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APPENDIX 2

Statutory Compliance Tables

Pacific Brook Christian School – SSD 16858710

Prepared for: Pacific Brook Christian School
November 2021

1 Environmental Planning & Assessment Act – consistency with the Objects

| Proposed Development's Consistency with the Objects of the EP&A Act | | |
|---|--|------------|
| Object of the EP&A Act | Assessment | Consistent |
| (a) <i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i> | The proposal will improve the social and economic welfare of the community, through the provision of additional education facilities in the local area and the enhancement of vegetation through out the site. | Yes |
| (b) <i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i> | The proposal includes various measures aimed at minimising energy and water consumption and is considered to be consistent with the objectives of Sustainability Report (Appendix 19). | Yes |
| (c) <i>To promote the orderly and economic use and development of land,</i> | The proposal will result in the orderly and economic development of the land. Which is otherwise unused. | Yes |
| (d) <i>To promote the delivery and maintenance of affordable housing,</i> | This object is not applicable to the proposal. | N/A |
| (e) <i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i> | The proposal is considered to have a minimal impact on native animals and plants, including threatened species, populations and ecological communities and their habitats (Appendix 12). | Yes |
| (f) <i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i> | The proposal has been informed by Archaeological advice (Section 6.2.2 of the assessment and Appendix 6). | Yes |
| (g) <i>To promote good design and amenity of the built environment,</i> | An Architectural Design Analysis report (Appendix 8) has been provided which addresses good design and amenity of the built environment, as set out in Section 6.1 of the EIS. | Yes |
| (h) <i>To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i> | The design has been assessed as being capable of complying with the BCA, Australian Standards and the DDA as outlined in Section 6.14 of the assessment and Appendix 7 and 11 . | Yes |
| (i) <i>To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, and</i> | The proposed development has been assessed against the various Commonwealth and State statutes and local policies and has involved consultation with relevant levels of government. | Yes |
| (j) <i>To provide increased opportunity for community participation in environmental planning and assessment.</i> | The proponent has actively engaged with relevant government agencies and further consultation will be undertaken during the statutory assessment process. | Yes |

2 SEPP 64 – Advertising and Signage

| Assessment under SEPP No. 64 – Advertising and Signage | |
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| Provision | Assessment |
| Clause 3 – Aims, Objectives | |
| (a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of any area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and | The character of the locality in the vicinity of the Site generally consists of residential development and commercial development The proposed signage identifies the name of the new school at the entry, providing effective communication in a suitable location for the Maitland Street frontage. The signage is of a high-quality design. |
| (b) to regulate signage (but not content) under Part 4 of the Act | An assessment of the proposed signage in respect to Part 4 of the EP&A Act, in particular the relevant matters for consideration under Section 79C(1) is provided within this EIS. |
| (c) to provide time-limited consents for the display of advertisements in transport corridors, and | N/A |
| (d) to regulate the display of advertisements in transport corridors, and | N/A |
| (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors. | N/A |
| Schedule 1 Criteria | |
| Character of the Area | The character of the locality in the vicinity of the Site generally consists of a residential and commercial setting. The proposed signage is of a scale which is considered suitable for the length and height of the built form and the size of the Site and will not dominate the streetscape of Maitland Street Appendix 9 The signage is of a high-quality design. |
| Special Areas | The proposed signage will not detract from the amenity or visual quality of the Site. |
| Views and Vistas | No views or vistas will be adversely affected by the proposed signage. |
| Streetscape, Setting or Landscape | The proposed signs are of a scale which is considered suitable for the length and height of the entry wall, the size of the Site and the road frontages and will not dominate the streetscape of Maitland Street. |
| Site and Building | The extent of the signage is reasonable having regard to the scale and street-front distribution on the Site. In terms of area, the signage will comprise an almost negligible proportion of the street frontage of the site, in this case to Maitland Street. |
| Associated devices and logos with advertisements and advertising | No associated devices are proposed. |
| Illumination | One (1) sign is proposed to be illuminated. |
| Safety | The proposed signage will have no adverse public safety concerns for pedestrians, cyclists or motorists. In addition, the proposed sign will not obscure or interfere with road traffic signs and signals. |

