

**MINUTES OF THE SOUTHERN REGION JOINT
REGIONAL PLANNING PANEL MEETING
HELD AT QUEANBEYAN CITY COUNCIL
ON MONDAY 12 DECEMBER 2011 AT 3.00 PM**

PRESENT:

Allen Grimwood	Acting Chair
Terri O'Brien	Panel Member
Cr Sue Whelan	Panel Member
Penny Day	Panel Member

IN ATTENDANCE

Queanbeyan City Council	Group Manager Sustainability and Better Living – Michael Thompson
Queanbeyan City Council	Group Manager City Infrastructure – Phil Hansen
Queanbeyan City Council	Group Manager Strategic Development – David Carswell
Queanbeyan City Council	Manager Development – Phil Gibbons
Queanbeyan City Council	Senior Engineer Development - Keith Davies

APOLOGY: Apologies were received from Pam Allan and Alison McCabe

The meeting commenced at 3.00pm. The chair welcomed everyone to the meeting of the panel.

- 1. Acknowledgement of Country**
- 2. Declarations of Interest –Nil**
- 3. Business Items**

Item 1 – *JRPP 2011STH004 Queanbeyan City Council 41-2011 – Torrens Title Subdivision creating 337 residential lots; 64 Googong Road Googong NSW 2610*

Phil Gibbons gave a brief overview of development
Mark Attiwill addressed the panel for the proposal

4. Business Items Recommendations

1. The information contained in the report on Development Application 41-2011 which proposes Subdivision of Lots 12-14 DP 1164687, Lot 6 DP 255492, Lot 1 DP 11493299 and Lots 12-15 DP 754881 into proposed Lots 1-5; Subdivision of proposed Lot 2 into Lots 101-181 (Stage 1); Subdivision of Lot 180 into Lots 201-256 (Stage 2); Subdivision of Lot 178 into Lots 301-362 (Stage 3); Subdivision of Lot 177 into Lots 401-478 (Stage 4) and Subdivision of Lot 175 into Lots 501-570 (Stage 5) to create a total of 337 lots and related construction works at 64 Googong Road, Googong be received.
2. The subject Development Application (DA 41-2011) be granted consent subject to the attached amended conditions

Moved Cr S Whelan **seconded** Terri O'Brien

That the Panel resolve to adopt the Council officer's recommendation to approve the proposal for the reasons set out in the Council officer's report subject to the following amendment:

- (i) That the word "draft" be removed from condition number 31.

Motion Carried.

Endorsed by

Allen Grimwood
Acting Chair, Southern Joint Regional Planning Panel
Date: 13 December 2011

GENERAL

1. Development in Accordance with Plans

The development shall be in accordance with development application No 41-2011 submitted by the applicant on 16 February 2011 and amended plans submitted on 23 February 2011, 19 April 2011 and 2 November 2011 in accordance with the following plans and documentation:

- Documentation:**
- Volume 01 – Statement of Environmental Effects prepared by Elton Consulting February 2011
 - Volume 02 – Plans for approval prepared by Elton Consulting February 2011 (except for plans relating to Community Scheme Plans)
 - Volume 03 – Supporting documents prepared by Elton Consulting February 2011

- Plans:**
- DP_B3 (Lots 1-5) (Amended Plan dated 22 October 2011)
 - Googong Stage 1 – Sheets 1-5 (Amended Plan dated 1 November 2011)
 - Googong Stage 2 – Sheet 1 (Amended Plan dated 1 November 2011)
 - Googong Stage 3 – Sheet 1 (Amended Plan dated 1 November 2011)
 - Googong Stage 4 – Sheet 1 (Amended Plan dated 1 November 2011)
 - Googong Stage 5 – Sheets 1-3 (Amended Plan dated 1 November 2011)

All plans prepared by LANDdata Surveys.

Landscaping

Plans:

NH1A

Stages 1 and 2

- Cover Sheet dated 14 January 2011
- Stage 1 Street Tree Masterplan dated 14 January 2011 – L001
- Stage 2 Street Tree Masterplan dated 14 January 2011 – L002
- Concept Plant Species Plans Drawing No L003 dated 14 January 2011
- Street Sections Sheet 1 Drawing No L004 dated 11 April 2011
- Street Sections Sheet 2 Drawing No L005 dated 11 April 2011
- Street Sections Sheet 3 Drawing No

L006 dated 14 January 2011

- Streetscape WSUD Strategy dated 14 January 2011 – L007
- Day One Entry Sheet 1 Drawing No L008 dated 15 April 2011
- Day One Entry Sheet 2 Drawing No L009 dated 14 January 2011
- NP1 Landscape Masterplan Drawing No L010 dated 11 April 2011
- NP1 Landscape Sections Drawing No L011 dated 11 April 2011
- NP1 Southern Section Drawing No L012 dated 11 April 2011
- NP1 Plant List and Imagery Drawing No L013 dated 14 January 2011
- SF1 and Local Park Landscape Masterplan Drawing No L014 dated 14 January 2011
- SF1 and Local park 1 Landscape Sections Drawing No L015 dated 14 January 2011
- Local Park 1 Detail Masterplan Drawing No L016 dated 14 January 2011
- Site Wide Plant List Drawing No L017 dated 14 January 2011

