

OBERON COUNCIL

137-139 Oberon Street
PO Box 84
OBERON NSW 2787



ABN 13 632 416 736

Telephone: (02) 6329 8100
Fax: (02) 6329 8142
email: council@oberon.nsw.gov.au
Website: www.oberon.nsw.gov.au

Contact: Jaclyn Burns

Your Ref:

Our Ref: PO36-124 JB:JB

7 September 2016

Department of Environment and Planning
Attention M P Morales
GPO Box 39
SYDNEY NSW 2001

Dear Ms Morales

I refer to Development Application (SSD 7016) for the Borg Panels Timber Processing Facility Expansion, located at 124 Lowes Mount Road, Oberon.

In consideration of the proposed expansion please find following comments made to the application submitted:

1. Council are in support of the rationalisation of the conditions of consent associated to DA 27/95.
2. Noise Impacts - Subject to the implementation of noise mitigation measures it is expected that the site will comply with the EPL for operational noise. In this regard a condition of consent should be imposed requiring a management plan to incorporate the mitigation measures in Section 8.2 of the Acoustic Report including the construction activities.
3. Visual Impacts – Council acknowledges the existing visual impacts associated to the existing site infrastructure. However, a condition of consent should be considered requiring a management plan in accordance with the recommendations made with in the Visual Impact Assessment Report should approval be considered.
Additionally, further landscaping needs to be considered adjacent to the Oberon Leagues Club and needs to be addressed in the hardstand areas to the east. It is considered that this can be easily incorporated in any approval, should it be considered.
4. The information provided does not fully articulate the intended use for the hard stand areas identified as area 30 and 31, are these areas designated for car parking or for storage of products? Evidence needs to be provided to minimise and perceived impacts.
5. The applicant needs to be aware and address the potential impact associated to works within the remediation area of King Stockyard Creek. This area involved soil materials containing Aldrin and Dieldrin being deposited within borrow pits, on the ground surface and a drainage channel. The EPA have advised Council that any future site owner and occupier(s) need to be aware of the presence of the material retained on site so that any future activities at the site do not result in the re-introduction of that material into King Stockyard Creek.
6. The Traffic Management Plan: - Council requests that a condition of consent be imposed for the submission of a dilapidation report in accordance with the recommendations of the Traffic Management Report.

Based on future production outputs and associated heavy vehicle movements clarification via a traffic distribution plan needs to be provided supporting the proposed increase in heavy vehicle traffic movements associated to key roads and Councils infrastructure to enable Council to consider the potential impacts of the development.

Should you wish to discuss this matter further please don't hesitate in contacting Councils Health and Building Manager, Mrs Jaclyn Burns on (02) 6329 8100.

Yours Sincerely



Gary Wallace
Acting General Manager