3 Muswellbrook Local Environmental Plan 2009

The assessment of the proposal against Muswellbrook LEP has been undertaken on the basis of the Planning Proposal being Gazetted prior to approval and therefore the below Table will reference the proposed zone, height of building and FSR sought in the Planning Proposal.

| Assessment against relevant provisions of LEP 2009 | |
|---|--|
| Provision | Assessment |
| <p>Clause 1.2 Aims of Plan</p> <p>(2) The particular aims of this Plan are as follows—</p> <p>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</p> <p>(a) to encourage the proper management of the natural and human-made resources of Muswellbrook by protecting, enhancing or conserving—</p> <p>(i) productive agricultural land, and</p> <p>(ii) timber, minerals, soils, water and other natural resources, and</p> <p>(iii) areas of significance for nature conservation, and</p> <p>(iv) areas of high scenic or recreational value, and</p> <p>(v) places and buildings of archaeological or heritage significance,</p> <p>(b) to manage the urban areas of Muswellbrook by strengthening retail hierarchies and employment opportunities, promoting appropriate tourism development, guiding affordable urban form and providing for the protection of heritage items and precincts,</p> <p>(c) to promote ecologically sustainable urban and rural development,</p> <p>(d) to manage development in flood-prone areas by ensuring any obstruction, re-direction or pollution of flood waters will not have adverse consequences for the environment or increase the risk of endangering life or property,</p> <p>(e) to enhance the urban amenity and habitat for flora and fauna,</p> <p>(f) to protect and conserve—</p> <p>(i) soil stability by controlling development in accordance with land capability, and</p> <p>(ii) remnant native vegetation, and</p> <p>(iii) water resources, water quality and wetland areas, natural flow patterns and their catchments and buffer areas,</p> | <p>The proposal meets the aims of the Plan through including connection to country aspects (cultural activity) within the school design, retaining a large percentage of vegetation on site and providing orderly development of the site.</p> |
| <p>Clause 2.3 Zone objectives and Land Use Table</p> <p>Objectives of R1 General Residential zone</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To enable sensitive infill development of other housing types. • To allow people to carry out a reasonable range of activities from their homes, where such activities do not adversely affect the living environment of neighbours. • To promote the principles of ecological sustainable development including energy and water efficient subdivision and housing design. • To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development. • To ensure that development is carried out in a way that is compatible with the flood risk of the area. | <p>The proposal meets the zone objectives as provides a land use that provides an educational service to meet the needs of residents</p> |
| <p>Clause 4.3 Height of buildings</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to limit the height of buildings,</p> <p>(b) to promote development that is compatible with the height of surrounding development and conforms to and reflects natural landforms by stepping development on sloping land to follow the natural gradient,</p> <p>(c) to promote the retention and, if appropriate, sharing of existing views,</p> <p>(d) to maintain solar access to new and existing dwellings and public recreation areas and to promote solar access to new buildings,</p> | <p>The site has a maximum building height of 8.5m.</p> <p>The proposed new works propose a maximum height of 8.5m. This height sits comfortably within the existing school setting and surrounding development.</p> |

