

## ORDINARY MEETING OF COUNCIL TO BE HELD TUESDAY 13 MAY 2014

CL01

DA16/2014 – Partial demolition and refurbishment  
of an existing building, erection of a new  
Coolroom/Freezer and part use for wholesale  
food distribution, a shop and a refreshment room.

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**Part B - Administrative or General Conditions**

This Part includes general background controls and minor administrative matters or procedures that ensure the development is clearly identified and specified.

(1) Approved Plans

The Development must be implemented substantially in accordance with Development Application No. 16/2014 received by Council on 30 January 2014 and on 8 April 2014 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing No. or Document	Date Received by Council	Prepared or Drawn By
Job No. 1401 Drawing No 2 - Plans Dated 3 April 2014	8 April 2014	Budd & Partners Architects
Drawing No. 3 - Elevations Dated 30 January 2014	30 January 2014	Budd & Partners Architects

(2) Scope of Consent

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate for building and engineering works. These Certificates can be issued either by Council or an appropriately qualified 'Accredited Private Certifier'. A separate application, complete with detailed plans and specifications, shall be submitted to Council for these Construction Certificates.

(3) Lapsing of Consent

This Consent is valid for a period of five years from the date of consent. It will lapse if the approved use of any land or construction work has not commenced prior to that date. No further extensions will be granted.

(4) If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

(5) Development consent is granted for partial demolition of an existing building, relocation of cool rooms/freezers, internal refurbishment of an existing fire damage building and fit out for use as a warehouse for wholesale food distribution, a shop (supermarket) and a refreshment room (café) at Lot 1 DP 847205, 120 Wakaden Street, Griffith.

(6) The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* and relevant authorities' specifications.

## Part F - Building Matters

This part relates to applications for buildings of all types.

### (1) Compliances, Certificates and Statements

Where indicated, the following Codes, Standards, Treatments and Certificates shall apply to, or are required for, the development.

Details – Code, Certificate or Statement	Required
<b>Building Code of Australia</b>	All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.
<b>Australian Standard 1684 – 2010 Residential Timber Frames Construction</b>	Any timber framework shall comply with the requirements of Australian Standard 1684 - 2010 Residential Timber Frame Construction. Design specifications and relevant calculations are to be submitted to Council prior to the framework inspection being carried out.
<b>Construction Certificate (Building)</b>	Site works are not to commence until such time as Council has received a construction certificate for the proposed works. Council or an Accredited Private Certifier may issue construction certificates.
<b>Construction Certificate (Engineering works)</b>	Site works are not to commence until such time as Council has received a construction certificate for the proposed works. Council or an Accredited Certifier may issue construction certificates.
<b>Structural Engineer's Certificate</b>	A certificate from a registered Structural Engineer attesting to the adequacy of the structure to support the anticipated loads is to be submitted as part of the construction certificate documentation
<b>Access and Mobility Statement</b>	To ensure access and facilities for disabled people are provided, a statement from an Accredited Certifier, the applicant or owner is required certifying that the development complies with the provisions of the <i>Disability Discrimination Act 1992</i> ; <i>Australian Standard AS1428.1</i> and Council's <i>Access and Mobility Policy</i> . This statement is to form part of the documentation submitted with the construction certificate.
<b>Disability (Access to Premises-Buildings) Standards 2010</b>	The building, or part shall be accessible for people with disabilities to and within all areas normally used by the occupants in accordance with Part D of the Building Code of Australia and the Disability (Access to Premises - Buildings) Standards 2010.

(2) Hot Water Installations

All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding: 50°C.

Where during the course of carrying out building work, there is a change to any existing hot water systems, installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding: 50°C.

(3) Essential Fire Protection Services

The following essential fire protection services are to be provided and maintained in accordance with the provisions of Regulation 93/94 of Environmental Planning and Assessment Regulation 2000.

- (a) Emergency lighting (as required by Part E.4.2 of the BCA).
- (b) Exit signs (as required by Part E4.5 of the BCA).
- (c) Hose reels (as required by Part E1.4 of the BCA).
- (d) Hydrants (as required by Part E1.3 of the BCA).
- (e) Portable fire extinguishers (as required by Part E1.6 of the BCA).
- (f) Exit doors (as required by Part D1.0 of the BCA).
- (g) A certificate or statement prepared by the designer/installer to the effect that the listed essential fire safety services under the Building Code of Australia comply with the relevant Sections and the Australian Standards, is to be submitted upon completion of the building prior to occupation.

(4) Enclosed Sanitary Compartments

The door to a fully enclosed sanitary compartment must:

- (a) open outward; or
- (b) slide; or
- (c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2 metres between the closet pan within the sanitary compartment and the nearest part of the doorway.

As per Part 3.8.3 of the Building Code of Australia.

(5) Exhaust Fan to Bathroom

An exhaust fan (if not already provided) with a minimum of 15 air changes per hour shall be provided to the internal bathrooms.

(6) Disabled Access – Upgrading Existing Buildings

The 'affected part' of the building shall be provided with "Access and Facilities for Disabled People" to comply with Part D3 and F2 of the Building Code of Australia.

(7) Ground Surfaces for Visually Impaired Persons

Tactile ground surface indicators must be provided to warn people with vision impairment that they are approaching a stairway and/or a ramp and where a path of travel meets a vehicular way adjacent to the principal public entrance. They must be Type B indicators in accordance with Australian Standard 1428.1.

- (8) The refrigerated or cooling chamber which is of sufficient size for a person to enter must have—
- (a) a door which is capable of being opened by hand from inside without a key; and
  - (b) internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber, strongroom or vault; and
  - (c) an indicator lamp positioned outside the chamber, strongroom or vault which is illuminated when the interior lights *required* by (b) are switched on; and
  - (d) an alarm that is—
    - (i) located outside but controllable only from within the chamber, strongroom or vault; and
    - (ii) able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB(A) when measured 3 m from the sounding device.
  - (e) A door *required* by (a) in a refrigerated or cooling chamber must have a doorway with a clear width of not less than 600 mm and a clear height not less than 1.5 m.

In accordance with clause G1.2 of the Building Code of Australia.

(9) Existing Accessible Sanitary Facility

The existing accessible sanitary facility must comply with Australian Standard (AS)1428-2001, should the facility not comply with standard it shall be upgraded to comply with AS 1428-2009 in accordance with Disability (Access to Premises – Buildings Standards 2010).

**Part I - Prior to the Lodgement of the Construction Certificate Application**

If the development involves construction work (for example a building, road or stormwater drainage system for a subdivision), you will need a Construction Certificate issued either by Council or an Accredited Certifier before work can commence on your project. Before a Construction Certificate can be issued, you will have to satisfy the following conditions.