Googong Road

- Cover Sheet Drawing No L000 dated 11 April 2011
- Landscape Masterplan Sheet 1 Drawing No L002 dated 11 April 2011
- Landscape Masterplan Sheet 2 Drawing No L003 dated 11 April 2011
- Landscape Masterplan Sheet 3 Drawing No L004 dated 11 April 2011
- Landscape Sections Sheet 1 Drawing No L005 dated 31 May 2010
- Landscape Sections Sheet 2 Drawing No L006 dated 11 April 2011
- Landscape Sections Sheet 3 Drawing No L007 dated 31 May 2010
- Plant Schedule and Imagery Drawing No L008 dated 31 May 2010

**GH14 Heritage
Interpretation
Site**

- Cover Sheet Drawing No L000 dated 31 May 2011
- Landscape Masterplan Drawing No L001 dated 15 April 2011
- Detail Plan/Imagery Drawing No L002 dated 31 May 2010
- Section AA Drawing No L003 dated 31 May 2010
- Section BB Drawing No L004 dated 31 May 2010
- Materials and Plantings Drawing No L005 dated 31 May 2010
- Appendix A Drawing No L006 dated 31 May 2010

All plans prepared by AECOM Australia Pty Ltd.

REASON: To ensure the development is completed in accordance with the approved plans.

2. Inconsistency Between Documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

REASON: To ensure conditions of consent are adhered to.

- 3. The applicant is advised that prior to commencement of future development of those parts of Googong that are outside the boundary of proposed Lot 2 DP_B3 an application is to be submitted to the Office of Environment and Heritage (OEH) for an Aboriginal Heritage Impact Permit (AHIP) to harm any Aboriginal objects.**

REASON: To comply with the requirements of the Office of Environment and Heritage.

4. Voluntary Planning Agreement

Pursuant to Section 93I(3) of the Act, the applicant is required to enter into a voluntary planning agreement with Queanbeyan City Council in accordance with the applicant's irrevocable offer contained within the draft Voluntary Planning Agreement between Council and the applicant executed by Googong on 24 November 2011.

REASON: To ensure satisfactory provision of services, amenities, works and monetary contributions for the development.

5. Separate development consent of Council is required for the erection of any signage relating to land sales.

REASON: To satisfy the requirements of Council's Local Environmental Plan.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

6. Fees and Charges

Long Service Levy

In accordance with Section 109 F of the *Environmental Planning and Assessment Act 1979* a Construction Certificate (Subdivision) will not be issued for any Stage of the development with respect to the plans and specifications for construction works until any Long Service Levy payable under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid. Currently this rate is 0.35% of the cost of the construction works costing \$25,000 or more.

REASON: To satisfy relevant provisions of the *Environmental Planning and Assessment Act 1979*.

7. Construction Management Plan

Prior to release of the Construction Certificate (Subdivision) a Construction Management Plan (CMP) must be submitted to Council and approved by Principal Certifying Authority for the proposed construction works or, if the proposed works are staged, for each stage of the proposed construction works. The plan must:

- (a) describe the proposed construction works;
- (b) outline the proposed construction program;
- (c) set standards and performance criteria for each of the relevant environmental issues [see (f) below];

- (d) describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures;
- (e) describe how the effectiveness of these actions and measures would be monitored during the proposed works;
- (f) include a detailed:
 - Soil and Water Management Plan, prepared in accordance with Development Control Plan No. 41 – Soil, Water and Vegetation Management Plans;
 - Waste Management Plan;
 - A Waste Management Plan (WMP) must be completed to identify the type of waste that will be generated by the development and method of disposal to be utilised. Applicants should consider whether it is possible to re-use materials either on-site or off-site;
 - Noise Management Plan;
 - Dust Management Plan;
 - Traffic Management Plan prepared in accordance with the requirements of Council's Engineering and Recreational Services Division;
 - Construction Staging Plan;
- (g) describe what procedures would be implemented to receive, register, report and respond to any complaints during the construction works; and
- (h) identify the key personnel who would be involved in the construction works, and provide contact numbers for this personnel.

The approved CMP is to be adhered to at all times during construction works of each stage.

REASON: To ensure satisfactory environmental management of the site. (46.07)

8. General Terms of Approval – Office of Water

Controlled Activity Approval

General terms of approval for works requiring a Controlled Activity Approval under the provisions of the *Water Management Act 2000* are attached in Schedule 1.

A Construction Certificate (Subdivision) will not be issued over any part of the site requiring a Controlled Activity Approval until a copy of the Approval has been provided to Council.

