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ballina shire council
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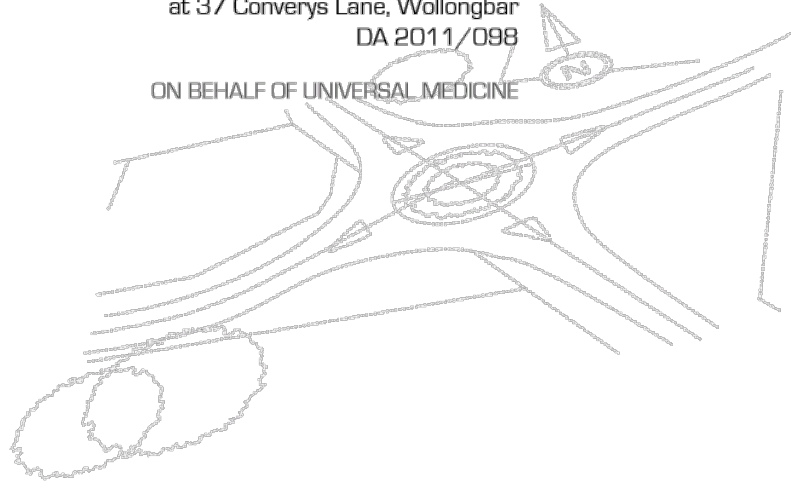
JOHN NEWTON L. Surv. (2002) TONY DENNY L. Surv. (2002) DAMIAN CHAPELLE M. Eng. (2002)



Traffic Management Plan

For an Educational Establishment
at 37 Converys Lane, Wollongbar
DA 2011/098

ON BEHALF OF UNIVERSAL MEDICINE

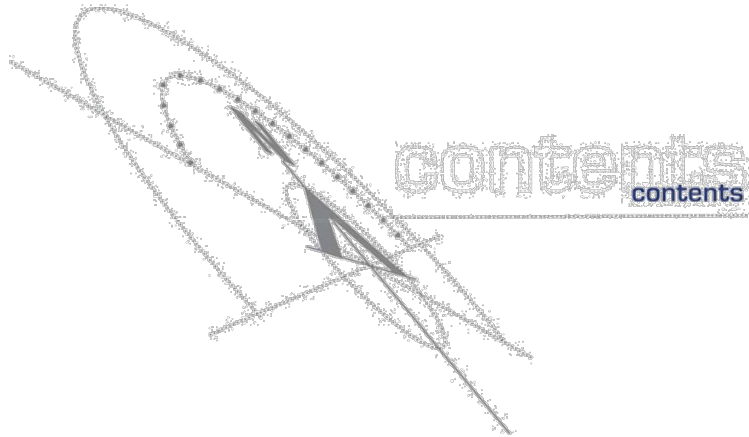


Our Ref: 11/098

Date: May 2017



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1 Introduction

Newton Denny Chapelle has been engaged by Universal Medicine to prepare a Traffic Management Plan (TMP) associated with the operation of an Educational Establishment.

The subject lands are located at 37 Converys Lane, to the north of the Bruxner Highway at Wollongbar, known in real property terms as Lot 2 DP 577649.

The TMP provides the operational provisions associated with the educational establishment catering for a maximum of 235 students.

2. Objectives

The Educational Establishment's TMP documents existing traffic management arrangements, identifies emerging traffic management issues, and maintains an action plan to address these issues.

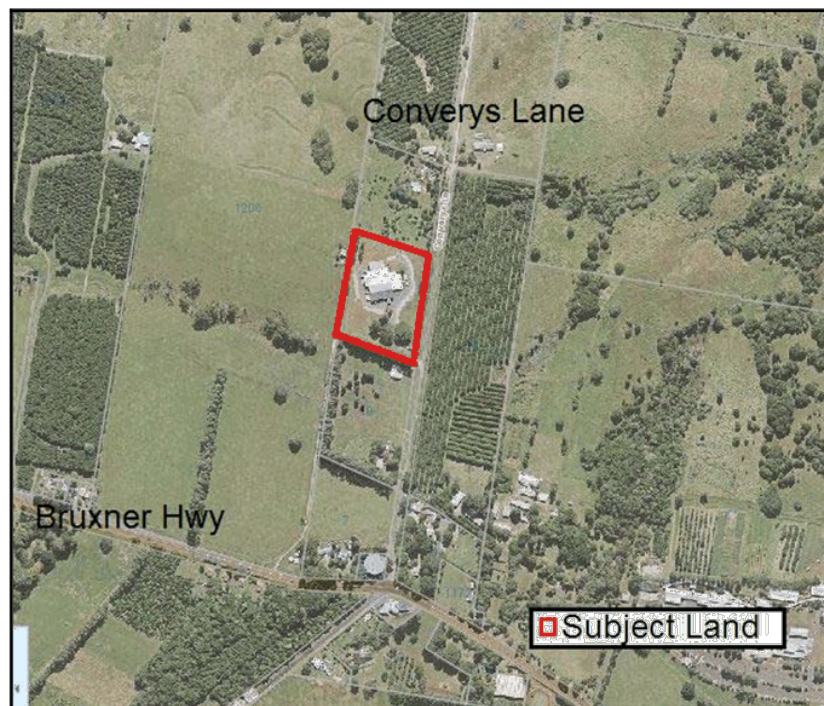
The objectives of the TMP are:

- Ensure the safety of its employees and students attending the educational establishment;
- Manage the registration and carpooling for students attending the site;
- Manage traffic volumes associated with the educational use of the site;
- Ensure clear protocols are established for enrolling students for carpooling and traffic routes to and from the establishment;
- Ensure operational procedures are in place to coordinate the collection of students from designated pick-up points;

3. Location

The subject land is situated approximately 350 metres north of the Bruxner Highway and Converys Lane intersection. The land is regular in shape and corresponds to the adjoining lots which front Converys Lane. In cadastral terms, the property is known as Lot 2 DP 577649, Parish of Tuckombil and County of Rous.

The property maintains an area of 2.429 hectares and is zoned RU1 Primary Production under the Ballina Local Environmental Plan 2012.



4. Land Use

At present, the land is embellished with an existing building that is approved for a rural industry, community facility and an Educational Establishment [Universal Medicine College]. The TMP has been prepared based on a maximum of 235 students able to attend the site.

The approved operational requirements include the Educational Facility operates a maximum of two (2) weekends per month and from Friday evening to Sunday.

5. Traffic Management

This TMP outlines the Educational Establishment's guidelines for managing vehicular traffic and parking at 37 Converys Lane, Wollongbar. All staff and students are asked to read and comply with the following provisions

Student Enrolment

- All students will enrol with the operator of the Educational Establishment so the maximum student numbers are managed. No students attend courses without pre-enrolling.
- The operator of the Educational Establishment will provide carpooling details to all enrolling students.
- The operator of the Educational Establishment will advocate carpooling within course communication issued to all students.
- The operator of the Educational Establishment will coordinate through enrolments the need to provide a bus collection service for students to the course from designated collection points.
- All students are to obey the TMP at all times.

Carpooling

- The operator of the Educational Establishment will communicate with students the need to carpool to limit demand for on-site car parking.
- The operator of the Educational Establishment will identify car parking available for those students who carpool.
- The operator of the Educational Establishment will establish a register for those students offering and/or requiring carpooling. This process will enable the operator to identify the total number of vehicles accessing the site.

- Where the operator has identified greater than 90 vehicles will be accessing the site, the bus service will need to be initiated from a designated collection point and students advised of the transport plan.

Traffic

- The operator of the Educational Establishment will require all staff to attend the site a minimum of 30 minutes before the educational classes begin to ensure traffic accessing the site is staggered. This will ensure the peak traffic volume accessing the site is below 90 movements/hour.
- Students will be advised to abide at all times with the Traffic Control Plan (TCP) dated 9/3/2016 and provided within Attachment 1. The TCP requires all students to utilise a left turn movement only out of Converys Lane onto the Bruxner Highway.

Key Performance Indicators

- The operator of the Educational Establishment shall submit traffic and car parking counts for the operation of the educational establishment where student numbers will exceed 100 students. The report is to be provided to Ballina Shire Council on a quarterly basis.
- Traffic generated by the Educational Establishment shall not exceed 90 peak hour trips for the Converys Lane and Bruxner Highway intersection.
- The operator of the Educational Establishment will enforce through marketing material and student briefings a "no left turn" movement from Converys Lane onto the Bruxner Highway pursuant to the TCP provided within Attachment 1 of this TMP.

