

IDENTIFICATION OF APPROVED PLANS

1. **Development in Accordance with Plans**

The development being carried out in accordance with the development application and the drawings referenced below, and endorsed with Council's approval stamp, except where amended by the following conditions.

Drawing No.	Drawn by	Drawing Date	Received
Site Locality – aerial plan	Stephen Rose Architects	August 2014	15 August 2014
Site Survey and Analysis Plan	Stephen Rose Architects	August 2014	15 August 2014
Site Photographs	Stephen Rose Architects	August 2014	15 August 2014
Site Plan	Stephen Rose Architects	August 2014	15 August 2014
Lower Ground Floor Plan	Stephen Rose Architects	August 2014	15 August 2014
Ground Floor Plan	Stephen Rose Architects	August 2014	15 August 2014
First Floor Plan	Stephen Rose Architects	August 2014	15 August 2014
Second Floor Plan	Stephen Rose Architects	August 2014	15 August 2014
North and West Elevations	Stephen Rose Architects	August 2014	15 August 2014
East and South Elevations	Stephen Rose Architects	August 2014	15 August 2014
Sections 01 and 02	Stephen Rose Architects	August 2014	15 August 2014
Section 03 and 04	Stephen Rose Architects	August 2014	15 August 2014
Shadow Diagrams – June 22	Stephen Rose Architects	August 2014	15 August 2014
Artist's views – 1	Stephen Rose Architects	August 2014	15 August 2014
Artist's views – 2	Stephen Rose Architects	August 2014	15 August 2014

2. **Plans on Site**

A copy of all stamped approved plans, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

3. **Development in Accordance with Documentation**

The development is to be carried out generally in accordance with the following documents:

Title	Written by	Date
Statement of Environmental Effects	Stephen Rose Architects	March 2014
Noise Impact Assessment	Revers Acoustics	September 2014

ANCILLARY MATTERS TO BE ADDRESSED TO THE SATISFACTION OF COUNCIL PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

4. **Construction Management Program**

A Construction Management Program must be prepared and submitted to, and approved in writing by the Council prior to the issue of any Construction Certificate. The program shall include such matters as:

- a) a Safe Work Method Statement;
- b) the proposed method of access to and egress from the site for construction vehicles, including access routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed;
- c) the proposed phases of construction works on the site, and the expected duration of each construction phase;
- d) the proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken;
- e) the proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process;
- f) the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site;
- g) the proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
- h) the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site;
- i) the proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising structural engineer, or equivalent;
- j) proposed protection for Council and adjoining properties. Details are to include site fencing and the provision of "B" class hoardings and fans over footpaths and laneways;
- k) proposed protection for Council and adjoining properties;
- l) the location and operation of any on site crane;
- m) the location of any Construction Zone (if required) approved by Council's Traffic Committee, including a copy of that approval; and
- n) location, identification, treatment and disposal of all hazardous materials on site.

All work and excavation, demolition or construction activities shall be undertaken in accordance with the approved Construction Management Program and any

conditions attached to the approved plan. A copy of the approved Construction Management Plan, and any conditions imposed on that plan, shall be kept on the site at all times and made available to any officer of Council upon request.

5. Traffic Management Plan

A Traffic Management Plan prepared by an appropriately qualified civil engineer shall be prepared and submitted to Council for written approval prior to the issue of any Construction Certificate. The Traffic Management Plan shall include certification and details addressing the following:-

- (a) Details demonstrating compliance with relevant provisions in AS2890.1 – Off Street Car Parking Facilities, including, but not limited to, aisle widths, and parking space dimensions;
- (b) Details of the proposed circulation routes within the car park;
- (c) Details of proposed pedestrian routes, kerb construction methods and other protective measures such as bollards or the like to ensure safety of users;
- (d) Details of proposed traffic control signage to be installed and references to relevant RTA Guidelines and Australian Standards; and
- (e) Details of speed limit restrictions within the car park.

Notes:

- (i) It is recommended that the Traffic Management Plan be prepared and submitted at an early stage as the Traffic Committee only meets once a month, and make require further information prior to approval.
- (ii) The Traffic Management Plan is used to ensure appropriate safety and traffic management is provided within the development which can be enforced through relevant legislation. It is in the interests of the applicant that it is completed.