- (1) A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the Onsite Detention System, which shall be maintained for the life of the project. The consultant must sign off all drawings and calculations and provide details of Professional Indemnity insurance. Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* are to be submitted to Council for approval **prior to the lodgement of a Construction Certificate application.**
- (2) Stormwater detention is to be created onsite for the critical storm event for any additional hardstand areas over 100m<sup>2</sup> as per the requirements outline in Council's On-site Detention Policy. The maximum developed discharge is to be 65 litres per second per hectare for the additional areas as approved by this Development Application. Design and details in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards December 2008* are to be submitted to Council for approval **prior to the lodgement of a Construction Certificate application.**

Reason: To ensure the proper and efficient management of stormwater arising from the development does not adversely affect the existing properties within the CBD catchment and the downstream stormwater system.

- (3) A concrete traffic median is to be constructed along Blumer Avenue. The existing traffic median along Blumer Avenue is to be extended to the concrete traffic island located at the roundabout of Blumer Avenue and Wakaden Street. The median is to be designed to restrict right turning movements into the development from Blumer Avenue. Detailed engineering design drawings for the median shall be submitted and approved by Council **prior to the lodgement of a Construction Certificate (Civil Works) application.** Such plans shall include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008* and the Roads and Maritime Services specifications.
- (4) **Prior to the lodgement of a Construction Certificate application** the applicant is to submit a Master Plan and Works Programme outlining a time frame for the sealing of all car parking and vehicular manoeuvring areas. The agreed time period shall be not more than 2 years from the date of occupation. As a minimum, sealing of the area to the south of the eastern wall of the freezer room must be completed **prior to the lodgement of an Occupation Certificate application.**
- (5) A Construction Certificate (Civil Works) is to be submitted to Council for the construction of the traffic median required to be constructed along Blumer Avenue and the onsite stormwater works. Detailed engineering design drawings for these works shall be submitted and approved by Council **prior to the lodgement of a Construction Certificate (Civil Works) application.** Such plans shall include designs, calculations and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008* and the Roads and Maritime Services specifications.
- (6) The applicant is required to pay for all inspections carried out by Council's Engineers for construction of the stormwater design, car parking, vehicular manoeuvring areas, and extension of the concrete traffic median strip. Payment must be paid for three (3) inspections as per Council's current Revenue Policy **prior to the lodgement of a Construction Certificate application.** Any adjustments to the total amount must be paid in full **prior to the lodgement of the Occupation Certificate application.**
- (7) Disabled Access

Access and/or facilities for disabled persons shall be provided in accordance with Part D3 of the Building Code of Australia. Details are to be submitted in conjunction with an application for a Construction Certificate.

Approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard Australian Standard 1428 Parts 1, 2, 3 and 4 in respect of acceptable standards of design and requirements.



## **Part J - Prior to Commencement of Work**

There are a number of matters that need to be done before your project can physically commence. These are set out in the following conditions.

### **(1) Appointment of Principal Certifying Authority**

Site works are not to commence until the person having the benefit of the development consent has appointed a Principal Certifying Authority (PCA) (Note:- this can be Council or an Accredited Private Certifier) and has notified Council of the appointment. Should the applicant elect to nominate Council as the PCA it will be necessary to complete Form 7 and pay the required inspection fees.

An Accredited Private Certifier who has been appointed as a Principal Certifying Authority (PCA) must not be replaced, except with the approval of the relevant accreditation body. A replacement PCA must ensure that notice of his or her appointment, together with the relevant Accreditation Body's approval of the appointment, is given to Council within 2 days of the appointment.

### **(2) Notice of Commencement of Work**

At least 2 days written notice must be given to Council **prior to the commencement of any work** on the property.

## **Part K - During Construction**

The development will need to meet certain standards. The following conditions set out matters that need to be done during the construction or implementation process.

### **(1) Warning Signs**

To ensure signs are erected on building and demolition sites:

- (a) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
  - (i) stating that unauthorised entry to the work site is prohibited, and
  - (ii) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- (b) Any such sign is to be removed when the work has been completed.
- (c) This clause does not apply to:
  - (i) building work carried out inside an existing building, or
  - (ii) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

### **(2) Effective dust/noise/erosion control measures are to be maintained during construction to maintain public safety/amenity.**

(3) Work Cover Authority

The developer is required to comply with any and all requirements of the NSW Work Cover Authority.

**Part L - Prior to Use or Occupation of the Development**

**Prior to commencement of use of the development or occupation of a building,** Council must be contacted, an inspection carried out and permit to occupy issued. This is to confirm that all works have been completed and the development is suitable for use for its designed purpose.

(1) Final Fire Safety Certificate

The essential fire safety measures referred to in the Fire Safety Schedule, excluding any existing measures, are to be installed within the building.

A final fire safety certificate, in or to the effect of Form 15 (copy attached) is to be furnished by the owner of the building to the Principal Certifying Authority (PCA) **prior to the issue of a Final Occupation Certificate**, in respect of all essential fire safety measures specified in the above Schedule.

The certificate should state that each specified essential fire safety measure has been assessed by a properly qualified person (chosen by the owner), and was found to be capable of performing to a standard not less than that specified in the Schedule.

Advice

*A person who carries out the assessment must inspect and verify the performance of each specified fire safety measure and must test the operation of each new item of equipment installed in accordance with the Schedule.*

- (2) **Prior to the lodgement of the Occupation Certificate application**, all works associated with the extension of the concrete traffic median along Blumer Ave are to be completed. These works are to be in accordance with *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008* and the Roads and Maritime Services specifications. All costs are to be borne by the applicant.
- (3) **Prior to the lodgement of an Occupation Certificate application**, line marking and directional lines must be implemented substantially in accordance with the approved plans and Australian Standard 2890. Line marking and directional lines are to be maintained by the owner of the site for the lifetime of the development.
- (4) **Prior to the lodgement of an Occupation Certificate application** provision of a 26 spaces off-street parking spaces each of dimensions 2.6 metres x 5.5 metres in accordance with Council's Parking Code. These spaces shall include one (1) car parking space in accordance with Australian Standard 2890 for disabled persons and one (1) parking space designated for motorcycles. In addition a bicycle stand, that can accommodate a minimum of two (2) bicycles, is to be installed adjacent to the shop entrance.

Parking bays are to be clearly identified by pavement markings. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).



In respect of parking for disabled persons, approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard AS 2890 in respect of acceptable standards of design and requirements.

- (5) A Traffic Management Plan Report prepared by a suitably qualified person is to be submitted to Council and approved **prior to the lodgement of an Occupation Certificate application**.

The Management Plan shall address, but not be limited to, the following:

- Safety of Public
- Materials, storage and handling,
- Deliveries and onsite traffic;
- Parking;
- Traffic flow throughout the site; and
- Implementation of entry and exit signage within existing accessways to improve traffic flow to and from the site.

- (6) Liquid Trade Waste Agreement

To ensure that the development has approval to discharge any liquid trade waste into Council's sewerage system, the applicant shall enter into a Liquid Trade Waste Agreement with Council. This agreement is to be submitted to Council and executed **prior to the Lodgement of the Occupation Certificate application**.