REASON: To ensure relevant statutory requirements are satisfied. (46.08)

9. Construction Certificate (Subdivision)

A Construction Certificate (Subdivision) and accompanying engineering design plans and Certification Report shall be submitted to Council prior to the commencement of any works for a subdivision stage. Works associated with the subdivision stage shall subsequently be carried out in accordance with the detailed design drawings and specifications the subject of the Construction Certificate (Subdivision).

The engineering plans must comply with the requirements of Council's Development Design Specification – Googong (Version 1, dated June 2011) and include the following where applicable to a subdivision stage –

- A Certification Report in accordance with Clause DQS.04;**
- This general note – All work must be constructed in accordance with the requirements of Queanbeyan City Council's Development Construction Specification (Version 3.1, dated June 2011).;**
- Design of a stormwater network, including a major/minor street stormwater system, any required interallotment drainage lines, any required detention basins, water quality ponds and/or gross pollutant traps and Water Sensitive Urban Design devices;**
- Design of a dual water supply network (drinking water and non-drinking water) linking to infrastructure to be constructed in accordance with Major Project Application 08_0236;**
- Design of a sewerage network linking to infrastructure to be constructed in accordance with Major Project Application 08_0236;**
- Design of the roads in the subdivision to the following standards (as defined in Schedule 4) –**
 - Street Pt1 as a Local Sub-Arterial Road,**
 - Streets 2-3, Pt4, Pt20-21 as a Local Street Boulevard (ST4),**
 - Street Pt4 as a Collector Street (ST1),**
 - Street 5 as a Local Street 2 (ST2),**
 - Streets 6, Pt7, Pt9, Pt10, 12, 13, 14, 17, 18, Pt22, 32, Pt 33, 34, 36, Pt37, 38, 40, 41, 58 & 88 as a Local Street 3 (ST3),**
 - Streets Pt7, Pt20, Pt22, Pt33, 35 & Pt37 as an Open Space Drive 1 (DR1),**
 - Streets Pt7, Pt9, Pt10, 11 & 39 as an Open Space Drive 2 (DR2).**
- Road pavements designed as flexible pavements with a primer seal plus Asphaltic Concrete (AC10) nominated as the wearing surface;**

- Driveways and shared access driveways designed as rigid concrete pavements;
- Where barrier kerb is used the location of vehicle kerb crossings must be indicated;
- Googong Road to be provided with an auxiliary right turn (AUR) for eastbound traffic at its intersection with Street 4;
- A bitumen sealed RTA Type Rural Property Access off Old Cooma Road to provide joint access to the proposed temporary reservoir site and the emergency access road;
- An emergency access road from Old Cooma Road to Streets 2/3 to the standard of a Rural Type 2 road (Yarrowlumla Table 2 Road Standards);
- Provision of a temporary bus route, bus stop in Street 4 (in front of proposed Lot 181);
- Provision of 2.0 m wide key paths in Streets 4, 20 & 21 and a 1.5 m wide path on one side of all other streets ;
- Provision of a 2.5 m wide shared path around the perimeter of Sportsfield 1 and the neighbourhood park (mini-common);
- Design of retaining walls greater than 1.0 metres in height;
- Landscape plan for reserves and street tree planting;
- Irrigation supply (permanent and temporary);
- Site works including bulk earthworks, dams water quality ponds and retarding basin construction;
- Vegetation management plan;
- Soil and water management plans including erosion control measures;
- Construction compound and site amenities; and
- Street and public open space lighting to current best practice energy efficiency standards.

REASON: To provide design certification of the subdivision works. (46.11)

PRIOR TO COMMENCEMENT OF WORKS

10. A Notice to Commence Subdivision Works must be submitted to Council two (2) days prior to commencing work on each subdivision stage and must nominate Council as the Principal Certifying Authority.

REASON: To ensure the provisions of the *Environmental Planning and Assessment Act 1979* are satisfied. (47.03)

11. Council must be appointed as the Principal Certifying Authority for the subdivision works, with such appointment to be made prior to the commencement of the subdivision application works. Please contact Council for a Notice to Commence Subdivision works form to complete to comply

with this requirements. Alternatively the form is available from Council or downloadable from www.qcc.nsw.gov.au.

NOTE: A quotation for Council to perform the duties of Principal Certifying Authority for the subdivision works will be provided upon submission of the Construction Certificate (subdivision) to Council.

REASON: To provide for supervision of the subdivision works. (47.09)

12. A sign must be erected in a prominent position on the work site prior to the commencement of works:
- (a) stating that unauthorised entry to the work site is prohibited,
 - (b) showing the name of the person in charge of the work site, and
 - (c) advising telephone numbers at which that person may be contacted during work hours and outside work hours
 - (d) showing the name of the principal certifying authority and contact details.

The sign is to be removed when the work has been completed.

REASON: To provide notification of the work site and site supervisor to the general public in emergency situations. (47.10)

13. Toilet facilities must be provided at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.

Each toilet provided:

- (a) must be a standard flushing toilet, and
- (b) must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage treatment facility approved by Council, or
 - (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by Council.

