



URALLA SHIRE COUNCIL

REPORT 15.3 Reissued (Corrected Version) for ORDINARY COUNCIL MEETING

27 April 2021

Commencing at 12:30pm

Kate Jessep
GENERAL MANAGER

Further correction
Attachment # 1 UINT/21/3788 - DA-18-2021 Development Assessment report (see pages 7-14)
1 June 2021

15.3 ITEM DEVELOPMENT APPLICATION 18/2021 – INSTALLATION OF FLOOD LIGHTS – 52 HILL STREET URALLA

Department: Infrastructure & Development
Prepared by: *Manager of Development and Planning*
TRIM Reference: UINT/21/3784
Attachments: UINT/21/3788 Attachment 1 - DA-18-2021 - Development Assessment Report
UINT/21/3789 Attachment 2 - DA-18-2021 - Plans
UI/21/1806 Attachment 3 - DA-18-2021 - Redacted Submission

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal: 2.1 An attractive environment for business, tourism and industry
Strategy: 2.1.4 Implement tools to simplify development processes and encourage quality commercial, industrial, and residential development
Activity: 2.1.4.1 Process building and development applications
Action: 2.1.4.1.1 Assess and determine development, construction, and other regulatory applications

NOTE TO COUNCILLORS:

In accordance with the provisions of S375A of the *Local Government Act 1993*, a Division is to be called whenever a motion for a planning decision is put to the meeting, for the purpose of recording voting on planning matters.

SUMMARY:

Proposal: Installation of flood lights
Property description: Lot 2A DP 156002 - Assessment 9611
Applicant: Uralla Bowling and Recreation Club
Owner: Uralla Bowling and Recreation Club
Zoning: RE2 Private Recreation
Date received: 4 March 2021
Public notification or exhibition: Yes
Exhibition period: 12 March 2021 – 26 March 2021
Submissions: 1
Other approvals: Nil

RECOMMENDATION:

That Council refuse the Development Application 18/2021 for installation of flood lights at 52 Hill Street Uralla (Lot A DP 156002) as:

- 1. Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate that there are acceptable impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.*
- 2. Pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate that the site is suitable for the development.*
- 3. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development fails to demonstrate that approval of the development would be in the public interest.*
- 4. Pursuant to Chapter 3 of the Uralla Development Control Plan 2011, the proposed development fails to demonstrate that it minimises impacts on adjoining properties.*

BACKGROUND:

Development Application 18/2021 for installation of flood lights at 52 Hill Street Uralla (Lot A DP 156002) was received on 4 March 2021.

One submission was received during the notification period. The relevant objections in the submission are discussed below in the 'Key Issues' section.

REPORT:

The development application seeks to gain development consent for installation of flood lights at the Uralla Bowling and Recreation Club at 52 Hill Street Uralla (Lot A DP 156002).

While the bowling club site itself is zoned RE2 Private Recreation, it is surrounded by R1 General Residential zones on three sides.

KEY ISSUES:

Noise - The installation of the lighting is for the purpose of enabling bowling activities until 10pm. As these activities are conducted exclusively outside this represents a significant intensification of the land use for a licensed premises in a residential area.

Lighting - The applicant has requested that the lights be allowed to be left on until 10pm. With several residential receptors within 50 metres of the site, it is reasonable to suggest that the lighting will have a negative impact on amenity.

Social impacts - Intensification of the land use for a licensed venue in a residential area may have negative impacts on the amenity of the locality.

Economic impacts - Amenity impacts from intensification of the land use may devalue neighbouring residential properties.

Should Council decide to approve the application, recommended conditions of consent are provided below, noting a 9pm curfew.

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

(a) Compliance with National Construction Code & insurance requirements under the Home Building Act 1989

(b) Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:

- (a) development consent, in the case of a temporary structure that is an entertainment venue, or
- (b) construction certificate, in every other case.

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.

(c) Erection of signs

(d) Please Note: This does not apply in relation to:

- (a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- (b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- (c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

2. 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:
 - (a) showing the name, address and telephone number of the principal certifier for the work, and
 - (b) 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
 - (c) stating that unauthorised entry to the site is prohibited.
3. 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.

Shoring and adequacy of adjoining property

Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

4. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.

GENERAL CONDITIONS

5. The development shall be implemented in accordance with:
 - (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
 - (b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.

Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.

6. The owner of the property is to ensure that any structure is installed:
 - (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.

Reason: To avoid any structures being erected in a location where it would be inappropriate.

7. The structures are to be inspected at the following stages of construction:
 - before the pouring of footings**
 - before pouring any reinforced concrete structure **
 - when the building work is completed and all conditions of consent have been addressed**

** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.

Council has limited capacity for inspections, which may only be on specific days. Please contact Council well in advance to arrange an inspection.