- (7) To ensure compliance with the NSW Food Act 2003 and the Food Standards Australia and New Zealand (FSANZ) Food Standards Code, Griffith City Council shall be given 2 days notice **prior to the intention to occupy the premises** and commence trade.

- (8) S64 Local Government Act 1993 – Water Supply and Sewerage

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*. Council shall issue a certificate of compliance pursuant to S307 of this Act upon the applicant making a payment in accordance with S306 of this Act. The amount payable at the time of issue of this consent is set out in the table below.

**Table of Contributions Required – Water Sewerage and Drainage**

Type of Contribution	Precinct Location	Amount per Tenement	Number of Tenements	Total Amount to be Paid
Sewerage Headworks.	DSP 1	\$3,099.00	0.5	\$1,549.50
<b>Totals</b>				<b>\$1, 549.50</b>

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the lodgement of the Occupation Certificate application** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

- (9) **Prior to the lodgement of an Occupation Certificate application** the applicant is to enter into an agreement with Griffith City Council for the use of all car parking associated with this Development Consent 16/2014 that is within Council's road reserve.

(10) Inspections and Certificates - Final

On completion of these conditions, the applicant shall contact Council's Customer Service Officers to arrange an inspection to be carried out and the development finalised, and appropriate Compliance, Subdivision or Occupation Certificate issued.

**Part N - Demolition Management**

This section relates specifically to demolition. It provides conditions designed to address the complex matters associated with demolition (eg. asbestos removal).

(1) Demolition Management

The work is to be executed by a competent person, with due regard for safe working practices and in accordance with the requirements of the Work Cover Authority.

At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:

- The structure to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, guys, shoring or any combination of these, shall be added for stability where necessary.
- Precautions are taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes. Severe weather changes refer primarily to the localised high winds. In these circumstances loose debris can become airborne, particularly if it is in sheet form.
- The site shall be secured at all times against the unauthorised entry of persons or vehicles.

Utility services within the structure not required to be maintained during the demolition work shall be properly disconnected and sealed off before any stripping or demolition commences.

(2) Removal of Hazardous Waste

Removal of dangerous or hazardous materials shall be carried out in accordance with the provisions of all applicable State legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).

- Only competent persons, or competent and registered persons shall carry out removal.
- Removal of asbestos or materials containing asbestos fibres, shall be in accordance with the National Occupational Health and Safety Commission code of practice.
- All demolition works and asbestos handling/removal is to be carried out in accordance with NSW Workcover requirements.

- Precautions to be observed and procedures to be adopted during the removal of dangerous or hazardous materials other than asbestos, shall be in accordance with the relevant State regulations pertaining to those materials.

### (3) Dust Control

The techniques adopted for stripping out and for demolition are to minimise the release of dust into the atmosphere.

- Before commencing work, any existing accumulations of dust are to be collected, placed in suitable containers and removed. Selection of appropriate collection techniques, such as vacuuming or hosing down, shall take account of the nature of the dust and the type of hazard it presents (eg., explosive, respiratory etc).
- Dust generated during stripping or during the breaking down of the building fabric to removable sized pieces shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose is to be avoided.

It should be borne in mind, that in certain environments and under certain stimuli, deposits of combustible dust on beams, machinery and other surfaces may be subject to flash fires, and suspensions of combustible dusts in the air can cause them to explode violently (see NFPA Handbook).

### (4) Asbestos Materials

All materials containing asbestos that are damaged or defective are to be dealt with in accordance with the Regulations under the Occupational Health and Safety Act 2000 and the Code of Practice issued by the New South Wales Department of Health, as well as the requirements of the Department of the Environment and Conservation.

## **Part R – Public Health**

### (1) Construction & Maintenance of Food Preparation Areas

To enable surfaces to be easily cleaned and sanitised:

- (a) Floors, walls and ceilings in all food preparation areas (including coolroom and bar area) are to be constructed with smooth and impervious material to enable effective cleaning and sanitation. The intersection of the walls and floors are to be coved (uninterrupted surface) to minimise build up of dirt and food waste. The intersection of the walls and ceiling is to be tight jointed (uninterrupted surface), sealed and dust-proofed;
- (b) The floor of the cool room shall be graded to the doorway and the cavity formed between the external walls of the room and the walls of the premises shall be sealed so as to prevent the access of vermin and food spillage.

### (2) Food Preparation Areas

So that food preparation surfaces can be easily cleaned and sanitised, all food contact surfaces and equipment in food preparation areas such as the counter, benches, drainage boards, and table tops shall be constructed with smooth and impervious material, non-absorbent material free of cracks, crevices or cavities.

(3) NSW Legislative Requirements

Food Business must comply with the following NSW legislative requirements:

- (a) NSW Food Act 2003;
- (b) Food Standards Australia and New Zealand Food Standards Code:
  - (i) Food Safety Standards Chapter 3.2.2 Food Safety Practices and General Requirements; and
  - (ii) Food Safety Standards 3.2.3 Food Premises and Equipment

(4) Support of Appliances

So that equipment can be easily moved for cleaning purposes, appliances such as cabinets, cooking appliances, equipment, fittings, cupboards, shall be supported on either:

- (a) Wheels or castors capable of being easily moved when fully loaded; or
- (b) Legs that provide a minimum 150mm clear space between the floor and the underside of the fitting to enable effective cleaning.

(5) Dishwashers

So that eating and drinking utensils are properly sanitised between each use, the dishwasher shall:

- (a) have a supply of potable water at a minimum temperature of 60°C and 71°C for the wash cycle; and
- (b) wash cycle must operate for at least 60 seconds and the rinse at least 10 seconds; and
- (c) have a thermometer accurate to within 1°C is required to ensure that the temperature of water in the wash and rinse tanks meets minimum temperature requirements.

(6) Hand Washing Facilities

To enable hands to be effectively washed, hand washing facilities shall be located where they can be easily accessed in a convenient location to food handlers. Hand washing facilities shall be solely used for the purpose of hand washing only and have:

- (a) An adequate supply of warm running water through an approved mixing device. The mixing device is to be adjusted to enable hand washing in water with a minimum temperature of 40°C; and
- (b) A supply of single use towels and soap are required at the hand basin at all times.

(7) Food Notification

Food Business shall register their details to state authority: "NSW Food Authority" at [www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au) and to provide their notification number to Council prior to the issue of the Occupation Certificate.

(8) Temperature Measuring Devices (e.g. Thermometers)

All appliances capable of holding hot and cold foods (including milk and milk products, eggs, meat, fish, cooked rice and opened shell fish) shall be provided with either:

- (a) a numerically scaled indicating thermometer; or
  - (b) a recording thermometer; or
  - (c) an alarm system to continuously monitor the temperature of the appliance.
- (d) So that potentially hazardous foods are stored under temperature control a food business must have a temperature measuring device that is:
- (i) readily accessible at all times; and
  - (ii) can accurately measure the temperature of potentially hazardous food to  $\pm 1^{\circ}\text{C}$ .