The provision of toilet facilities in accordance with this clause must be completed prior to commencement of any work on the site.

REASON: To provide adequate and hygienic amenities for people working on the site. (47.11)

14. Flora and Fauna Management Plan

A Flora and Fauna Management Plan (FFMP) is to be prepared at the applicant's cost and submitted to Council prior to commencement of works. The recommendations of the FFMP are to be implemented during the pre-construction, construction and post construction phases.

This Plan should detail the impact avoidance and mitigation measures that would be implemented to reduce adverse impacts on flora and fauna during tree removal and clearing, excavation of trenches, rehabilitation of disturbed areas after disturbances and activities such as weed management and re-establishment of native vegetation by revegetation.

The Plan should also include a monitoring and review program.

Key elements of the FFMP are to include the following as outlined in the Googong NH1A Subdivision Ecological Assessments – Terrestrial Flora and Fauna Report, July 2009 prepared by Ecowise Environmental and BIOSIS Research:

- Removal of significant trees.
- Habitat protection and flora management.
- Managing invasive species.
- Managing roadside vegetation.
- Managing impacts during construction.
- Fauna management.
- Managing impacts on Commonwealth land.

REASON: To minimise any impacts on flora and fauna.

DURING CONSTRUCTION

15. General Terms of Approval – Office of Environment and Heritage

Compliance with the conditions of the Aboriginal Heritage Impact Permit (AHIP) # 1116638 issued by the Office of Environment and Heritage formerly the NSW Government Environment, Climate Change and Water dated 13 July 2010 (attached in Schedule 2).

REASON: To satisfy NSW Government Agency requirements.

16. Aboriginal Heritage

All earthmoving contractors and operators must be instructed that, in the event of any bone or stone artefacts, or discrete distributions of shell being unearthed during earthmoving, work should cease immediately in the affected area and the Ngambri Local Aboriginal Land Council and officers of the Office of Environment and Heritage (Queanbeyan Office), informed of the discovery. Work must not recommence until the material has been inspected by those officials and permission has been given to proceed. Those failing to report a discovery and those responsible for the damage or destruction occasioned by unauthorised removal or alteration to a site or to archaeological material may be prosecuted under the National Parks and Wildlife Act 1974, as amended.

REASON: To ensure adequate procedures are in place should significant items of Aboriginal Heritage be discovered. (22.06)

17. In the event that object(s) which are suspected of being Aboriginal object(s) or relic(s) are encountered during development works, then the following protocol will be followed:

- (a) Cease any further excavation or ground disturbance, in the area of the find(s).**
 - (i) The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be temporarily halted, and**
 - (ii) The site supervisor and the Principal will be informed of the find(s).**
- (b) Do not remove any find(s) or unnecessarily disturb the area of the find(s).**
- (c) Ensure that the area of the find(s) is adequately marked as a no-go area for machinery or further disturbance, and that the potential for accidental impact is avoided.**
- (d) Note the location and nature of the find(s) and report the find(s) to:**
 - (i) Relevant project personnel responsible for project and construction direction and management;**
 - (ii) With regard to suspected Aboriginal objects, report the find to the Office of Environment and Heritage, and**
 - (iii) With regard to suspected (non-Aboriginal) relics the Office of Environment and Heritage.**
- (e) Where feasible, ensure that any excavation remains open so that the finds can be recorded and verified. An excavation may be backfilled if this is necessary to comply with work safety requirements and where this**

action has been approved by The Office of Environment and Heritage. An excavation that remains open should only be left unattended if it is safe and adequate protective fencing is installed around it.

- (f) Following consultation with the relevant statutory authority (Office of Environment and Heritage) and where advised, any other relevant stakeholder groups, the significance of the finds should be assessed and an appropriate management strategy followed. Depending on project resources and the nature of the find(s), this process may require input from a consulting heritage specialist.
- (g) Development works in the area of the find(s) may recommence with approval of the relevant statutory authority.

REASON: To ensure adequate procedures are in place should significant items of Aboriginal Heritage be discovered. (22.07)

18. Construction Management

Any works associated with the construction and/or establishment of this development must **ONLY** be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays/Public Holidays	NO WORK

The applicant is responsible to instruct and control subcontractors regarding hours of work.

Note: To undertake works involving the use of equipment which creates an offensive noise is a breach of the provisions of the Protection of the Environment Operations Act 1997 and Regulations thereunder.

REASON: To ensure a noise problem does not result from the development and the impact on the local amenity is minimised. (26.07)

- 19. The applicant must ensure that noise generated by the development does not exceed the criteria set by the Office of Environment and Heritage. This is generally a level of 5dB above background noise level.

This is measured by monitoring the level of noise from any activity within the development represent by the L_{aeq} descriptor, measured over a 15 minute period. This measurement must not exceed the background level at that time of day by more than 5dB.

