

6.5 M2 MOTORWAY SERVICES CENTRE

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1 Objectives of this Part

The objectives of this Part are:

- to provide appropriate development control principles including a limit on the maximum amount of floor areas for the redevelopment of the land to which this plan applies;
- to ensure that future development of the land does not unduly impact on nearby residential areas;
- to ensure that the development is constructed to satisfy noise criteria as set out in the Environmental Planning Authority's Environmental Noise Control Manual;
- to ensure that the lands are adequately provided with water quality facilities and stormwater drainage services.

2 Land To Which This Part Applies

This Part applies to Part lots 11, 12, 13, 30, 31 and 32 in DP 841065, Part lot 2 in DP 527053 on the eastern side of the M2 Motorway and Part of an unmade section of Talavera Road, Part Lot 25 in DP 232697, Part Lot 27 and Lot 29 in DP 232964 and Part Lot 49 in DP 841065 on the western side of the M2 Motorway.

3 Access

Vehicular access will only be allowed directly on and off the M2 Motorway. No vehicular or pedestrian access will be permitted to any adjoining land.

Provision for future access from the M2 motorway to and from Lane Cove Road by both an eastbound and a westbound ramp is essential in the design of the service centres.

Service vehicles are required to use the Motorway to access the sites.

4 Water Quality Measures

An appropriate first flush system is to be installed on the service centre to direct any pollutants from the pavement areas within the site to the sewer.

All fuel storage facilities (including LPG) are to be installed in accordance with the requirements of the Environment Protection Authority.

Following construction, all stormwater collected during the operation of the centres shall be directed first through oil separators and to water quality treatment basins.

5 Advertising Signs

Any advertising signs or structures shall be designed and located on the site in accordance with Part 9.1 Advertising Signs of this Plan.

6 Stormwater Drainage

Construction activity shall be in accordance with Part 7.2 and in accordance with the requirements of Council's Development Engineers.

- a) During construction, all stormwater shall be discharged into catch drains where water shall be directed into sedimentation basins.
- b) Flocculation and silt fences shall be utilised to ensure water is adequately treated before discharge.
- c) The construction of a wetland for the purpose of water quality control shall be provided. It shall be constructed and designed in accordance with the Constructed Wetlands Manual (Department of Land and Water Conservation 1998). The location and arrangement of the semi-permanent stored water associated with the water quality control facility shall be such as to minimise potential nuisance on habitable areas and amenities within the development.

7 Noise

Following construction both centres shall operate within the noise control limits contained in the Environmental Protection Authority Environmental Noise Control Manual.

A barrier at least four metres high shall be erected along the rear boundary of the eastbound centre. However, the height of this barrier may need to be raised following detailed consideration of a local development application. Any noise generated from either service centre shall be no more than 5dB(A) above background noise levels.

8 Development

Development on the site shall comply with the definition of motorway service centre and the maximum gross floor area of each site shall be no greater than 700m².

Each service centre shall provide only for the needs of the travelling public.

9 Operational

All mechanical plant and equipment located on the site is to be selected, installed and operated to satisfy the criteria of the Environmental Protection Authority.

Council shall be satisfied that any land contamination detected on the site shall be remediated to the requirement of the Environmental Protection Authority. A field investigation shall be carried out by a qualified geotechnical engineer. The results of this investigation shall be lodged with any Development Application for the site. Any remediation works required shall be undertaken prior to the commencement of building evidence of the satisfactory remediation shall be provided to Council.

10 Landscaping

Both sites shall be externally landscaped with native plants endemic to the locality. Landscaping of the eastbound Centre should be undertaken in consultation with the national Parks and Wildlife Service. Complete landscaping details are to accompany the Local Development Application.

11 Lighting

All lighting of the Centres shall be designed to ensure that spillage is minimal. Particular care is to be taken to ensure that lighting is not disruptive to nearby residential areas.