(9) Light Fittings

All glass lights (e.g. fluorescent tubes) above food preparation areas (including store rooms and cool rooms containing food) are to be fitted with shatter proof light fittings to minimise foreign physical contamination in the case of blown, broken glass from light.

(10) Food Handlers – Adequate Skills and Knowledge

Food Businesses are to ensure that persons undertaking or supervising food handling operations have appropriate skills and knowledge in food safety and food hygiene matters.

(11) Food Safety Supervisor

The food business shall appoint a Food Safety Supervisor. The Food Safety Advisor must be trained by a Registered Training Organisation approved by the NSW Food Authority. A valid Food Safety Supervisor certificate shall be available on the premises at all times.

(12) NSW Food Authority

Food Business must comply with the requirements stipulated by the NSW Food Authority in accordance to the Food Regulation 2004.

(14) Meat Room

The “meat room” must comply with the NSW Standard for Construction and Hygienic Operation of a Retail Meat Premises. This forms the minimum standard for retail meat premises as required under the Food Regulation 2004.

## **Part P - Retail, Commercial, Industrial Developments – Conditions of Operation**

This part provides conditions specifically for retail, commercial and industrial development. These conditions must be observed whenever the retail, commercial and industrial development is in operation or use.

### **(1) Hours of Operation**

The hours of operation are limited to the hours set out in the table below:

<b>Days</b>	<b>Time Period</b>
<b>Mondays to Saturdays</b>	7:00 am to 7:00 pm
<b>Sundays and Holidays</b>	8.00 am to 5.00 pm

Any alteration to these hours will require a modification to this consent or a separate development application.

### **(2) Sole Occupancy**

The premise is to be used solely as one unit and is not to be sub let or divided into separate sections or used for any additional or unauthorised purposes.

### **(3) Amenity**

The premises and operation is to be conducted in such a manner so as not to interfere with the amenity of the adjoining lots by way of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or any other matter.

### **(4) Storage of Goods and Trade Waste**

No goods, materials or trade waste are to be stored at any time outside the building/premises other than in the approved garbage facilities or storage facilities.

### **(5) Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. This is to provide for the ease of circulation of vehicles within the development site. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.**

### **(6) Pedestrian access into the site from a public road is to be provided separate to any vehicle driveways and is to cater for all forms of pedestrian mobility. Landscaping and/or fencing are to be provided along the frontages of the site to the public roads to direct pedestrians to the defined pedestrian access point.**

### **(7) Vehicles making deliveries to the development are to be limited to Semi Trailer Vehicles as specified in AS2890.**

### **(8) All vehicles are required to enter and leave the development in a forward direction to ensure traffic/pedestrian safety.**

### **(9) All activities including loading/unloading of vehicles associated with this development is to be undertaken within the subject site to remove interference with vehicles and pedestrian movement on public roads.**



## **Part S - Building Fire Safety**

This part includes conditions that relate to fire protection of your development. They include regular inspections and updates and outline the special fittings or systems that must be in place at all times.

### **(1) Annual Fire Statement**

Each year, within 12 months of the previous statement or after a certificate of installation has been issued for the building (whichever is applicable), the owner of the building must ensure the Council receives a fire safety statement. This is to be in the format of Form 15A (copy attached) and must deal with each essential fire safety measure in the building.

As soon as practicable after the statement is issued, a copy of the statement (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy is to be prominently displayed in the building.

## **Note V – Advisory Notes**

These notes and schedules are provided for advisory purposes only. They do not form part of the consent and are not conditions that need to be satisfied at any stage of this development nor of its on-going operation.

You should study these advices and take special note if they apply to your development or any associated activities.

- (1) The food business shall not carry out any food processing which generates any cooking emissions (eg steam, smoke, etc) from the proposed coffee shop. Should the food business be amended so as to carry out food preparation which generates cooking emissions, then the business operator shall contact Griffith City Council.
- (2) Any additional advertising signage is to be assessed against and comply with the provisions of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage, and the Department of Planning's Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007) and separate development consent may be required. The following is appropriate unless the provisions for advertising structures under SEPP 64 apply.

Any signage shall be designed and located so as to comply with the following;

- a) the sign display shall not include:
  - Any flashing lights,
  - Electronically changeable messages,
  - Animated display, moving parts or simulated movements.
  - Complex display that holds motorist's attention beyond "glance appreciation",
  - Display resembling traffic signs or signals, or giving instruction to traffic by using words such as 'halt' or 'stop';
- b) The method and intensity of any illumination of the sign shall not be directed or transmitted in such concentration or intensity to cause distraction or glare to motorists.
- c) The permissible level of reflectance of an advertisement is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A', as set out in Australian Standard AS/NZS 1906.1:2007;

- d) Any proposed sign and support structure shall be located wholly within the confines of the property boundaries and not protrude over any adjoining road reserve.
  - e) Any proposed sign and supporting structure to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions – Permanent, imposed and other actions and AS1170.2 Structural design actions – wind actions.
  - f) Any proposed sign and supporting structure shall not obstruct any road regulatory, safety or directional signage in the vicinity,
  - g) Any proposed sign and supporting structure shall not pose any risk to the safety of pedestrians or motorists.
- (3) Any works associated with the proposed development shall be at no cost to the Roads and Maritime Services.

#### **Note W - Inspections, Certificates and Other Approvals**

The following inspections must be carried out, certificates issued or supplied, or additional consents gained at the times or stages shown.

(1) Inspections During Construction

Should Council be engaged as the Principal Certifying Authority, the following inspections are required to be carried out by Council's officers.

- 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 any floor, wall, roof or other building element, and
- d) prior to covering any waterproofing in any wet areas, and
- e) prior to covering any stormwater drainage connections, and
- f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

**Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty shall be imposed upon the applicant by Council.**

**Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning (02) 6962 8100 to arrange for an inspection to be carried out.**

#### **Other Local Government Act Approvals**

In seeking development consent, the following other Local Government Act 1993 approvals have been granted under Section 68 with the attached conditions:

No other approvals sought.

GRIFFITH CITY Council Property Developments

30/01/2014

31 JAN 2014

REGISTERED

GRIFFITH CITY COUNCIL

30 JAN 2014

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**STATEMENT OF ENVIRONMENTAL EFFECTS****Reconstruction of Fire Damaged Building****Part Lot 1 DP: 847205, operating as Ferraro Foods****120 Wakaden Street, Griffith****A. PROPOSED DEVELOPMENT**

The proposed development consists of removal and replacement of fire damaged walls roof and heat affected frames, replacement of all ceilings and insulation material and relocation or removal of some internal and external walls.

Development of the site includes:

- New coffee shop.
- Addition of a fruit and vegetable section, party supplies section and a meat department.
- Expansion of supermarket area.
- Relocation of office.
- Relocation of the cool room and freezer to the eastern side of the warehouse.