REASON: To minimise the impact of noise generated by the development on surrounding residential areas. (30.05)

20. Salvage Excavation

Compliance with the conditions of the Excavation Permit 2008/5140/04 – Salvage Excavation at GH14, Googong issued on 13 May 2010 by the Office of Environment and Heritage (attached in Schedule 3).

REASON: To satisfy NSW Government Agency requirements.

21. Environmental Management

Waste Disposal

All construction or the like waste shall not be stored or stockpiled on the site and must be disposed of to an approved waste facility.

Land Contamination

Clean up equipment including suitable absorbent material shall be available on site to effectively deal with liquid contaminates such as oils and chemical spills.

Revegetation of disturbed areas

All disturbed and exposed areas shall be revegetated. Revegetation of such areas shall be implemented as soon as construction works end in each area of the development.

Dust Suppression

Adequate measures shall be taken to prevent dust from affecting the amenity of the surrounding rural neighbourhood.

A water tank designed to suppress dust from exposed surfaces and access roads shall be available on the site or in the immediate vicinity during construction works. Exposed surfaces and access pads shall be regularly wetted to suppress dust generation until such time that construction is completed and areas have been revegetated. All disturbed areas shall be revegetated immediately after completion of works.

Air Pollution

No burning of cleared vegetation or other waste material shall occur on this site prior to or during the construction phase of the development.

All vegetation material is to be chipped and used in landscaping unless it is not possible due to size, non suitability of the material or some other limitation, in which case the material will be disposed of at an approved landfill site.

Excavation

Materials resulting from excavation of the site must be stored wholly within the property boundaries unless written authority from adjoining property owner/s is first obtained for the storage of the excavation material on the adjoining site subject to erosion controls being put in place. All excess excavation material must be removed from the site and disposed of at an approved landfill site. The site is also to be rehabilitated to existing surface levels and regrassed.

Construction Access

Any construction access to the site shall have a shake down grid(s) or equivalent installed to minimise transportation of material onto the road network via vehicular movements from the site.

REASON: To prevent and/or minimise potential environmental harm to the environment that may result from the construction and rehabilitation works.

22. Trees nominated to be retained on the approved plans must be protected by temporary fencing that must be erected prior to commencement of work, extend to at least the drip line of the tree and must remain in place until practical completion of works is reached on the subdivision stage.

REASON: To offer protection to trees to be retained in accordance with the approved plans. (28.08)

23. Run-off and erosion and sediment controls must be installed onsite to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land by:-
- (a) diverting uncontaminated run-off around cleared or disturbed areas;
 - (b) erecting silt fencing in accordance with the requirements of Council's DCP No 41 - Soil, Water and Vegetation Management Plans;

- (c) preventing tracking of sediment by vehicles onto roads;
- (d) stockpiling topsoil, excavated material, construction and landscaping supplies and debris within the site;
- (e) where any material is stockpiled onsite erosion control and siltation fencing must be installed adjacent to the toe of the mound;
- (f) removal or disturbance of vegetation and top soil is confined to within 3m of each area under construction; and
- (g) the erosion and sediment control measures must be maintained in a good order until the excess excavation materials have been removed from the site.

REASON: To prevent soil erosion and water pollution. **(26.03)**

24. Civil Requirements

In the event of any damage being caused to any existing Council infrastructure (such as road pavement, kerb, guttering, stormwater pit, footpath trees and/or footpath) during construction, the applicant must repair or reimburse Council for the full cost of restoration.

REASON: To prevent damage to Council's public footway area and require payment to Council where damage occurs. **(26.10)**

25. The Subdivisor shall adhere to the following guidelines with respect to the provision of services within the development.

- (a) **Preliminary Design:-** In planning the subdivision layout the Subdivisor shall examine all utility master plans to ascertain the impact of the proposed development on each Utility Authority's existing and future infrastructure.
- (b) **Liaison with Utility Authorities:-** The Subdivisor shall confirm with each Utility Authority for water, sewer, electricity, gas and telecommunications services, of their individual requirements for the provision of servicing of the subdivision layout. Each utility shall be provided underground.
 - (i) **Confirmation for the provision of installation of the following is required:**
 - street lighting;
 - electricity reticulation;
 - water reticulation;
 - sewer reticulation;
 - gas reticulation;
 - telecommunications reticulation; and
 - under road conduits.
 - (ii) **The Subdivisor shall confirm design and construction phase requirements in order to enable an agreed development program to be established**

between each Utility Authority and the Subdivisor prior to construction.

- (c) **Construction Program:** - The Subdivisor shall liaise with each Utility Authority to confirm the following construction program:
- (i) **Project scope;**
 - Construction sequences and timing;
 - Responsibilities of all parties involved;
 - Project contact officers and principal contractors;
 - Site servicing requirements (including construction documentation and commissioning requirements);
 - Standards, specification and procedures applicable to the project; and
 - Utility resource availability and response times.
 - (d) **Access by Others:** - The Subdivisor shall permit access to the site by each Utility Authority for the purpose of carrying out works additional to that required to be undertaken by the Subdivisor.

