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PROPOSED CONDITIONS OF CONSENT

In accordance with section 89(1)(b) of the Environmental Planning and Assessment Act 1979, the concurrence of the applicant be sought with respect to the following conditions:

PRIOR TO WORK COMMENCING

- 1) Appropriate measures are to be implemented in relation to erosion and sediment control prior to work commencing. Such measures are to be maintained during the construction of the development.
- 2) The applicant is to provide a minimum of 2 days notice to Council of the intention to commence work.
- 3) A sign is to be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out stating:
 - i) Unauthorised entry to the work site is prohibited; and
 - ii) The name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

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

This condition does not apply to building work carried on inside an existing building, or building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is carried out.

- 4) Toilet facilities are to be provided, prior to the commencement of work, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out. Facilities are to be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be a standard flushing toilet, and must be connected to;

- i) A public sewer;
- ii) If connection to a public sewer is not practicable, then the toilet is to be connected to an accredited sewage management facility approved by the council; and
- iii) If connection to a public sewer or an accredited sewage management facility is not practicable, then connection to some other sewage management facility approved by the council is required.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

- 5) Pursuant to Section 68 of the Local Government Act 1993, the following approvals must be obtained from Council prior to the commencement of work:-
 - (i) Carry out water supply work;
 - (ii) Carry out sewer work; and
 - (iii) Carry out stormwater work.

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- 6) A Compliance Certificate under section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to the occupation of the premises. Council requires the following documentation to be submitted for the approval as Council prior to issue of a Compliance Certificate:

Water:

- i) Detailed engineering drawings for the extension of water supply required by condition 32(ii) of this consent shall be prepared and submitted for approval by Council prior to the commencement of work.

Sewer:

- ii) Detailed engineering drawings for the extension of sewer system required by condition 32(v) of this consent shall be prepared and submitted for approval by Council prior to the commencement of work.

General

- 6) The development is to be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent.

- Drawing No.DA-A001 Rev K prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A101 Rev L prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A102 Rev L prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A111 Rev F prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A112 Rev F prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A201 Rev C prepared by EJE Architecture dated 13.09.2012
- Drawing No.DA-A202 Rev B prepared by EJE Architecture dated 23.08.2012
- Drawing No.DA-A203 Rev B prepared by EJE Architecture dated 23.08.2012
- Drawing No.DA-A204 Rev B prepared by EJE Architecture dated 22.08.2012
- Drawing No.DA-A205 Rev B prepared by EJE Architecture dated 22.08.2012
- Landscape concepts 00 prepared by Terras dated August 2012
- Landscape concepts 01 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 02 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 03 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 04 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 05 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 06 Revision A prepared by Terras dated 2012-08-02
- Landscape concepts 07 Revision A prepared by Terras dated 2012-08-02
- Statement of Environmental Effects prepared by de Witt Consulting dated August 2012
- Disability Access Report Issue B prepared by Lindsay Perry Access and Architecture dated 6 August 2012
- Review of Proposed Parking prepared by Better Transport Futures dated 9 August 2012
- Traffic and Parking Impact Statement prepared by Better Transport Futures dated 26 October 2012
- Crime Risk Assessment prepared by CHD Partners dated August 2012
- Flora and Fauna Assessment prepared by Mitchel Hanlon Consulting Pty Ltd dated 20/07/2011
- Civil Design Report prepared by Northrop dated 30 October 2012

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- 7) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- 8) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

During Construction

General

- 9) The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe and unobstructed access for pedestrians. Where necessary, application may be made by contacting Council's Development and Approvals Division.
- 10) If the work involved in the erection of the building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the closure of a public place a hoarding fence must be erected between the work site and the public place.
- 11) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;

Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

The builder shall be responsible to instruct and control his sub-contractors regarding the hours of work.

Inspections

- 12) Inspection- As the consent authority under the Water Management Act 2000, the following inspections are required to be carried out by Council.
 - i) Underfloor drainage under hydrostatic test prior to covering;
 - ii) Internal stackwork under hydrostatic test prior to covering;
 - iii) Hot and cold water plumbing under pressure test prior to covering; and
 - iv) Final inspection of all plumbing.

Engineering Conditions

Traffic, Transport and Access

- 13) Pavement widening and kerb and gutter shall be constructed along the Johnston Street frontage of the site from where it currently terminates adjacent to Hunt Street to the existing kerb and gutter at the western boundary of the site. The alignment of the

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kerb and gutter shall match that of the existing kerb and gutter at the eastern boundary of the site.