**B. SITE SUITABILITY**

The site is considered suitable for the proposed development and there are no identified constraints that will prohibit the development

The usage of the site currently allows retailing of food as well as wholesale

The site is high profile land located near a busy intersection.

The allotment is rectangular in shape and is of sufficient size to allow for the proposed development.

**C. PRESENT AND PREVIOUS USES**

The site was previously occupied until 2009 by a motor car sales and service business.

Unit 1 has been operating as a successful wholesale food supplier since 2009.

Unit 2 (fronts Wakaden Street) usage as a commercial printing premise remains unchanged.

The current use of adjoining land to the east is a LP gas distribution centre.

**D. OPERATIONAL DETAILS**

The proposed development will operate under the same hours as present.

Mondays to Fridays 7.00am to 7.00pm

Saturdays 7.00am to 7.00 pm

Sundays and Holidays 8.00am to 5.00 pm



### **E. SOCIAL IMPACT**

The proposed development is considered to provide ongoing opportunities for the city in terms of employment and choice for its customers.

The development is sited well away from any residential areas so any impact on them would be minimal.

The addition of a coffee and sandwich outlet is highly desirable in this area as there is no other supplier of light food and drinks for the numerous businesses in the vicinity.

The development is in close proximity to a gym, tyre business, several printing shops and a variety of industrial and service businesses.

At the moment the nearest coffee outlets are at east Griffith shops and MacDonald's

### **F. ACCESS AND TRAFFIC**

The site will use the current Blumer Avenue and Wakaden Street Service Road access and egress with all traffic entering from the southern driveway fronting Blumer and exiting via the northern Blumer Avenue or Wakaden Street service road driveways

Trucks will access and egress via the southern Blumer Avenue driveway. There will be no adverse effects on Blumer Avenue and the main Wakaden Street thoroughfares.

This is the same traffic directional flow as present and works very well.

Blumer Avenue and Wakaden Street are RMS roads and speed limited to 50 KPH.

Blumer Avenue has a long traffic Island which prevents turning articulated trucks from encroaching into oncoming traffic when entering and leaving the site.

Light traffic generation is not anticipated to change greatly from previous levels with maximum car movements expected to be forty eight (48) to sixty (60) per day, well within RMS guidelines.

Truck access has been provided to the rear of the site for loading/unloading, allowing for articulated trucks to enter and exit the site in a forward direction.

There will be a maximum of five light rigid truck and one articulated truck movement per day at random times.

This is the same number of truck movements as present.

Trucks will be unloaded and loaded in the southern area of the rear yard well away from pedestrians accessing the main entrance.

Goods will be in pallet lots and delivered into and out of the warehouse by forklift.

### **G. BUILDING EXTERNAL STRUCTURE**

There will be some structural changes to the building

On the western side of the current ware house Sheeting will be removed from the outside of the lower roofed section to create seven (7) new under cover car parks and a new front entrance to the supermarket (see attached plans).

The cool room and freezer will be relocated to the eastern side of the warehouse and the portion of the building which currently houses them will be demolished (see attached plans)

There will be a portal framed awning constructed over the top of the cool room freezer to weather proof it.

There will be a new metal wall incorporating a roller door and personnel fire escape door in the southern end of the warehouse (see attached plans).

#### **H. BUILDING INTERNAL STRUCTURE**

Some walls will be relocated in the current office areas. (see attached plans)

There will be a self-contained cafe service unit constructed to Australian Food Standards dimensionally no larger than 2.5 metres wide with a maximum length of 4 metres (NB Serving area size and overall length will be defined by refrigerated display counter).

A new meat cutting room of approximately 2.4 metres wide and 3.6 metres long will also be constructed from cool room panelling and to Australian Food Standards. (See attached plans)

Additionally a partition wall separating customer area from service and warehouse areas will be erected along with a false ceiling. (see attached plans)

#### **I. PARKING**

There are currently eighteen (18) onsite car spaces for Ferraro Foods leased from Council, including one (1) disabled car space.

There will be another seven (7) under cover parks created with this proposal giving a total of twenty four (25) car spaces.

This will be adequate as the business only requires fifteen (15) spaces for the retail and wholesale section and three (3) for the warehouse and staff amenities giving a total needed of eighteen (18) car spaces.

There are nine (9) car spaces at present for Unit 2 (Dobija Print World) leased from Council.

Car parking calculations, in accordance with DCP 20, (2011) are as follows:

<b>UNIT 1</b>	<b>Gross Floor Areas</b>	<b>Car Spaces</b>
<b>Supermarket</b>	<b>424</b>	<b>10</b>
<b>Offices</b>	<b>34</b>	<b>1</b>
<b>Warehousees and freezer</b>	<b>415</b>	<b>2</b>
<b>Coffee Shop</b>	<b>36</b>	<b>4</b>
<b>Toilet and Staff room</b>	<b>31</b>	<b>1</b>
<b>Total</b>	<b>774</b>	<b>18</b>
<b>Unit 2</b>	<b>Gross Floor Areas</b>	<b>Car Spaces</b>



Offices	136	3
Industrial	200	4
Warehouse	262	1
Awning	180	1
Total	778	9
Grand Total	1552	27
Total Spaces		34

**J. PEDESTRIAN SAFETY**

The new front entrance with a 1.4 metre wide automatic door will provide much safer pedestrian access than the present front door as the area outside the front door will act as a pedestrian refuge and will allow a clear view of car park traffic. Cars accessing and leaving the site can only do so slowly due to a concrete storm water drain running through the centre of the car park which effectively acts as a speed hump.

Pedestrians walking from the southern end of the car park will have an unobstructed view of trucks travelling on site.

**K. Toilet Facilities**

There is currently one unisex disabled toilet which is to be modified to conform to the latest disabled standards.

It will be adequate for up to fifteen people (six staff plus occasional customers)

Presently there is about one request per week by a customer to use the toilet

This is anticipated to increase to a customer per day.

**L. PRIVACY, VIEWS AND OVERSHADOWING**

There is negligible impact on adjacent properties with respect to privacy.

There will be no overshadowing as the site is in an industrial area and the highest parts of the building remain unchanged from the original Development Application.

**M. AIR AND NOISE**

It is not expected that there will be any sources of air pollution from the proposed development. The compressors for the cool room and freezer will be relocated to the south eastern side of the warehouse which will help reduce noise pollution to Blumer Avenue.

**N. WATER**

Water usage should not change from present usage as there will be no need for on roof sprinklers in hot weather due to better roof and wall insulation.

This should offset any increase in water usage by the café and butcher shop

A grease trap will be installed to cater for any contamination from food preparation areas

**O. UTILITY SERVICES**

Electricity, potable water, sewerage, storm water and telephone services are provided to the proposed development.

**P. HERITAGE**



The proposed development does not involve a heritage item, nor is it within a heritage conservation area, as described in Schedule 6 of the Griffith Local Environmental Plan 2002.