| Assessment against relevant provisions of LEP 2009 | |
|---|---|
| Provision | Assessment |
| <p>(e) to maintain privacy for residents of existing dwellings and promote privacy for residents of new buildings.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> | |
| <p>Clause 4.4 Floor Space Ratio</p> <p>(1) The objectives of this clause are as follows— (a) to ensure a degree of equity in relation to development potential for sites of different sizes and for sites located in different parts of Muswellbrook, (b) to ensure that proposals for new buildings are assessed with due regard to the context of surrounding development, (c) to ensure that the bulk and scale of proposed buildings are compatible with surrounding (or intended future) development, (d) to provide sufficient floor space for high quality development for the foreseeable future, (e) to regulate density of development and generation of vehicular and pedestrian traffic, (f) to ensure the preservation of reasonable amenity on surrounding land.</p> <p>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> | <p>The site has a maximum Floor Space Ratio of 0.5:1. With the new works, a Floor Space ratio of 0.21:1 is proposed.</p> |
| <p>Clause 5.21 Flood Planning</p> <p>(1) The objectives of this clause are as follows— (a) to minimise the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, (c) to avoid adverse or cumulative impacts on flood behaviour and the environment, (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.</p> | <p>A Flood Impact Assessment has been prepared by Royal Haskoning DHV. The FIA notes the site has a Flood Planning Level of 148.11m AHD. The proposal has been designed with the minimum floor level of 149.60m AHD</p> |
| <p>Clause 7.2 Earthworks</p> <p>(1) The objectives of this clause are as follows— (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, (b) to allow earthworks of a minor nature without requiring separate development consent.</p> <p>(2) Development consent is required for earthworks unless— (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or (b) the work is ancillary to other development for which development consent has been given.</p> <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or of the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of any fill material or the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p> | <p>As the proposal is designed to use modular buildings, earthworks will be minimal relating to excavation for piers and pathways to meet accessibility requirements.</p> |

4 Muswellbrook Shire Development Control Plan 2009

| Assessment against Relevant Provisions of Muswellbrook Shire DCP 2009 | | |
|---|--|------------|
| Provision | Assessment | Consistent |
| Section 3 – Site Analysis | | |
| <p>3.2 Site Analysis Required</p> <p>(i) A site analysis must be completed on all proposals other than single dwellings involving construction work less than 100 square metres in floor area. It forms part of the development application to Council.</p> <p>(ii) The site analysis can be in two formats depending on which method best presents the site characteristics, they are plans (maps) and statements.</p> <ul style="list-style-type: none"> • <u>Plans</u> – contain all the information that can be easily mapped. • <u>Statements</u> – issues such as character of the area are better addressed in text and photographs. | <p>A site analysis has been prepared by NBRS Architecture. Appendix 9</p> | <p>Yes</p> |
| Section 13 Flood Prone Land | | |
| <p>The following principles must be considered in Council's determination of development proposals on land to which this plan applies. Applicants shall be advised of these principles prior to submitting development applications. These principles require that:</p> <ul style="list-style-type: none"> • Proposed development will not result in increased flood hazard or flood damage to other properties; • Proposed development should be of a type, height and scale that is compatible with the existing urban and historic fabric of the area; • Construction methods and materials for that part of the development below the 1% AEP flood levels (as determined by Council) should conform with the flood proofing code as detailed in Section 12. • Proposed development shall be able to withstand the force of flowing floodwaters, including debris and buoyancy forces. | <p>No works are proposed below the flood planning level.</p> | <p>Yes</p> |
| <p>A range of non residential uses are permitted in the flood affected areas. These are listed in the Muswellbrook Local Environmental Plan as amended.</p> <p>a) Floor levels for non residential uses, excluding habitable areas, may be permitted below flood level provided the development is in accordance with the principles outlined in Section 13.1.</p> <p>b) The floor level of all habitable areas of proposed development shall be at least 0.5m above the 1% AEP flood level except in the case of change of use of an existing building.</p> <p>c) The development will not result in increased flood hazard or flood damage to other properties or increase afflux by more than 0.1 metres.</p> <p>d) The construction methods and materials for that part of the development below the 1% AEP flood level shall conform with the flood proofing code, Section 13.8</p> <p>e) The proposed development can withstand the force of flowing floodwaters, including debris and buoyancy forces.</p> | <p>The flood planning level for the site is 148.11m AHD. Proposed building height is 149.6m AHD.</p> | <p>Yes</p> |