REASON: To ensure services have been provided in accordance with Council and Utility Authority requirements. **(41.11)**

26. Inspections must be performed by the Water and Sewer Authority (Queanbeyan City Council) when works reach the following stages:

- (a) immediately prior to connection of new sewer pipes to the sewerage infrastructure to be constructed in accordance with Major Project Application 08_0236;
- (b) immediately prior to connection of new water pipes to the water reticulation infrastructure to be constructed in accordance with Major Project Application 08_0236; and
- (c) immediately prior to the backfilling of sewer drainage trenches.

Council's City Infrastructure Group must be given 24 hours notice of the need for these inspections.

NOTE: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide a Project Quality Plan in accordance with Council's *Development Construction Specification* (Version 3.1, dated June 2011), Part CQS and a Work-as-Executed Certification Report in accordance with Council's *Development Construction Specification* (Version 3.1, dated June 2011), Part C101.

REASON: To ensure that hydraulic services are constructed in accordance with Council requirements. **(41.12)**

27. Certification of the completed water reticulation (drinking water and non-drinking water) and sewerage system works within each subdivision stage and works as executed documentation for the subdivision stage must be included in a Project Quality Plan and submitted to Council in accordance with Council's *Development Construction Specification* (Version 3.1, dated June 2011), Part C101.

REASON: To ensure that hydraulic services are constructed in accordance with Council requirements. (41.13)

28. All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Development Construction Specification* (Version 3.1, dated June 2011).

The construction works shall be carried out, monitored and inspected in accordance with Specification CQS - Quality System Requirements

REASON: To ensure construction and restoration work is in accordance with Council's requirements.(41.15)

29. The Subdivisor will be responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.

REASON: To ensure compliance with Utility Authorities' requirements. (41.17)

30. Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's *Development Construction Specification* (Version 3.1, dated June 2011). Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

REASON: To ensure an adequate level of public safety and convenience during construction. (41.18)

31. Land dedicated to Council for public recreation purposes is to meet the requirements of the **draft** *Googong Urban Development Local Planning Agreement*.

REASON: To ensure areas to be handed over to Council for public recreation are functional and in a reasonable state. (41.19)

32. All fill imported on to the site must be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site must also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material or the known past history of the site where the material is obtained; and/or
- Sampling and analysis of the fill material should be conducted in accordance with the EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.

REASON: To ensure fill material is within acceptable standards.
(49.13)

33. Filling must be undertaken in accordance with the approved plans and in such a manner that the new drainage pattern does not environmentally affect adjoining properties. Those filled and/or regraded allotments must be compacted to 95% maximum modified dry density. The applicant's Geotechnical Engineer must supervise the placement of fill material and certify with test results that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS3798-1990.

REASON: To ensure satisfactory compaction of fill to standards.
(49.18)

34. Certification from a suitably qualified and practising Geotechnical Engineer must be submitted for each subdivision stage verifying that the works detailed and recommended in the geotechnical report have been undertaken under supervision, that satisfactory completion to standards has been achieved and that the assumptions relating to site conditions made in the report were validated during construction.

REASON: To ensure works are undertaken in accordance with geotechnical recommendations. (49.20)

PRIOR TO RELEASE OF SUBDIVISION CERTIFICATE

35. Application for Subdivision Certificate

A completed Subdivision Certificate application form accompanied by final plans of subdivision for each stage and a Schedule of Compliance detailing how each condition of consent has been complied with, together with the requisite processing fee, payment of contribution charges, any Council bonds and authorities from other service agencies that their requirements have been satisfied shall be submitted to Council for approval at each Stage. This application shall not be lodged until all consent conditions pertaining to the Stage have been complied with.

REASON: To comply with the *Environmental Planning and Assessment Act 1979*.

36. An application to obtain a Subdivision Certificate from Council must be supported with the following documentation:

- A final survey plan of subdivision and six copies including an electronic copy in the format of digital vector to the projection of MGA (GDA 94) with boundaries and other line work to be insitu to projection. This should be accompanied with an application for a subdivision certificate to be submitted to Council. Where approved drawings provide survey coordinates of structures, the final survey plan should include a schedule of the set out centreline coordinates of all listed structures as constructed in accordance with approved plans. The schedule should include type of structure, finished cover & invert levels of structures.

Note: Marks are available from Crown lands Office and from Queanbeyan City Council.

REASON: To ensure works are completed in accordance with the requirements of the Council, statutory bodies and the true location of assets supplied are appropriately coordinated and documented and to comply with Section 109 Environmental Planning and Assessment Act 1979. **(41.01)**

37. Civil Requirements

Submission to the Principal Certifying Authority of a statement prepared by a registered surveyor, stating that all water, sewer and stormwater pipelines constructed within proposed lots or other privately owned land are completely located within proposed easements indicated on the plan of subdivision or existing easements.