#### **Q. ENERGY EFFICIENCY**

The proposed development will consume the same amount of energy. The complex is to have blanket insulation to the whole building which will greatly enhance stabilising of interior temperatures compared to the polystyrene panelling which was previously in place.

Relocation of the cool room freezer and compressors to the eastern side of the building will improve energy efficiency as they will all be shielded from direct afternoon summer sun.

#### **R. WASTE**

The site is serviced by a reticulated sewage system, and a commercial skip Waste collection service.

A grease trap will be installed to cater for any contamination from food preparation areas on the south eastern side of the warehouse next to the freezer room.

There will also be a cardboard recycling bin.

#### **S. COMPLIANCE WITH DEVELOPMENT STANDARDS**

The following planning controls are considered relevant to the site and the proposed development.

1. Griffith Local Environmental Plan 2002
2. Griffith Floodplain Management Study 2006
3. State Environmental Planning Policy 11 (SEPP 11)
4. Development Control Plan 3 – Industrial Development (DCP 3)
5. Development Control Plan 20 – Off Street Parking (2011)
6. Building Code of Australia 2011
7. Food Standards Australia
8. NSW Food Act 2003

#### **1. Griffith LEP 2002**

The site is currently Zone 4 (a) General Industrial

##### **Zone objectives**

- (a) To provide for and encourage the development and expansion of industrial activities that will contribute to the economic growth of and employment opportunities within the City of Griffith, and
- (b) To ensure a variety of sites is available with regard to area, frontage and services to meet the requirements of a range of industrial uses, and
- (c) To minimise negative visual impact of development by limiting the size and scale of buildings and having regard to building design and landscaping of the site, and
- (d) To ensure industrial development creates areas that are pleasant to work in and safe and efficient in terms of transportation, land utilisation and service distribution, and
- (e) To enable development of land within this zone for industrial purposes, and
- (f) To enable development of land within this zone for the display and sale of bulky goods, and
- (g) To enable development of specific office and incidental or ancillary activities in association with the primary industrial use, and

- (h) To enable the erection of dwellings the use of which will be ancillary to an industrial use for which consent has been granted, and
- (i) To enable development of land within this zone for purposes that will not compromise the industrial development of the locality.

## **2 Development within the zone**

In Zone 4 (a) the following development is:

**(1) Allowed without development consent**

Development for the purpose of:

Environmental conservation; public utility undertakings.

**(2) Allowed only with development consent**

Any development not included in Item (1) or (3).

**(3) Prohibited**

Development for the purpose of:

cluster housing; dual occupancies; dwelling houses (other than a caretaker's/security residence used in conjunction with a use consented to); frost control fans; funeral establishments; housing for older people or people with a disability; multi-dwelling housing; residential flat buildings; shopping centres (other than retailing of bulky goods)

The conditions of Zone 4(a) allow all of the proposed developments as outlined in the opening section of this SEE (A. Proposed Development)

## **2. Griffith Floodplain Management Study 2006**

The 100 year flood susceptibility data for the Griffith LGA indicates that the site is not susceptible to flooding.

### **T. SIGNAGE**

There will be signage of similar dimensions and in the same position as the current signage.

The building will remain predominately white with Ferraro Foods colours incorporated.

At this stage a colour scheme has not been decided on.

### **U. Development Approvals**

All conditions imposed by DA 104/2009(3) are to be conformed with (if not already)

### **V. Landscaping**

There are well established gardens already established.  
They will not be affected by the proposed development.

### **W. ATTACHMENTS**

1. Overall Site plan.
2. Building floor plan.
3. Building Elevations.





ATTACHMENT 'B' - FLOOR PLANS (REVISED)

GRIFFITH CITY COUNCIL

- 8 APR 2014

RECEIVED

GRIFFITH CITY COUNCIL

5 APR 2014

REGISTERED

EXISTING BUILDING

COOLROOM

FREEZER ROOM

DELI ROOM

DELI

DISABLED TOILET

STAFF

COFFEE SHOP

COOLROOM

MEAT ROOM

SHOP

SHOP

STORAGE

EXISTING BUILDING TO BE DEMOLISHED

SHOP EXIT

OFFICE

OFFICE

SHOP ENTRY

CARPARKING

NEW EXIT DOOR

EXISTING CARPARKING

ENTRY DRIVEWAY

EXISTING CARPARKING

PROPOSED ADDITIONS TO WAKADEN STREET COMPLEX FOR  
**PAMBRIA PTY LTD**  
LOT 1 DP: 847205 BLUMER AVENUE GRIFFITH

FLOOR PLAN

DATE: 3 APRIL 2014  
SCALE: 1:100 (A1) 1:200 (A3)  
JOB NO: 1401

BUDD & PARTNERS ARCHITECTS  
43 CARRATHOOL STREET, GRIFFITH, N.S.W.  
P.O. BOX 224, GRIFFITH, 2680  
TELEPHONE: 02 69 441459  
FAX NO: 02 69 427911  
NOMINATED ARCHITECT: PETER BUDD ARB No:5331


DRG. NO.

2

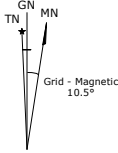




**Important Notice!**  
This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.  
This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Griffith City Council nor the Department of Lands makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.  
© The State of New South Wales (Department of Lands) 2011, © Griffith City Council 2011



**Important**  
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD) heights.  
For most practical purposes GDA94 coordinates and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84) are the same.



GN  
TN  
MN  
Grid - Magnetic  
10.5°

**Aerial Photography:**  
**Contour Interval:**  
**Projection:** MGA94 Zone 55  
**Cost:**  
**Date:** Thursday, 10 April 2014  
**Drawn By:**

**LOCALITY PLAN**  
**Map Scale: 1:2,515 at A4**  
Map Zoom: 714 m

10 March 2014

CR2014/000866

SF2014/012481

MM

The General Manager  
Griffith City Council  
PO Box 485  
GRIFFITH NSW 2680

Attention: Steven Parisotto

**DA16/2014 – PROPOSED DEMOLITION AND RECONSTRUCTION OF COMMERCIAL/RETAIL DEVELOPMENT, LOT 1 DP847205, 120 WAKADEN STREET (MR321), GRIFFITH.**

I refer to your correspondence regarding the subject Application which was referred to the Roads and Maritime Services for assessment and comment.

From the documentation supplied it is understood that the proposal is for the redevelopment of the existing commercial premises. The subject site has frontage to Wakaden Street, which is part of the Jerilderie-Rankin Springs Road (MR321) and to Blumer Avenue, which is a local road, within a 50 km/h speed zone. Vehicular access to Wakaden Street is via a service road which runs parallel to the carriageway of Wakaden Street. The intersection of Wakaden Street with Blumer Avenue includes a roundabout intersection treatment.