*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer

Reason: To ensure compliance with appropriate standards.

8. A Construction Certificate must be obtained from a Certifier before work commences.
Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.
9. Use of the structures is not to take place until the Principal Certifier (PC) has carried out a final inspection and an Occupation Certificate issued.
Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development Consent have been complied with so as to ensure the health and safety of occupants of the building.
10. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.
Reason: To prevent pollution from detrimentally affecting the public or environment.
11. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.
Reason: To prevent the intrusion of light onto adjoining premises.
12. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate.
Reason: To ensure pedestrian and vehicular safety during construction.
13. The external flood lights must not remain on between the hours of 9pm and 6am on any day.
Reason: To protect the amenity of the locality.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

14. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifier (if the PC is not Council) at least two days before the proposed date of commencement.
Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000

CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION

15. The owner of the property is to ensure that any building is constructed:
 - (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.

Reason: To avoid any buildings being erected in a location where it would be inappropriate.
16. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-

Monday to Saturday	7.00 AM to 5.00 PM
Sunday & public Holidays	No construction activities are to take place.

Reason: To ensure that public amenity is not unduly affected by noise.
17. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.
Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.

18. All construction materials, sheds, skip bins, spoil, temporary water closets etc. shall be kept wholly within the property and not placed on public land or in a position that may result in materials/debris being washed onto the roadway or into the stormwater drainage system.
Reason: To preserve the amenity of the locality and protect stormwater systems.
19. Temporary kerb and gutter crossings shall be installed to protect existing kerbs, channels and/or laybacks. Such protection shall consist of timber, concrete, steel or the like and shall not cause any diversion or build-up of drainage flow. Materials that could cause interference with council's drainage system shall not be used.
Reason: To ensure that Council's stormwater system is protected.
20. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA.
Reason: To ensure compliance with approved plans.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

21. Any damage caused to kerb, guttering crossovers and/or footpaths during building operations shall be rectified by the developer to the satisfaction of Uralla Shire Council's Director Infrastructure & Regulation.
Reason: To ensure that public infrastructure is maintained.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
The application was notified as per the provisions of the Uralla Development Control Plan 2011.
2. **Policy and Regulation**
Uralla Development Control Plan 2011
Uralla Local Environmental Plan 2012
Environmental Planning and Assessment Regulation 2000
Environmental Planning & Assessment Act 1979
3. **Financial (LTFP)**
Nil
4. **Asset Management (AMS)**
Nil
5. **Workforce (WMS)**
Nil
6. **Legal and Risk Management**
Should the application be approved there may be some risk in the future of litigation for Council not competently exercising its duties under Section 4.15 of the Environmental Planning and Assessment Act 1979.
7. **Performance Measures**
Nil
8. **Project Management**
Nil

Development Assessment Report

DA Number: DA-18-2021

Council: Uralla Shire Council

Location: 52 Hill Street URALLA

Development Description: Installation of Flood Lights - 8 Cantilever Lighting Poles 10 metres high with 200W LED lights

Title Details: Lot: A Sec: 8 DP: 759022

Property Details/History

	Checked	Comments
File History	No	
Title Plan	Yes	
Check Ownership	Yes	

Application Type

Is this application an Integrated Development Application? No

Concurrence/Referral

Section 4.13 – EP & A Act

Does this application require concurrence or referral? No

Is there any other issue that requires notation? No

Does this application require referral for decision by Council? Yes

Local Environmental Plan

Section 4.15(1)(a)(i) – EP & A Act

This land is zoned: R1 General Residential

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes	The proposed land use requires development consent.

Is there a draft LEP or draft LEP amendment which may affect this proposal? No

Do 'existing use' provisions apply to this development? Yes

Development Control Plan

Section 4.15(1)(a)(iii) – EP & A Act

Does Uralla DCP 2011 apply to this land/proposal? No

Regional Environmental Plan

The proposed development is not inconsistent with the New England North West Regional Plan.

State Environmental Planning Policy

Is this proposal affected by a SEPP?

No

Environmental Impacts

Section 79c(1)(b) – EP & A Act

Does this proposal have any potential environmental impacts?

Yes

	Impact	Comment
Social	Yes	Intensification of the land use for a licensed venue in a residential area may have negative impacts on the amenity of the locality.
Economic	Yes	Amenity impacts from intensification of the land use may devalue neighbouring residential properties.
Intrusion of lighting	Yes	The applicant has requested that the lights be allowed to be left on until at least 10pm. With several residential receptors within 50 metres of the site, it is reasonable to suggest that the lighting will have a negative impact on amenity.
Noise	Yes	The installation of the lighting is for the purpose of enabling bowling activities until 10pm. As these activities are conducted exclusively outside this represents a significant intensification of the land use for a licensed premises in a residential area.
Fauna	Unknown	While there may be some negative impacts from lighting on fauna in Alma Park, it is reasonable to suggest that the direct lighting from passing vehicles at night would have a greater impact than the ambient light spill from the bowling club should the application be approved.