| Assessment against Relevant Provisions of Muswellbrook Shire DCP 2009 | | |
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| Provision | Assessment | Consistent |
| <p>f) Provision shall be made for the safe storage and/or timely removal of goods, materials, plant and equipment in the event of a flood.</p> <p>g) A report be provided by a suitable qualified consulting engineer stating that the requirements outlined in (d) and (e) above have been incorporated in the design of the development. An evacuation plan for users of the development is prepared (to the satisfaction of Council) and maintained throughout the life of the development.</p> | | |
| Section 14 – Outdoor Signage | | |
| <p>14.2 Matters for Consideration Assessment Criteria</p> <p>1 Character of the area</p> <p>a) The proposal is compatible with the existing or desired future character of the area or locality in which it is proposed to be located</p> <p>b) The proposal is consistent with a particular theme for outdoor advertising in the area or locality</p> <p>2 Special areas</p> <p>a) The proposal does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas</p> <p>3 Views and vistas</p> <p>a) The proposal does not obscure or compromise important views</p> <p>b) The proposal does not dominate the skyline and reduce the quality of vistas</p> <p>c) The proposal respects the viewing rights of other advertisers</p> <p>4 Streetscape, setting or landscape</p> <p>a) The scale, proportion and form of the proposal is appropriate for the streetscape, setting or landscape</p> <p>b) The proposal contributes to the visual interest of the streetscape, setting or landscape</p> <p>c) The proposal reduces clutter by rationalising and simplifying existing advertising</p> <p>d) The proposal screens unsightliness</p> <p>e) The proposal does not protrude above buildings, structures or tree canopies in the area or locality</p> <p>f) The proposal does not require ongoing vegetation management</p> <p>5 Site and building</p> <p>a) The proposal is compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located</p> <p>b) The proposal respects important features of the site or building, or both</p> <p>c) The proposal shows innovation and imagination in its relationship to the site or building, or both</p> <p>6 Associated devices and logos with advertisements and advertising structures</p> <p>a) Any safety devices, platforms, lighting devices or logos have been designed as an integral part of the signage or structure on which it is to be displayed</p> | <p>One (1) school entrance wall sign is proposed. The proposed sign is 1.1m high and is not illuminated.</p> <p>One (1) typical free standing sign is proposed. The proposed sign is 3.75m high and 1.6m wide and illuminated.</p> <p>Seven (7) typical free standing wayfinding multi destinations signs are proposed throughout the school. The signs are 1.85m high and 700mm wide. These signs are not illuminated.</p> <p>The signs do not detract from driver, pedestrian or cyclist safety.</p> | Yes |

| Assessment against Relevant Provisions of Muswellbrook Shire DCP 2009 | | |
|---|--|-----------------------------|
| Provision | Assessment | Consistent |
| <p>7 Illumination</p> <p>a) Illumination will not result in unacceptable glare</p> <p>b) Illumination will not affect safety for pedestrians, vehicles or aircraft</p> <p>c) Illumination will not detract from the amenity of any residence or other form of accommodation</p> <p>d) The intensity of the illumination can be adjusted, if necessary</p> <p>e) The illumination can be subject to a curfew</p> <p>8 Safety</p> <p>a) The proposal will not reduce the safety for any public road</p> <p>b) The proposal will not reduce the safety for pedestrians or bicyclists?</p> <p>c) The proposal will not reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p> | | |
| <p>14.3 Signage Design, Location and Content</p> <p>14.2.1 Design, scale, size</p> <p>Objective</p> <p>a) Signage that enhances the architecture of existing buildings, streetscapes and vistas.</p> | The proposed signs enhances the architecture of the site and proposed school. | Yes |
| <p>14.2.2 Location</p> <p>Objective</p> <p>a) A consistent approach to the positioning of outdoor signage to enhance the streetscape.</p> <p>b) To allow flexibility and provide assistance for locating signage incorporated into the design of the building.</p> | The signs are proposed at the school entry, car park entry and internal to the site. | Yes |
| <p>14.2.3 Restrictions</p> <p>Objective</p> <p>a) Restrictions on outdoor signage to avoid visual cluster and the proliferation of outdoor signs</p> | Three signs are proposed along Maitland Street, two (1) being an entrance signs and one (1) a free-standing sign. This is conserved appropriate given the wide frontage of the site. | Yes |
| <p>14.2.6 Pedestrian and road safety</p> <p>Objective</p> <p>a) Outdoor signage must promote driver and pedestrian safety.</p> | One sign is illuminated, however is not expected to detract from driver safety. | Yes |
| Section 16 – Car Parking and Access | | |
| <p>16.3 Non-Residential Development</p> <p>Objectives</p> <p>a) To ensure adequate provision of off-street parking to maintain the existing levels of service and safety of the road network.</p> <p>b) To ensure a consistent and equitable basis for the assessment of parking provisions.</p> <p>c) To ensure the design of parking areas, loading bays and access driveways which function efficiently.</p> <p>d) To ensure that parking areas are visually attractive and constructed, designed, and situated so as to encourage their safe use.</p> <p>e) To ensure that all traffic generating developments are generally in accordance with those sections of the Traffic Authority of NSW Policies and Guidelines, for traffic</p> | Off street parking is provided. | Refer to Section 6.3 of EIS |