The statement must be submitted upon completion of the subdivision works and prior to the issue of the Subdivision Certificate for each subdivision stage.

REASON: To ensure works are completed in accordance with Council's requirements. **(41.03)**

- 38. Submission of an application for a Final Compliance Certificate under Section 307 of the Water Management Act 2000 for each subdivision stage prior to the issue of a Subdivision Certificate for that subdivision stage.**

REASON: To ensure compliance with the statutory requirements of the Environmental Planning and Assessment Act 1979. **(41.05)**

- 39. A geotechnical report must be submitted to Council detailing the classification of soil type generally found within each subdivision stage. A general classification for each lot within the subdivision stage must be provided and such classifications must be made by a Geotechnical Engineer in accordance with the provisions of AS 2870 "Residential Slabs and Footings". The classification reports must be submitted to Council prior to the release of the Subdivision Certificate for that subdivision stage.**

REASON: To ensure works are undertaken in accordance with geotechnical recommendations. **(41.07)**

- 40. Written evidence from the relevant service authority or a suitably certified or accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot shall be submitted to Council. All services are to be provided underground.**

REASON: To satisfy relevant utility authority requirements. **(41.08)**

- 41. Provision of a separate sewer connection, stormwater drainage connection, water services (drinking water and non-drinking water), electricity supply, gas and communication service to each allotment within the subdivision stage at the Subdivisor's expense.**

REASON: To provide access to services for each allotment. **(41.10)**

42. Maintenance of the completed subdivision works within a subdivision stage by the Subdivisor at his own expense, for a period of six (6) months after the date of the issue of the Subdivision Certificate for that stage by Council.

The subdivisor must lodge a cash bond with regard to such maintenance in an amount as calculated from fees set by Council's Management Plan and current at the time of issue of each Subdivision Certificate.

In that period the applicant will be liable for any part of the work which fails to perform to the requirements specified in Council's *Development Design Specification – Googong* (Version 1, dated June 2011), and *Development Construction Specification* (Version 3.1, dated June 2011) (or as would reasonably be expected under the design conditions).

The subdivisor must provide Council with written authorisation, that in the event of any defect work not being rectified to the required standards specified and within the period specified, to enter upon the subject land and undertake such remedial work as necessary to comply with the required standards and to deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the subdivisor.

REASON: To ensure works are completed in accordance with Council's requirements. (41.20)

43. Submission of an application for a Compliance Certificate under Section 307 of the Water Management Act 2000 for each subdivision stage to the Water and Sewer Authority (Queanbeyan City Council). The application must be accompanied by the relevant fee and four copies of the Civil Engineering plans for the design of the water reticulation and sewerage systems, drawn in accordance with Council's *Development Design Specification – Googong* (Version 1, dated June 2011), for assessment and approval by Council.

Upon approval of the hydraulic design a Compliance Certificate in accordance with section 307 of the Water Management Act 2000, will be issued by Council. The Compliance Certificate must be obtained prior to the issue of a Construction Certificate (Subdivision).

REASON: To ensure that hydraulic design is in accordance with Council requirements. (46.13)

44. Traffic Control Devices Plan

Submission to Council of a Traffic Control Devices (TCD) Plan for each subdivision stage that includes line-marking, sign-posting and Local Area Traffic Management works for approval of traffic control facilities by the Local Traffic Committee prior to their installation.

NOTE: Angle parking indicated in Street 33 shall be included in the appropriate TCD.

REASON: To authorise traffic facilities. (41.24)

45. Landscape Works

Completion of all landscaping works in accordance with the Googong Township Landscape Management Plan (GTLMP) – Stages 1-5 prepared by AECOM Australia Pty Ltd, 2 June 2010 and as identified by relevant drawings as described in Condition 1. The works are to be implemented by a suitably experienced and qualified Landscape Management Contractor in accordance with the GTLMP.

REASON: To ensure satisfactory completion of landscape works.

46. The landscape works are to be monitored and maintained by the applicant in accordance with the Voluntary Planning Agreement between Council and the applicant. Monitoring and reporting is to be carried out in accordance with the GTLMP.

During the maintenance period all landscape elements are to be managed such that they are resistant to erosion, with management strategies including:

- Planting areas are to be managed such that minimal exposed bare soil is visible.
- All surfaces are to be maintained such that they have a dense plant cover.
- Drainage lines are to be inspected regularly for signs of erosion.
- Where erosion occurs to landscape drainage line elements e.g. scour after a storm event, the damaged area is to be quickly stabilised and reinstated to the specified treatment.
- The drainage line formation is to remain as specified in the engineering and landscape drawings.

All landscape drainage line elements are to be managed for the removal of sediment with strategies to include:

- Regular inspection of bio-retention, wetland and pond sediment forebays.