- 14) The kerb and gutter shall be designed to discharge captured stormwater to the natural watercourse west of the site via a piped underground drainage system designed in accordance with the TRC Engineering Design Guidelines for Subdivisions and Developments, as required. The existing surface inlet stormwater pits may be incorporated into the kerb and gutter design by replacing the inlet with a kerb inlet and lintel as per TRC Standard Drawings 6480 – 6483.
- 15) The wearing surface of the pavement widening in Johnston Street shall be a minimum 30mm asphalt as per the TRC Engineering Design Guidelines for Subdivisions and Developments.
- 16) A 1500mm wide footpath shall be constructed from the main entrance of the site to Dean Street to provide a pedestrian link between the development and the existing University facilities at the Tamworth Base Hospital. Pram ramps shall be constructed at both the main entrance to the site and where the footpath intersects with the Dean Street kerb and gutter. The alignment of the footpath within the footway reserve shall be as per the TRC Engineering Design Guidelines for Subdivisions and Developments.
- 17) The pavement, kerb and gutter and wearing surface shall be designed in accordance with the Guidelines, and the design shall include the submission of all documentation detailed in Section 2, Appendices A & B of the TRC Engineering Design Guidelines for Subdivisions and Developments.
- 18) The main entrance to the site shall be aligned such that the centreline aligns with the centreline of Hunt Street, and the four-way intersection shall be controlled as warranted by the Austroads Guide to Road Design, Parts 4 and 4a – 2009. Future stages of the development may warrant increased intersection control, and this should be taken into consideration during the design of the current stage of the development.
- 19) All internal driveways, parking areas and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic (the design vehicle shall be the B99 Vehicle as defined in AS2890.1), and shall be sealed with an asphalt wearing surface and properly maintained to facilitate the use of vehicular access, parking facilities and pedestrian movements and to minimise any associated noise and dust nuisance. Full details of compliance are to be submitted to Council prior to the commencement of works.
- 20) All parking and loading bays shall be permanently marked out on the pavement surface and be clearly indicated by means of appropriate signs to facilitate the orderly and efficient use of onsite parking and loading/unloading facilities.
- 21) The direction of traffic movement within the site shall be clearly indicated by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises.
- 22) All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the public road with consequent traffic accident potential and reduction in road efficiency.

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Stormwater Drainage

- 23) The stormwater drainage system shall be designed in accordance with the concept stormwater drainage design drawings and accompanying documentation dated 30 October 2012 prepared by Northrop Consulting Engineers.
- 24) All pipe invert levels and grades assumed in the concept stormwater design shall be confirmed by on-site measurement as part of the detailed design and the design shall be amended where necessary.
- 25) All flows discharging from the developed areas of the catchment, or undeveloped flows being concentrated to a single point of discharge, shall be captured by an on-site stormwater detention system designed and constructed in accordance with the TRC Engineering Design Guidelines for Subdivisions and Developments, specifically Section 3.16.1 – 3.16.4 - On-Site Detention Systems in Small Developments.
- 26) Discharge flows from the detention system shall be conveyed to the existing piped stormwater system in Johnston Street.
- 27) Surge flows from the detention system shall be directed to the natural watercourse west of the site.
- 28) The detention basin will not be permitted in the riparian zone of the adjacent waterway, and the required storage volume, including batters, walls and discharge facilities must be accommodated within the site away from the waterway.
- 29) The pit and pipe network in the current stage shall be sized to capture and convey flows from the ultimate developed catchment - not just the catchment from the current stage.
- 30) The pit and pipe network and the detention basin(s) shall be sized based on a nil benefit from the proposed WSUD measures included in the concept stormwater drainage design with regard to developed flow rates.
- 31) The volume of the proposed rainwater collection tanks shall not be used in calculations for detention storage.

Water and Sewer

- 32) A Compliance Certificate under section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to the occupation of the premises. Council requires the following work to be undertaken and payments made prior to the issue of a Compliance Certificate:

Water:

- i) An appropriately sized water service is to be provided to cater for the ultimate development of the site;
- ii) Water mains in Johnston Street may require upgrading/extending;
- iii) Work shall be undertaken in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments;
- iv) Any work on live water mains shall be undertaken by Council at full cost to the developer; and

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Sewer:

- v) Council's sewerage system shall be extended to provide adequate service to the development. Any extension of sewer main within private property will require the applicant to negotiate and acquire an easement in favour of Tamworth Regional Council;
- vi) Work shall be undertaken in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments;
- vii) Any work on live sewer mains shall be undertaken by Council at full cost to the developer.

Headworks Contributions:

- viii) Payment of a water headworks contribution of \$61,366; and
- ix) Payment of a sewer headworks contribution of \$36,841.

The above water and sewer headworks contributions have been adopted under the 2012/2013 Council Management Plan. Revised rates adopted in subsequent Management Plans will apply to payments made in later financial years.

Ongoing Operations

- 33) The landscaped area of the development is to be maintained at all times in accordance with the approved landscape plan.
- 34) The sealing to all vehicular, manoeuvring and loading areas is to be maintained at all times.