The subject site currently has 2 driveways to both the service road and Blumer Avenue. It is noted that with the redesign of the building that the 2 driveways to the service road are not required for vehicular access purposes. The submitted plans indicate that the southern driveway to Blumer Avenue is to be designated for entry purposes and the northern driveway is to be for exit purposes therefore creating a one-way flow through the site. A central raised median currently exists across the southern driveway therefore access to the site from Blumer Avenue is restricted to left turn from Blumer Avenue only. This central median also restricts access to the property on the opposite side of Blumer Avenue to the subject site. Vehicular access to the subject can be achieved by use of the roundabout treatment at the intersection of Wakaden Street with Blumer Avenue. Therefore the existing raised central median in Blumer Avenue could be extended to the island on the southern approach to the roundabout at the intersection of Wakaden Street and Blumer Avenue.

To promote road safety and the efficient operation of the road system it is appropriate to consider vehicular and pedestrian access arrangements for the development including the road network that provides access to the site and the standard of construction and location of driveways to the development site.

Roads and Maritime Services has assessed the Development Application based on the documentation provided and would raise no objection to the development proposal as vehicular access to Wakaden Street is via a service road however the following are provided to council for consideration for road safety reasons;



1. The off-street car park layout associated with the proposed development including driveway design and location, internal aisle widths, parking bay dimensions and loading bays are to be in accordance with AS 2890.1-2004 "Off-street car parking" and AS 2890.2-2002 "Off-street commercial vehicle facilities" and the Austroads Guide to Traffic Management Part 11: Parking and be designed in a manner to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.
2. The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Councils satisfaction.
3. The one-way motion through the subject site as shown on the submitted plans with entry via the southern driveway to Blumer Avenue and exit via the northern driveway to Blumer Avenue is to be implemented. This one-way motion is to be appropriately signposted and line marked at the driveways and through the carpark.
4. All driveways between the public road network and the subject site shall be constructed so that the formed vehicle path rises to the level of the pedestrian footpath along the frontage of the site and not have the footpath step down onto the roadway.
5. Internal vehicular manoeuvring aisles, parking areas and loading bays shall be maintained clear of obstruction and used exclusively for the purposes of vehicle access, parking and loading and unloading respectively. This is to provide for the ease of circulation of vehicles within the development site. Under no circumstances shall these areas be used for the storage of goods or waste receptacles or any other purpose.
6. The provision of on-site car parking, including disabled parking, associated with the subject development is to be in accordance with Council requirements. All car parking spaces required are to be provided on-site and not to be compensated by the on-road parking in the vicinity. Parking, particularly disabled parking is to be located with convenient pedestrian access to the entry doors of the premises.
7. Pedestrian access into the site from a public road is to be provided separate to any vehicle driveways and is to cater for all forms of pedestrian mobility. Landscaping and/or fencing are to be provided along the frontages of the site to the public roads to direct pedestrians to the defined pedestrian access point.
8. Any landscaping, fencing or signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".
9. All activities including loading/unloading of vehicles associated with this development is to be undertaken within the subject site to remove interference with vehicles and pedestrian movement on public roads.
10. Any redundant driveway servicing the subject site is to be removed and the road reserve is to be reinstated to match the surrounding roadside landform including kerb & gutter in accordance with Council requirements.
11. Stormwater run-off from the subject site onto the adjoining road reserve as a result of the proposed development is not to exceed the existing level of run-off from the subject site. Any access driveway is to be designed and constructed to prevent water from proceeding onto the carriageway of the adjoining road reserve.
12. Any works associated with the proposed development shall be at no cost to the Roads and Maritime Services.

The submitted information provides limited details regarding any proposed advertising signage. Any advertising signage is to be assessed against and comply with the provisions of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage., and the Department of Planning's Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007). The following is appropriate unless the provisions for advertising structures under SEPP 64 apply.

- 1) Any signage shall be designed and located so as to comply with the following;
  - a) the sign display shall not include:
    - Any flashing lights,
    - Electronically changeable messages,
    - Animated display, moving parts or simulated movements.
    - Complex display that holds motorist's attention beyond "glance appreciation",
    - Display resembling traffic signs or signals, or giving instruction to traffic by using words such as 'halt' or 'stop';
  - b) The method and intensity of any illumination of the sign shall not be directed or transmitted in such concentration or intensity to cause distraction or glare to motorists.
  - c) The permissible level of reflectance of an advertisement is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A', as set out in Australian Standard AS/NZS 1906.1:2007;
  - d) Any proposed sign and support structure shall be located wholly within the confines of the property boundaries and not protrude over any adjoining road reserve.
  - e) Any proposed sign and supporting structure to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions – Permanent, imposed and other actions and AS1170.2 Structural design actions – wind actions.
  - f) Any proposed sign and supporting structure shall not obstruct any road regulatory, safety or directional signage in the vicinity,
  - g) Any proposed sign and supporting structure shall not pose any risk to the safety of pedestrians or motorists.

Please be advised that under the provisions of the Environmental Planning & Assessment Act it is the responsibility of the Consent Authority to assess the environmental implications, and notify potentially affected persons, of any development including conditions.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 69371611.

**Please forward a copy of the Notice of Determination for this Development Application to the Roads and Maritime Services at the same time as advising the applicant.**

Yours faithfully



Per:  
Mr Lindsay Tanner  
Regional Manager  
South West Region

Mr Brett Stonestreet  
Griffith City Council  
Griffith NSW 2680

21<sup>st</sup> February, 2014

Dear Sir,

**DA 16/2014(1)**

Ritchies Limited objects to the proposed development for a supermarket at 120 Wakaden St, Griffith.

The permitted uses at these premises do not include a Shop or Supermarket.

The GCC LEP Zone 4(A) objectives are explicit in this regard. In fact, such use is expressly prohibited.

In addition, the DA fails to comply with safe traffic and sufficient car parking conditions.

Ritchies reserves the right to provide more detailed objections to these issues as above and others as may be relevant to the GCC determining this application.

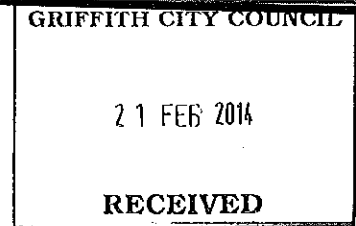
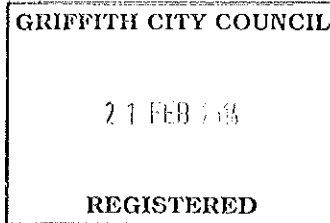
Yours faithfully



Mr Fred Harrison  
Chief Executive Officer  
Ritchies Stores Pty Ltd

Pat Pittavino

Mr Brett Stonestreet  
General Manager,  
Griffith City Council  
Neville PL.  
Griffith.NSW. 2680



**Development Application 16/2014(1)**

Dear Brett,

The Griffith Business Chamber has been approached by members, concerned about the advertised Development Application 16/2014 (1) development at 120 Wakaden St, Griffith.