- Sediment to be removed from:
 - bio-retention system forebays (bio-retention ponds and street bio-pods) when visible.
 - sedimentation basins when at 50% of capacity.
- Regular inspection of swales with prompt removal of sediment when observed.
- Sediment that passes through forebays and is deposited within the:
 - bio-retention systems and constructed wetlands is to be removed when observed.
 - pond is to be removed when it reduces the pond depth by 20%.
- Manage weed cover at no greater than 5%, and
- Manage planting associations for ongoing seeding and self perpetuation thereby increasingly minimising opportunities for weed colonisation.

REASON: To ensure landscape works are monitored and maintained.

47. Road Naming

Submission to Council for approval of street names for the proposed subdivision roads, with the names as approved to be indicated on the subdivision survey plan and provided on road name plates to be installed at the road intersections.

NOTE: Council has a list of approved names for subdivision roads which can be obtained by contacting Council's Environmental Services. Any other names will require a written submission to be lodged with Council detailing the origin of the name and the reasons for selection. Proposed names must also comply with the document *Guidelines for Road Naming* prepared by the Geographical Names Board.

REASON: To provide street addressing. (41.25)

48. Bushfire Management

The following conditions for bushfire management are imposed:

- (a) A temporary 100m wide APZ shall be provided and maintained along the eastern, western and southern sides of the subdivision by the applicant, with accumulated combustible material to be removed and the maximum height of grass kept at 150 mm during any declared "Bushfire Prone Period".
- (b) The emergency access track from Streets 2 & 3 to Old Cooma Road shall be maintained in a trafficable condition at all times by the applicant until such time as a suitable alternative public road access is provided.

REASON: To ensure compliance with the recommendations of the applicant's Bushfire Management Report. **(50.01)**

49. Public Transport Planning

- (a) Prior to the issue of a Subdivision Certificate for Stages 2-5 or any part thereof, of the development, the applicant is to submit evidence of consultation with NSW Transport regarding the provision of public transport services to service the development.
- (b) Preparation of a '*Travel Access Guide*' (TAG) to be provided to all new residents to inform them of their transport options.

REASON: To satisfy the requirements of NSW Transport.

50. Easements and Restrictions

Pursuant to Section 88B of the Conveyancing Act 1919 easements and restrictions as to use shall be created to achieve the following purposes:

- easements to drain water, including inter-allotment drainage;
- easements to drain sewer;
- easements for water supply;
- easements for irrigation water supply
- easements which Council may require to provide or maintain other services.

All easements specified above and contained in the subdivision must benefit Council as well as particular lots.

REASON: To ensure public utility services, access and restrictions are legalised over the land. **(39.01)**

51. Dedication of Drainage Reserves/Roads

Dedication to Council, free of cost on the survey plans, all drainage reserves and sewerage pump station sites.

REASON: To permit Council to adequately manage drainage and utility services. **(39.03)**

- 52. The subdivision roads for each subdivision stage are to be dedicated as public roads on the subdivision linen plan. Each subdivision stage must provide public road access to all lots within the subdivision stage, with the exception that access to proposed Lots 3 in DP_B3 shall be provided with legal and practicable access via a Positive Covenant created pursuant**

to Section 88E of the Conveyancing Act 1919 until such time that public road access is made available to this lot.

REASON: To provide legal access to all lots within the subdivision. (41.26)

ADVISORY MATTERS

1. Disability Discrimination Act

The applicant's attention is drawn to the provision of the *Disability Discrimination Act 1992* which creates an offence for discriminating against any person in relation to access facilities, employment and other matters. The applicant is advised to investigate any liability that may apply under the Act. (43.03)

2. Shared Trenching

Queanbeyan City Council promotes the provision of services via the use of shared trenching to enable rationalisation of trenching and construction practices. (43.05)

3. Definitions

Principal Certifying Authority (PCA) - is the person responsible for ensuring compliance with a construction certificate by carrying out inspections under the Environmental Planning and Assessment Act, 1979.

Construction Certificate (subdivision) – a certificate to the effect that work completed to approved plans for civil engineering works will comply with Council's adopted specifications, standards & guidelines.

Subdivision Certificate – a certificate that authorises registration of a plan of subdivision under Division 3 of Part 23 of the *Conveyancing Act 1919*. (44.01)

4. Protection of the Environment

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

5. 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*.

6. WorkCover Requirements

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

7. Wastewater Management Advice

All work carried out in connection with this approval must comply with any applicable standard established by the *Local Government (Approvals) Regulation 1993*, the *Local Government (Water, Sewerage and Drainage) Regulation 1993*, or by or under the *Act*.

8. Further Bushfire Requirements

This approval is for the subdivision of the land only. Any further development applications submitted for the erection of buildings over Lots 102 – 104, 155 – 160, 164 – 171, 202 – 206, 209 – 211, 215 – 217, 224 – 227, 230 – 233, 245 – 252, 302, 308 – 314, 323 – 324, 356 – 361, 502 – 505, & 507 – 511 will be subject to the requirements as set out in *Planning for Bushfire Protection, 2006*. In this regard development applications for the erection of buildings on these lots must be accompanied by a Bush Fire Assessment Report.