Flooding

Section 4.15(1)(b) – EP & A Act

Is this property flood affected?

Yes

Comment: Minor impact. Infrastructure only.

Bush Fire Prone Land

Section 4.15(1)(b) – EP & A Act

Is this property bush fire prone as per the Bush Fire Prone Map?

No

Contaminated Land

Section 4.15(1)(b) – EP & A Act

Has this land been identified as being contaminated land by Council?

No

Infrastructure

Has an engineering assessment been completed?

No

Does this proposal have any potential infrastructure impacts?

No

Construction Assessment

Is a construction assessment required?

No

Section 68 Assessment

Section 68 – LGA Act

Is a section 68 approval required?

No

Signage

Does this proposal require signage?

No

Notification

Section 4.15(1)(d) – EP & A Act

Was this application notified?

Yes

Is this application an advertised development application?

No

Were there any written submissions received?

Yes. 1.

Submission Makers	Issues	Comment
Bruce and Bev Stubberfield	Noise impacts on amenity, light spill impacts on fauna,	See environmental impacts section.

Public Interest

Section 79c(1)(e) – EP & A Act

Does this proposal have any construction or safety issues?

No

Site Suitability

Section 4.15(1)(c) – EP & A Act

Is this a suitable site for this proposal

No

Assessing Officer General Comment

ASSESSMENT – KEY ISSUES

No issues warranting further detailed consideration have been identified.

Recommendation

Significant adverse impacts are expected on the amenity of the locality as a result of the approving the application. In that context it would be inappropriate to approve the development application.

Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached:

No

A handwritten signature in blue ink, consisting of stylized initials and a surname, positioned above the typed name.

Signed:

Matt Clarkson, Manager of Development and Planning

Date: 30.3.2021

Development Assessment Report

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Council: Uralla Shire Council

Location: 52 Hill Street URALLA

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Property Details/History

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Title Plan	Yes	
Check Ownership	Yes	

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Section 4.13 – EP & A Act

Does this application require concurrence or referral? No

Is there any other issue that requires notation? No

Does this application require referral for decision by Council? Yes

Local Environmental Plan

Section 4.15(1)(a)(i) – EP & A Act

This land is zoned: RE2 Private Recreation

List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes	The proposed land use requires development consent.

Is there a draft LEP or draft LEP amendment which may affect this proposal? No

Development Control Plan

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Does Uralla DCP 2011 apply to this land/proposal? No

Regional Environmental Plan

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Section 68 – LGA Act

Is a section 68 approval required? No

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I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached: No

Issued 1 June 2021



Signed:

Matt Clarkson, Manager of Development and Planning

Date: 30.3.2021

Issued 1 June 2021

PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)

Compliance with National Construction Code & insurance requirements under the Home Building Act 1989

Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:

- (a) development consent, in the case of a temporary structure that is an entertainment venue, or
- (b) construction certificate, in every other case.

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.

Erection of signs

Please Note: This does not apply in relation to:

- (a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- (b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- (c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

2. 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:
 - (a) showing the name, address and telephone number of the principal certifier for the work, and
 - (b) 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
 - (c) stating that unauthorised entry to the site is prohibited.
3. 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.

Shoring and adequacy of adjoining property

Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

4. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.

GENERAL CONDITIONS

5. The development shall be implemented in accordance with:
- All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
 - The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.

Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.

6. The owner of the property is to ensure that any structure is installed:
- to meet the setback requirements of the approved plans,
 - to be located within the confines of the lot, and;
 - so that it does not interfere with any easements or covenants upon the land.

Reason: To avoid any structures being erected in a location where it would be inappropriate.

7. The structures are to be inspected at the following stages of construction:
- before the pouring of footings**
 - before pouring any reinforced concrete structure **
 - when the building work is completed and all conditions of consent have been addressed**

** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.

Council has limited capacity for inspections, which may only be on specific days. Please contact Council well in advance to arrange an inspection.

*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer

Reason: To ensure compliance with appropriate standards.

8. A Construction Certificate must be obtained from a Certifier before work commences.

Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.

9. Use of the structures is not to take place until the Principal Certifier (PC) has carried out a final inspection and an Occupation Certificate issued.

Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development Consent have been complied with so as to ensure the health and safety of occupants of the building.

10. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.

Reason: To prevent pollution from detrimentally affecting the public or environment.

11. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.

Reason: To prevent the intrusion of light onto adjoining premises.

12. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate.
Reason: To ensure pedestrian and vehicular safety during construction.
13. The external flood lights must not remain on between the hours of 9pm and 6am on any day.
Reason: To protect the amenity of the locality.

CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING

14. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifier (if the PC is not Council) at least two days before the proposed date of commencement.
Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000

CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION

15. The owner of the property is to ensure that any building is constructed:
- (a) to meet the setback requirements of the approved plans,
 - (b) to be located within the confines of the lot, and;
 - (c) so that it does not interfere with any easements or covenants upon the land.
- Reason: To avoid any buildings being erected in a location where it would be inappropriate.*
16. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-
- | | |
|--------------------------|---|
| Monday to Saturday | 7.00 AM to 5.00 PM |
| Sunday & public Holidays | No construction activities are to take place. |
- Reason: To ensure that public amenity is not unduly affected by noise.*
17. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.
Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.
18. All construction materials, sheds, skip bins, spoil, temporary water closets etc. shall be kept wholly within the property and not placed on public land or in a position that may result in materials/debris being washed onto the roadway or into the stormwater drainage system.
Reason: To preserve the amenity of the locality and protect stormwater systems.
19. Temporary kerb and gutter crossings shall be installed to protect existing kerbs, channels and/or laybacks. Such protection shall consist of timber, concrete, steel or the like and shall not cause any diversion or build-up of drainage flow. Materials that could cause interference with council's drainage system shall not be used.
Reason: To ensure that Council's stormwater system is protected.
20. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA.
Reason: To ensure compliance with approved plans.

CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

21. Any damage caused to kerb, guttering crossovers and/or footpaths during building operations shall be rectified by the developer to the satisfaction of Uralla Shire Council's Director Infrastructure & Regulation.

Reason: To ensure that public infrastructure is maintained.

ADVISORY NOTES – GENERAL

22. The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.
23. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.
24. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.
25. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.
26. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.
27. Prior to any works being undertaken within the road reserve, (including the footpath), a Section 138 approval must be obtained from Council. Please contact Council to obtain an application form.
28. Pursuant to Section 94(1)(a) of the *Local Government Act 1993 (General) Regulation 2005*, prior to any water main extension work or sewer main extension work the developer is to apply for a Section 68 Certificate approval and submit proposed plans.

END



Uralla Bowlo

Uralla Bowling Club Chinese Restaurant

10 Meter Pole

10 Meter pole

10 Meter Pole

10 Meter Pole

10 Meter Pole

10 Meter Pole

10 Meter Pole

10 Meter Pole

● Denotes 10 Meter Cantilever
Each Pole Consists Of 4 x 20
LED FloodLights To Achieve
Levels

B & BJ Stubberfield,



Re: DA -18-2021

Installation of Flood Lights- 8 Cantilever Lighting Poles

10 metres High with 200 W Led Lights

52 Hill Street, Uralla

Uralla Bowling & Recreational Club.

Dear Mr. Clarkson,

Thank you for the notification of the above Development Application and the opportunity to respond as a nearby resident.

If more details were an option to include in a submission eg. a list of questions to gain a better understanding of the proposed Development Application, then, it would clearly provide for us to be fully informed and make comment.

However, we wish to advise, currently any conversational noise from the bowling greens resounds across Queen Street to the rear of our property in Salisbury Street during day time activities, along with any other noises that occur from the bowling club. We are guessing that the lighting is required for evening bowls, and this would create potential chatter and also resound at night. Also, in respect for residents sleeping time, if the Bowling Club Development Application is successful, we request the Flood Lights be turned off at a reasonable hour of 9 pm.

Another concern is the potential environmental impact on the existing wildlife habitat in Alma Park, by way of damaging breeding cycles and sleep patterns, potential attraction of wildlife across Bundarra Road, causing Road kill. There are a number of existing wildlife birds, ducks, Native Water Rats, eastern long necked turtle and roosting micro bats in Alma Park. Refer: RMS microbat Management plan. Wallabies and Kangaroos have been sighted in Alma park at times.

New research has shown that artificial lighting, including street lights and domestic garden lighting, could be preventing some wildlife from getting much-needed sleep, slows down their reaction and their response to fight off predators such as cats. The research urges local Councils to consider the effects of light pollution on wildlife when it comes to street and recreational park lighting. This is achievable by the angle of the lighting facing downward to the footpath instead of up towards the sky and trees.

Recreational and aesthetic values: Healthy Creeks and waterways are peaceful and beautiful. They are important to keep for all of us and future generations so we can enjoy them and learn from them.

Consideration for an Environmental Impact Assessment report would be very much appreciated, especially the fact that a waterway forms part of the habitat for the existing wildlife and surrounds Alma Park.

Thank you for the opportunity to provide a submission for DA-18-2021.

Yours sincerely

Bruce and Bev Stubberfield.

24th March, 2021.

END OF SEPARATE COVER REPORT