Reporting

- A report demonstrating compliance with the KPI's will be required to be submitted to Council on a quarterly basis for the first 2 years of operation and then annually for the life of the development.
- Where the circumstance exists where greater than 90 peak hour vehicle movements occur, the report should include a review of the specific event and identify measures to negate this from reoccurring.
- The report should be sent with a statutory declaration from the operator confirming the accuracy of the information being submitted

Responsibilities

- The staff of the Educational Establishment have the responsibility for implementing this TMP, appointing suitable qualified consultants to undertake the required monitoring and coordinating the reporting to Ballina Shire Council



ATTACHMENT 1

Traffic Management Plan
Newton Denny Chapelle



REV	DATE	AMENDMENT
1		

SOURCE PLAN: www.maps.nsw.gov.au - accessed
 15/06/2011 11:08:00 - 2016/06/17 11:08:00 - 2016/06/17 11:08:00 - 2016/06/17 11:08:00

Newton Denny Chapelle
 Surveyors Planners Engineers
 Email: office@newdennychapelle.com.au
 11/11/2016 11:08:00 - 2016/06/17 11:08:00 - 2016/06/17 11:08:00

SK1 TRAFFIC MANAGEMENT PLAN			
CLIENT	MPC, BARRINGTON	DATE	11/06/2016
LOCATION	37 CONVERYS LANE WOLLONGBAR	NO.	11/0206
DATE	11/06/2016	SCALE	AS SHOWN

DA 2016/506 – 37 Converys Lane – Draft Conditions**GENERAL****1. Approved Documents**

Development being carried out generally in accordance with the documentation lodged, or on behalf of, the applicant, except as modified by any condition in this consent.

2. BCA Compliance

The buildings are to comply with the requirements of the Building Code of Australia and relevant Australian Standards.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

The following conditions in this section of the consent must be complied with prior to the issue of any Construction Certificate relating to the approved development.

3. Car Parking & Vehicular Access

The development shall provide a total of 119 on-site visitor car parking spaces with a minimum of 90 of these spaces being sealed and at least two sealed disabled car parking spaces. The design of all car parking and vehicular accesses are to be in accordance with the Australian Standard AS/NZS 2890.1:2004 and Australian Standard AS/NZS 2890.6: 2009. Design plans are to be certified by a suitably qualified professional and approved by the Principal Certifying Authority prior to issue of the Construction Certificate.

4. Flooding and Stormwater

Stormwater controls shall be provided on site in accordance with the Water Sensitive Design requirements of Council's Combined Development Control Plan Chapter 2 – Section 3.9 – Stormwater Management. This is to include the shaping of driveways and paved areas to drain to landscaped/vegetated areas. A Stormwater Management Plan and detailed design, prepared by a suitably qualified hydraulics consultant and/or Engineer, must be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

5. Developer Contributions

Prior to the issue of the Construction Certificate, payment to Council of non-refundable monetary contributions shall be made towards the provision of public services, infrastructure and amenities, which are required as a result of the development in accordance with the following contribution plans prepared under Section 94 of the Environmental Planning & Assessment Act, 1979 :

Contribution Plan/Development Servicing Plan	Adopted
Cumbalum Urban Release Area Precinct A Contributions Plan 2015	26 February 2015
Ballina Shire Roads Contribution Plan 2015	24 September 2015
Ballina Shire Open Spaces and Community Facilities Contributions Plan 2016	1 January 2017
Ballina Shire Carparking Contributions Plan 2014	14 May 2014
Ballina Shire Heavy Haulage Contribution Plan	27 October 2011

The Contribution Plans provide for the indexing of contribution amounts and are also subject to amendment. The contribution rates payable will be the rates that are applicable at the time payment is made. Copies of the Contribution Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website www.ballina.nsw.gov.au.

The Contribution amounts applicable at the time this consent is issued are as per Schedule 1 (**attached**).

6. Developer Charges

Prior to the issue of the Construction Certificate, payment to council of non-refundable monetary charges shall be made towards the provision of bulk water supply, water reticulation and sewer infrastructure which are required as a result of the development in accordance with the charges set by Ballina Shire Council and Rous Water as water supply authorities under the Water Management Act 2000. The amount payable will be the assessed additional equivalent tenements generated by the development multiplied by the charge applicable at the time of payment.

Certificates of Compliance pursuant to Section 306 of the Water Management Act 2000 shall be deemed to have been issued where the required charges have been paid and all construction works required by the water supply authority for the development have been completed.

The charges are currently guided by the following development servicing plans:

Water Supply Authority	Contribution Plan/Development Servicing Plan	Adopted
Ballina Shire Council	Ballina Shire Council Water Supply Infrastructure Development Servicing Plans	27 February 2015
Ballina Shire Council	Ballina Shire Council Sewerage Infrastructure Development Servicing Plans	27 February 2015
Rous Water	Development Servicing Plan for Bulk Water Supply	15 June 2016

The Development Servicing Plans provide for the indexing of charges and are also subject to amendment and replacement. The charges payable are the charges set by the water supply authorities at the time payment is made. Copies of the Development Servicing Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website www.ballina.nsw.gov.au.

