

NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Issued under the *Environmental Planning & Assessment Act, 1979* Section 4.18 (1) (a)

TO: **NSW Police**
OF: **C/- BGIS**
Level 36, 680 George Street
Sydney NSW 2000

being the applicant in respect of **Application No DA-59/2020**

Notice is hereby given of the determination by the **Northern Regional Planning Panel** (PPSNTH-42) of **Application No. DA-59/2020** relating to the land described as follows:

Lot 7012 DP 1153744
109 Otho Street, INVERELL 2360

The development proposal is:

Crown Development Application for the construction of a new Police Station building, ancillary works, associated usage and signage

The Determination is **consent granted subject to conditions described below** made on **22 July 2020**.

This consent expires five (5) years from the date on which it commences to operate in accordance with Section 4.20 of the *Environmental Planning and Assessment Act 1979* unless the work to which it relates has physically commenced on site within that period. Where the approval relates to a use of the land rather than to the carrying out of works then that use must have commenced on site within that five year period.

The conditions of consent are set out as follows:

1. **Approved Plans/Documents.**

Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Architectural Plans prepared by Richmond and Ross		
Locality Plan	29/04/2020	DA001 00
Site Plan	29/04/2020	DA002 00
Survey Plan	29/04/2020	DA003 00
Site Analysis Plan	03/06/2020	DA004 01
Demolition Plan	03/06/2020	DA100 01
Ground Floor Plan	29/04/2020	DA101 00
Ground Floor Carpark	29/04/2020	DA102 00
Level 1 Floor Plan	29/04/2020	DA103 00
Roof Plan – Car park	29/04/2020	DA104 00
Roof Plan – Main Building	29/04/2020	DA105 00
External Work Plan	29/04/2020	DA106 00
Proposed Signage Plan	29/04/2020	DA107 00
Fence Details	29/04/2020	DA108 00
Streetscape elevations	29/04/2020	DA200 00
Elevations & Façade Palette	29/04/2020	DA201 00
Elevations Sheet 2	29/04/2020	DA202 00
Sections	29/04/2020	DA301 00
Sections Carpark	29/04/2020	DA302 00

Winter Solstice Day Shadow Diagrams	29/04/2020	DA401 00
3D View 01	29/04/2020	DA501 00
3D View 02	29/04/2020	DA502 00
Landscape Plan prepared by Site Image		
Landscape Coversheet	29/04/2020	000 B
Landscape Plan	29/04/2020	101 B
Landscape Plan	29/04/2020	101 B
Landscape Details	29/04/2020	501 B
Civil Engineering Plans prepared by Richmond and Ross		
Bulk Earthworks Plan	29/04/2020	C010 00
Stormwater Plan Sheet 1 of 2	29/04/2020	C100 00
Stormwater Plan Sheet 2 of 2	29/04/2020	C101 00
Stormwater Schedules and Details	29/04/2020	C110 00
Erosion and Sediment Control Plan	29/04/2020	C120 00
Sediment and Erosion Control Details	29/04/2020	C121 00
Pavement Plan and Details	28/04/2020	C130 00
Line Markings and Signage Plan	29/04/2020	C140 00
Technical Reports		
Higgins Planning: Statement of Environmental Effects	May 2020	2019.0045
Heritage 21: Statement of Heritage Impact	07/05/2020	Issue 2
Hutchinson Builders: Construction Management Plan	22/04/2020	PLN-HB-001 D
Richmond and Ross: Stormwater Management Plan and Flood Assessment	29/04/2020	190077 00
Richmond and Ross: Waste Management Plan	July 2019	190077A
Richmond and Ross: Parking and Traffic Statement	01/05/2020	190077 B
Arrow Consulting Engineers: External Lighting	13/07/2019	-

2. All construction activities must be undertaken in accordance with the approved Construction Management Plan, titled *Project Demolition & Construction Management Plan*, prepared by Hutchinsons Builders dated 22 April 2020 (Revision D) or any subsequent revisions, which are approved by Council.

All environmental site management measures must remain in place and be maintained throughout the period of demolition and construction. A copy of the plan must be kept on-site from the commencement of works and for the duration of the proposed works.

3. The New Police Station building is to comply with *Building in the Vicinity of Sewer & Trunk Water Mains Guidelines (Part 2,)* NSW Water Directorate, February 2019.

To ensure the long-term integrity of the sewer main through the Police Station site, a CCTV inspection and condition assessment of the sewer main project (with piers under full design loads) must be undertaken at the conclusion of construction and prior to occupation of the Police Station building. Any damage to the sewer main must be repaired by the proponent.

4. The wash bay is to be connected to Council's sewer and incorporate a suitable method of pre-treating the wastewater prior to discharge to the sewer. This pre-treatment method is to be designed in consultation with Council.
5. All sewer connections to the building(s) are to be fitted with reflux valves to prevent backflow of sewage in a flood event.
6. All reasonable and practical precautions must be taken by the applicant to prevent damage to nearby properties. The rights of nearby property owners must be protected at all times. Should any damage occur to a nearby property possibly as a result of demolition or construction of the new Police Station, a qualified and independent structural and/or geotechnical engineer is to be retained at the applicant's expense to investigate and report on the cause of the damage. If the independent engineer(s) concludes that the damage was caused by works on the subject site, the applicant is to undertake all necessary repairs or enter into an agreement with the affected property owner to meet the costs of the necessary repairs.

7. Any road, footpath, public reserve and/or infrastructure that is damaged by the development is to be repaired/restored at no cost to Council.

Reasons for Conditions:

The above conditions have been imposed:

1. To ensure compliance with the terms of the applicable environmental planning instruments.
2. Having regard to Council's duties of consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, as well as Section 80A which authorizes the imposing of the consent conditions.
3. Having regard to the circumstances of the case and the public interest.

If you are dissatisfied with this decision Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice. You are also advised that Division 8.2 of the *Environmental Planning and Assessment Act 1979* provides that you may apply to Council for a review of this decision subject to the limitations contained in that section and payment of the prescribed fee.

On behalf of Inverell Shire Council



CHRIS FALEY
DEVELOPMENT SERVICES COORDINATOR
DATE : 22 July 2020