| Assessment against Relevant Provisions of Muswellbrook Shire DCP 2009 | | |
|---|---|---|
| Provision | Assessment | Consistent |
| generating developments as adopted by this Code. | | |
| 16.4.1 Access to the Site Objectives a) To ensure that access to sites operate in a safe and efficient manner. | The car park has two access points. The access point to the north will be used as the entry for stage 1 and the access point to the south will be the exit for Stage 1. The southern access point will be the entry and exit point for the master plan, with the northern access point being a gated access for deliveries and waste collection | Yes |
| 16.4.2 Car Park Design Objectives a) To ensure that the design of on-site car parking is provided to an acceptable standard. b) To ensure the convenient use and operation of car parking facilities. | The car park has been designed in accordance with AS 2890.0:2004, As2890.2:2018 and As2890.6:2009 | Yes |
| 16.4.3 Parking for People with Disabilities Objectives Special parking spaces for people with disabilities are to be provided at the rate of two percent (2%) of the overall spaces provided for a retail/business/industry development. These spaces must be clearly signposted and marked and have a minimum width of 3.2 metres, and comply with the provisions of AS2890.1. | One (1) accessible parking space is provided within the carpark. | Yes |
| 16.4.4 Loading/Unloading Facilities Objectives a) To ensure that loading and unloading can be undertaken on site. b) To ensure that loading and unloading operations do not adversely interfere with vehicle and pedestrian movements. | Unloading facilities are provided within the kiss and drop area outside of peak drop off/ pick up times. Deliveries will utilise the locked gate access, allowing school staff to monitor delivery times. | Yes |
| 16.4.7 Landscaping Objectives a) To ensure that the visual impacts of car parking are minimised. | Landscaping is proposed along the Maitland Street frontage to reduce the visual impact of the carpark. | Yes |
| 16.6 Car Parking Schedule for Specific Land Uses Educational Establishment Parking Requirements- Primary – 1 space per 2 employees plus 1 space per 12 students (primary) or 1 space per 10 students (secondary) | 15 spaces are proposed for Stage 1 (140 students and 16 staff) where the DCP requires 15 spaces. 67 spaces are proposed for the masterplan (656 students and 65 staff) where the DCP requires 92. | No (Refer to Section 6.3 of the EIS) |
| Section 20 – Erosion and Sediment Control | | |
| 20.2 Erosion and Sediment control planning i. Erosion and Sediment Control Survey ii. Erosion and Sediment Control Plans iii. Aims of an Erosion and Sediment Control Plan iv. Structure of Erosion and Sediment Control Plans v. Plan Variations vi. Sample Erosion and Sediment Control Plan | Erosion and Sediment Control Plan are outlined in the Civil plans and include stockpiles, fencing, sump traps, sandbags and sediment traps. Temporary construction exits are also proposed to limit sediment leaving the site. | Yes |