It should be noted that Ballina Shire Council acts as Rous Water's agent in the collection of Rous Water Bulk Water Supply Charge for developments that are connected to the Ballina Shire water supply.

The charges applicable at the time this consent is issued are included in Schedule 1 (**attached**).

DURING CONSTRUCTION

The following conditions in this section of the consent must be complied with during the course of carrying out the construction works relating to the approved development.

7. Construction

The hours of operation for any noise generating construction activity (including the delivery of materials to and from the site) on the proposed development are to be limited to within the following times:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm

No noise generating construction activities are to take place on Sundays or public holidays.

8. Pollution Prevention

To prevent the pollution of waterways, the applicant/builder is to ensure adequate sediment and erosion control measures are in place prior to the commencement of works. These are to be maintained during the construction of the project until the site has been stabilised. This is to include:

- the prevention of soil erosion and the transportation of sediment material into any roadway, natural or constructed drainage systems, watercourse and or adjoining land
- service trenches being backfilled as soon as practical
- buffer vegetation zones being retained on sites that adjoin roadways, drainage systems and or watercourses
- sediment and erosion control measures are to be maintained throughout the construction process and beyond by the owner, where necessary.

9. Soil Erosion and Sediment Control

Soil erosion and sediment control measures shall be designed, installed and maintained in accordance with Managing Urban Stormwater – Soils and Construction, LANDCOM, March 2004.

10. Waste Management

All demolition, construction or the like waste is to be transported and disposed of to an approved waste facility unless managed in accordance with a current resource recovery order and exemption. If alternative disposal methods are to be sought, written approval is to be granted by the Principal Certifying Authority (PCA). **It is an offence to transport waste to a place that cannot lawfully be used as a waste facility.**

11. Fill Material

To ensure fill material is suitable and will not contaminate the site, the only fill material that may be received at the subject property is:

- a) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations (POEO) Act);
- b) Any other waste-derived material the subject of a resource recovery exemption under Clause 91 of the Protection of the Environment Operations (Waste) Regulation 2014 that is permitted to be used as fill material, excluding waste tyre.

Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE

Unless otherwise stated all conditions referred to in other sections of this consent must be complied with together with the following conditions prior to occupation or use.

12. Occupation Certificate

An Occupation Certificate is to be obtained prior to commencement of use or occupation of the premises. Where Council is not the Principal Certifying Authority the applicant shall ensure that a Certificate of Occupation prepared by the Principal Certifying Authority is submitted to Council prior to occupation of the building.

An application for an Occupation Certificate to the Principal Certifying Authority is to be accompanied by a written statement confirming how each condition of consent has been complied with.

13. Waste Management

To ensure compliance with the objectives of Ballina Council's Development Control Plan 2012 Chapter 2 Section 3.7 a site waste minimisation management plan for operational waste must be submitted to and approved by the Principal Certifying Authority prior to issue of any Occupation Certificate.

14. Car Parking (standard)

The construction of all car parking and vehicular accesses is to be in accordance with the approved Construction Plans and Australian Standard AS/NZS 2890.1: 2004. All works are to be certified by a suitably qualified consultant prior to commencement of use of the facility for in excess of 100 students.

15. Car Parking (disabled)

The construction of all disabled car parking spaces is to be in accordance with the approved Construction Plans and Australian Standard AS/NZS 2890.6: 2009. All works are to be certified by a suitably qualified consultant prior to commencement of use for the facility for in excess of 100 students.

16. Stormwater

Prior to the commencement of use of the facility for in excess of 100 students, certification must be provided to the Principal Certifying Authority that all stormwater works have been provided in accordance with the approved Construction Plan and the approved Stormwater Management Plan. Overland flow paths must not be impeded through structures or landscaping and must direct stormwater flows to the public drainage system and not onto adjoining properties. This certification is to be provided by a registered certified practicing Engineer competent in the field of stormwater design and familiar with all aspects of the project.

CONDITIONS OF USE/DURING OCCUPATION

The following conditions in this section of the consent are to be complied with in the day-to-day use or operation of the approved development.

17. Student Number Limitations

The educational facility may exceed 100 students up to a maximum of 235 students at any one time, provided that traffic generated by the Educational Establishment does not exceed 90 peak hour trips for the Converys Lane and Bruxner Highway intersection.

