25) Prior to works commencing the applicant shall prepare and submit to Council for approval a Waste Management Plan. Such Plan shall be approved by Council prior to commencement of the development and shall include but not be limited to, the following:
- (a) Assessment of types of waste;
 - (b) Classification of each type of waste;
 - (c) Volume of each type of waste;
 - (d) Management and storage of waste onsite:
 - Method of waste disposal and disposal sites;
 - Method of waste transport and disposal sites; and
 - (e) Record keeping.
- (Reason: Council requirement to require compliance with the POEO Act)
- (26) Waste construction materials including soil arising from the development must be disposed of at an appropriately licensed waste facility.
(Reason: To ensure environmentally safe disposal)
- (27) 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 (e.g. Department of Planning, Industry and Environment (DPIE), WorkCover Authority, Council, Fire and Rescue NSW etc) is notified, and that such material is contained, encapsulated,

sealed, handled or otherwise disposed of to the requirements of such Authority.

Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the Environment Protection Authority (EPA) to receive that type of waste.

(Reason: Council requirement to prevent the contamination of the environment)

- (28) In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Department of Planning, Industry and Environment notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the DPIE.

(Reason: Council and statutory requirement to protect Aboriginal heritage)

- (29) All driveways, hard standards and parking areas shall be drained to Council's satisfaction, noting that development will be required to discharge stormwater from the land in its undisturbed/natural state for the minor storm event (1 in 20 year ARI).

(Reason: To achieve a satisfactory means and method of stormwater drainage disposal from the proposed development)

- (30) All vehicles must enter and exit the subject land and proposed development in a forward direction. No reversing of vehicles onto the public roadway system will be permitted.

(Reason: To provide safety for the travelling public utilising the public roadways)

- (31) All loading and unloading of goods related to the development proposal shall be carried out within the confines of the allotment's boundary. Under no circumstances will the loading, or unloading, of goods on the public roadway system be permitted.

(Reason: Requirement of Council so as not to create adverse traffic conditions)

- (32) Prior to occupation or use of the development, entry and exit points to and from the proposed development and off-street car parking shall be delineated and sign-posted.

(Reason: Traffic and parking arrangements)

- (33) A separate application for any proposed onsite advertising/signage shall be submitted to Council if such signage does not comply with Part 2, Division 2 of State Environmental Planning Policy (Exempt and Complying Development Codes), 2008.

(Reason: To ensure onsite advertising/signage is appropriate for the site and the locality)

- (34) Any lighting on the site must be installed to emit light in a downward direction and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity or surrounding area by light overspill.

(Reason: To limit light pollution to neighbouring property)

- (35) Highly reflective wall or roofing colours, materials and glazing shall not be used. Materials must be designed so as to not result in glare to minimise impacts on airport operations.

(Reason: To minimise the visual impact)

- (36) All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

(Reason: To protect the public)

- (37) Preparation of a Construction Environmental Management Plan to be approved by Central Darling Shire Council prior to works commencing that incorporates the safeguard measures identified in the Statement of Environmental Effects Report No DC17091 October 2021 prepared by Public Works Advisory.
(Reason: Protection of the Environment)
- (38) The buildings shall not be occupied or used until the Principal Certifying Authority has first issued an Occupation Certificate.
(Reason: Statutory requirement to ensure the building is fit for occupation)
- (39) A decommissioning/demolition work plan in accordance with AS 2601:2001 is to be submitted and approved by Council prior to demolition works taking place.
(Reason: To ensure orderly development)
- (40) Preparation of an Operational Environmental Management Plan prior to Occupation that incorporates procedures to ensure appropriate protection to workers undertaking future maintenance activities, site visitors and users of the Water Treatment Plant.
(Reason: To ensure the development is operated in a safe manner)
- (41) A construction certificate must be issued prior to commencement of building works.
(Reason: Regulatory requirement)
- (42) The Water Treatment Plant should be designed, constructed and operated in accordance with the Australian Drinking Water Guidelines 6 2011.
(Reason: To ensure safe water quality)

NOTES

- (1) The absence of the aforementioned approvals does not negate the statutory requirement for the plumbing and drainage licensee to provide to Council as the delegated Plumbing Regulator, the Notice of Work (NoW), Certificate of Compliance (CoC) and Sewerage Service Diagram (SSD) as prescribed under the Plumbing and Drainage Act 2011, for the proposed sanitary drainage/plumbing and domestic water plumbing works.
- (2) It is requested that the Applicant include in the tender documentation for the construction of the proposed development that the successful Principal Contractor (the Builder) will be responsible for the payment of all Council sanitary drainage and water plumbing inspection fees associated with the development. Alternatively, the Principal Contractor is to ensure that plumbing contractors when quoting on such work are informed to include such Council fees in their quotations.
- (3) Should the Geotechnical Site Investigation show a highly or extremely reactive site then, where the sanitary drainage pipework passes through the underside of the building, flexible pipework fittings should be fitted to permit articulation of the pipework equivalent with the expected soil movement. Reference should be made to AS 2870-2011 in this regard.
- (4) If Council is appointed the Principal Certifying Authority for the proposed building work, the following **inspections** for the subject building work **must be undertaken and approved by Council prior to such works being covered**. In this regard, at least 48 HOURS NOTICE shall be given to permit such inspections to be performed. When requesting an inspection, please quote Council's reference number D21/21.

Critical Stage Inspections:

Assuming Tanks and Floc Plant are Class 10b then –

- (a) after excavation for, and prior to the placement of, any footings, and
- (b) prior to pouring any in-situ reinforced concrete building element, and
- (c) prior to covering of the framework for building elements e.g. fixed platform, walkway, stairway, ladders etc.. supporting framework, and
- (d) prior to covering any stormwater drainage connections (if applicable), and
- (e) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Assuming Plant room is Class 8 then –

- (a) after excavation for, and prior to the placement of, first footings, and
- (b) prior to covering any stormwater drainage connections, and
- (c) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Note: Failure to ensure that all of the above stated inspections are performed by Council, will result in the non-issue of the building's occupation certificate.

Mr J E Sarantzouklis
Consultant Planner

Date: 8/12/2021