| Assessment against Relevant Provisions of Muswellbrook Shire DCP 2009 | | |
|--|---|------------|
| Provision | Assessment | Consistent |
| Section 21 – Contaminated Land | | |
| 21.3 Procedural Principles | | Yes |
| Stage 1 Preliminary Investigation | A Preliminary and Detailed Site investigation were undertaken. Contaminated land was found on site and a Remediation Action Plan Prepared along with Site Auditors review and recommendations. | |
| Stage 2 Detailed Investigation | | |
| Stage 3 Site Remediation | | |
| Stage 4 Validation and Monitoring | | |
| Section 24 – Waste Management | | |
| 24.1 Site waste Minimisation and Management | | Yes |
| The objectives of this section include: <ul style="list-style-type: none"> • To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources. • To encourage building designs, construction and demolition techniques in general which minimise waste generation. • To maximise reuse and recycling of household waste and industrial/commercial waste. • To assist applicants in planning for sustainable waste management, through the preparation of a site waste minimisation and management plan. • To provide guidance in regards to space, storage, amenity and management of waste management facilities. • To ensure waste management systems are compatible with collection services. • To minimise risks associated with waste management at all stages of development. | Waste Management Plans (WMP) were prepared for Demolition, construction and Operation. The WMP outlines the volumes and types of waste and recyclables, how they will be stored and disposed of. Waste will be collected twice weekly. Green waste will be re-sued off site or taken to an organic waste centre by the school's Gardner. | |
| Section 25 – Stormwater Management | | |
| 25.2 All Development | | Yes |
| Development has the potential to increase the impermeable area of the site and this has an impact on the quantity, quality and frequency of stormwater flowing from the site. The rapid, concentrated collection and increased volume and discharge of stormwater can contribute to nuisance localised flooding, increased soil erosion, sedimentation of water ways and destruction of aquatic eco systems. Appropriate stormwater management is essential for maintaining the amenity of urban areas and health of the environment. | A Stormwater Management Plan has been prepared for both Stage 1 and the masterplan. Stage 1 proposes to utilise existing pit and pipes, whilst the masterplan proposes a new stormwater management system. | |
| 25.2.2 Existing Drainage Systems and Easements | | Yes |
| a) To ensure that appropriate long-term arrangements are in place to allow for continued use, rehabilitation and maintenance of existing drainage systems | A 3m wide stormwater easement is proposed to the southeastern boundary | |
| 25.2.3 Flooding and Runoff Regimes | | Yes |
| a) To ensure that post development runoff reflects pre-development conditions b) To ensure that development does not result in environmental damage within existing drainage courses and receiving waters | Post development runoff has been modelled to 'be less than' pre development conditions. | |
| 25.4 Non- Residential Development | | Yes |
| a) For runoff from impermeable surfaces to be managed by stormwater source controls that; | A Site Water Management Overview report has been prepared for the development. | |

| Assessment against Relevant Provisions of Muswellbrook Shire DCP 2009 | | |
|--|---|------------|
| Provision | Assessment | Consistent |
| <ul style="list-style-type: none"> • Contain frequent, low-magnitude flows, • Maintain the natural balance between runoff and infiltration, so as to promote appropriate groundwater, soil salinity and stream flow characteristics, • Remove some pollutants prior to discharge to receiving waters, • Prevent nuisance flows from affecting adjoining properties | <p>The report identifies the site has access to reticulated water (and sewer) maintained by Muswellbrook Shire Council. There is sufficient existing capacity within the current allocation for the proposed Stage 1 development.</p> <p>A Construction Environment Management Plan is to be prepared and contain and Soil and Water Management Plan.</p> <p>Groundwater is not expected to be encountered.</p> | |