18. Traffic Management Plan

For any educational sessions at the facility which exceed 100 students, the approved Traffic Management Plan, prepared by Newton Denny Chapelle Ref: 11/098, Dated May 2017 (Council Record No. 17/47120) must be implemented. Reporting must be submitted to Council in accordance with the requirements within the plan.

19. Lighting

All external lighting to be installed and operated on site shall comply with the AS 4282:1997 "Control of the obtrusive effects of outdoor lighting".

20. Frequency of Use

The educational facility is to operate for no more than a maximum of two weekends per month and from Friday evening to Sunday.

21. Offensive Noise

The use and occupation of the proposed development, including all plant and equipment installed thereon, and the undertaking of normal operational activities must not give rise to any offensive noise within the meaning of The Protection of the Environment Operations Act, 1997. Offensive Noise means noise:

1. That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances;
 - a. is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted;
 - b. interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
2. That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

22. Amenity

The land use on site shall not interfere with the amenity of the locality by reason of the emission of noise, vibration, odours, fumes, smoke, vapour, steam, dust, water, waste products and the like.

23. Waste Management

Waste arising from the operational activities must be stored, transported and disposed of in accordance with the requirements of NSW EPA and the NSW WorkCover Authority pursuant to the provisions of the following:

- (a) Protection of the Environment Operations Act 1997;
- (b) Protection of the Environment Operations (Waste) Regulation 2014;
- (c) Waste Avoidance and Resource Recovery Act 2001;
- (d) New South Wales Work Health & Safety Act 2011; and
- (e) The Work Health & Safety Regulation 2011.

24. Waste Management

All waste generated on site is to be disposed to and stored in the nominated waste area/s.

Operational waste management activities at the site shall be in accordance with the Site Waste Minimisation and Management Plan (SWMMP) approved by Council.

REASONS FOR CONDITIONS

- ensure compliance with the requirements of the Environmental Planning & Assessment Act, 1979;
- ensure compliance with the objectives of the Ballina Local Environmental Plan, 2012;
- ensure an appropriate level of amenities and services is available;
- protect the existing and likely future amenity of the locality;
- maintain, as far as practicable, the public interest;
- ensure compliance with the Building Code of Australia and relevant Australian Standards;
- ensure satisfactory compliance with relevant Council plans, codes and policies.

ADVISORY MATTERS

Disability Discrimination Act 1992

The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992 (DDA). The applicant is advised to investigate any liability that may apply under that Act. Australian Standard AS 1428 – Design for Access and Mobility should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

Compliance with the BCA does not guarantee compliance with the DDA. The BCA provides important access provisions however:

- a) it does not cover all developments that are subject to the provisions of the DDA;
- b) it focuses primarily on access for people with disabilities which affect their mobility and does not address other disabilities, such as sensory disabilities; and
- c) while it mandates improved access for people with disabilities, it is not framed in terms of "equality of access".

You are therefore advised to investigate your liability under the DDA with respect to any existing and proposed future works.

Protection of the Environment

The development is to be operated in accordance with the provisions of the Protection of the Environment and Operations Act 1997 as it applies to issues of air quality, noise generation, water and wastewater quality.

Noise Control

Use of the premises/services/equipment/ancillary fittings shall not give rise to an "offensive noise" as defined under the provisions of the Protection of the Environment & Operations Act 1997.

WorkCover Requirements

The premises shall be operated in accordance with the requirements of the WorkCover Authority.

Advisory Note:

The applicant is advised to take care in ensuring that no damage is done to or unauthorised modifications are carried out on either Council's or any other organisation's underground infrastructure assets. Any Council sewer, stormwater or water main or other organisation owned electricity supply or telecommunication facility is not to be damaged or altered in any way without the necessary approvals being obtained beforehand from the relevant server.

You are advised to contact the following:

- Council - for information on sewer, water supply & stormwater
- Rous Water - Water Supply for Rous Water Authority controlled areas
- "Dial Before You Dig" - for other service infrastructure

The information relating to your property is to be obtained prior to any works commencing.

SCHEDULE 1

Contribution	Receipt Code	Contribution Unit	Rate per contribution Unit	Total Contribution Units Payable	TOTAL COST	Actual Contribution Units Payable (residential)	Actual Contribution Units Payable (commercial)
Wollongbar Water Supply (DSP Area E)	2007	equivalent tenement	\$3,221.00	0.4050	\$1,304.51	0.0000	0.4050
Rous Water 2016	5001	equivalent tenement	\$8,256.00	0.4050	\$3,343.68	0.0000	0.4050
TOTAL					\$4,648.19		