Their Concerns are that they have invested to develop their retail businesses often at a premium within the appropriate zone of the Griffith City Council Local Environmental Plan (LEP) and are now concerned that Griffith City Council may approve the development not taking into consideration the requirements of the LEP.

One member has had already had discussions with their financial lender, the lender has expressed concerns on potential falling property values and the reduction of business equity.

The Griffith Business Chamber totally supports development but with in the existing guidelines and the appropriate LEP zones. The majority of our members are family owned businesses providing significant employment of local people. The Business Community need to have the confidence that Council, will stick to the LEP and protect their retail investments in Griffith.

The Griffith Business Chamber does not believe that Development Application 16/2014 (1) development at 120 Wakaden St, Griffith should be approved as it is not an appropriate site for a Supermarket, Butcher shop or Coffee shop and that allowing a re-zone from Industrial / Bulky Goods Zoning would undermine other existing property values & effect investment confidence.



Patrick Pittavino,

President,

Griffith Business Chamber.

20/02/2014

GRIFFITH CITY COUNCIL

21 FEB 2014

RECEIVED



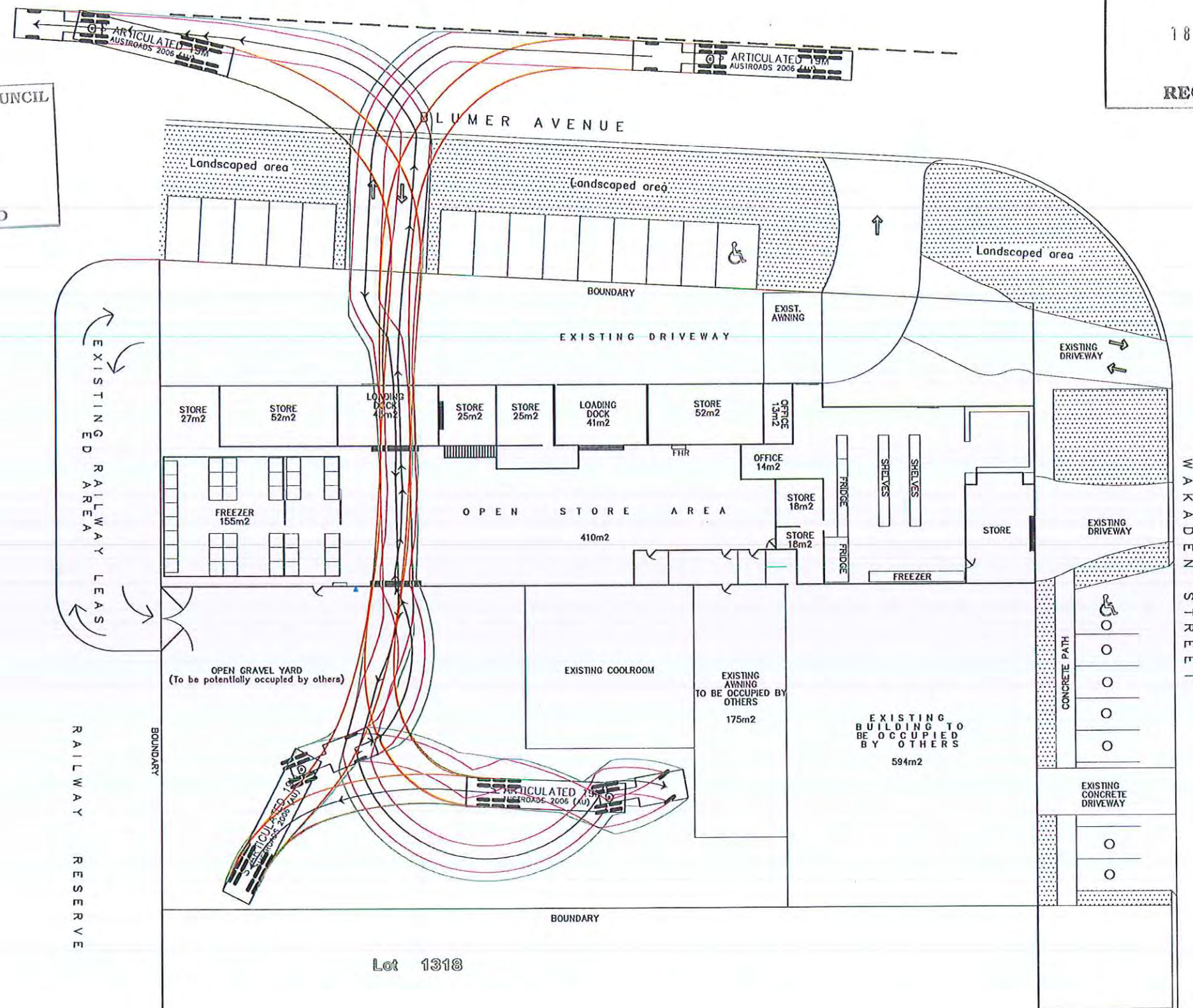
LEGEND	
MARK	ITEM
	FRONT TIRES OF VEHICLE
	REAR TIRES OF VEHICLE
	BODY OVERHAND OF VEHICLE
	CENTRELINE OF ROAD 9m FROM CENTRELINE TO EDGE OF CARRAGEWAY

### NOTES

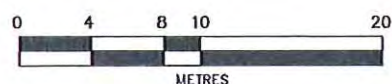
1) TURNING PATHS ARE BASE OF A 19m SEMI TRAILER TRUCK

GRIFFITH CITY COUNCIL  
18 MAR 2014  
REGISTERED

GRIFFITH CITY COUNCIL  
18 MAR 2014  
RECEIVED



UNDER GROUND SERVICES ARE APPROXIMATE ONLY. CONTACT RELEVANT AUTHORITY PRIOR TO ANY EXCAVATION OR CONSTRUCTION.



No.	DATE	AMENDMENTS	BY
E	18/03/2014	COOLROOM ADDED & TURNING CIRCLED AMENDED	SX
D	17/06/2013	SEMI TRAILER TURNING CIRCLE ADDED	SP
C	15/02/2011	REVISED HEAVY RIGID TURNING CIRCLE	JD
B	14/02/2011	REVISED HEAVY RIGID TURNING CIRCLE	JD
A	15/07/2010	ISSUED FOR DISCUSSION	JD
		AMENDMENTS	

DATE	JULY 2010	CHECKED
DRAWN	J.DAVIES	APPROVED
DESIGNED	R.SMITH	SCALE
		1:200 (A1)
		1:400 (A3)

SHEET SUBJECT	SEMITRAILER ENTERING SITE SOUTHERN ENTRY DOING A U-TURN AND LEAVING SITE
CLIENT	Planningmatters DEVELOPMENT SERVICE

PROJECT	TURNING CIRCLES AT PROPOSED DEVELOPMENT LOT 1 BLUMER AVENUE, GRIFFITH
COUNCIL REF.	
PROJECT NO.	100478
SHEET TYPE	T3
SHEET NO.	4 OF 4
ISSUE	E