6. Building Code of Australia – Compliance Audit

The applicant shall submit to Council a Compliance Audit which addresses Part J of the Building Code of Australia. This Compliance Audit shall be lodged with the Construction Certificate.

OPERATIONAL CONDITIONS IMPOSED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS AND OTHER RELEVANT LEGISLATION
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7. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

ANCILLARY MATTERS TO BE COMPLETED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

8. Muswellbrook Shire Water and Waste Division

A 'Notice of Requirements' under the Water Management Act 2000 must be obtained, prior to any Construction Certificate application, detailing water and sewer extensions to be built and charges to be paid by the applicant. Any charges

identified in the 'Notice of Requirements' as requiring payment at construction certificate stage are to be paid prior to release of a Construction Certificate.

Details demonstrating compliance with any requirements for works by Muswellbrook Shire Council Water & Waste Department are to be provided with the Construction Certificate application.

9. Colours (External) – Conservation Areas

External colours shall be similar to traditional colour schemes appropriate to the type and architectural style of the building, and be complimentary to similar buildings in the immediate vicinity. Details of the proposed colour scheme are to be submitted to the Certifying Authority for approval with the Construction Certificate.

10. Parking for People with Disabilities

A total of one (1) car-parking spaces for use by persons with a disability shall be provided as part of the total car-parking requirements. Consideration must be given to the means of access from the car-parking spaces to adjacent buildings, to other areas within the building and to footpath and roads and shall be clearly shown on the plans submitted to the Certifying Authority for approval with the Construction Certificate. All details shall be prepared in consideration of, and construction completed in accordance with Australian Standard AS2890.1 to achieve compliance with the Disability Discrimination Act, and the relevant provisions of AS1428.1 and AS1428.4.

11. Off Street Car Parking

A total of 65 off-street car-parking spaces, together with access driveways, shall be constructed, paved, line marked and signposted in accordance with the approved development plans, appropriate Australian Standards and industry best practice as appropriate. The plans shall also nominate the allocation of parking spaces for specific purposes as required by conditions of this consent. A certificate prepared and certified by an appropriately qualified and practising Civil Engineer for the construction of these areas in accordance with this requirement, shall be submitted to the Certifying Authority for approval with the Construction Certificate.

12. Pedestrian/Cycleway Footpath

The applicant shall submit a design with the Construction Certificate for a two (2) metre wide reinforced concrete shared pedestrian cycleway along the Hill Street frontage of the development at the full cost of the applicant, in accordance with AUSPEC specifications D9 and C271.

13. Garbage and Recycling Facilities

An appropriate area shall be provided within the site for the storage of garbage bins and recycling containers for all waste and recyclable material generated by this premises. The following requirements shall be met:

- a) all internal walls of the storage area shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning;
- b) the storage area shall be adequately screened from the street and located

behind the building line;

- c) all waste is to be removed weekly from the site by a contractor and disposed of at a site approved for such purposes

Details of the storage area are to be provided to, and approved by the Certifying Authority prior to issuing of the Construction Certificate.

14. **Waste Management Plan**

A Waste Management Plan is to be submitted with the Construction Certificate. The plans should include, but not be limited to, the estimated volume of waste and method of disposal for the construction and operation phases of the development, all landfill removed from the site, haulage routes, design of on-site wind proof waste storage and recycling area and administrative arrangements for waste and recycling management during the construction process.

15. **Asbestos & Hazardous Material Survey (High Hazard)**

In relation to the demolition or alteration of the existing building (or part of a building) on the site:

- (a) a report prepared by an appropriately qualified person (such as an Occupational Hygienist or Environmental Consultant) is to be submitted to the Certifying Authority, with the Construction Certificate application, detailing whether any asbestos or hazardous materials exist on the site that are affected by the proposed building works. (e.g. lead in paints, ceiling dust, glass fiber insulation or asbestos based products).

Note: If no hazardous materials are identified, the demolition may proceed in accordance with AS2601 and the following conditions, including dust control and WorkCover requirements.

- (b) should any hazardous materials be identified as per item (a), a Work Plan shall be submitted to the Certifying Authority with the Construction Certificate application and set out in accordance with AS2601 – Demolition of Buildings. The report shall contain details regarding:
 - i. The type of hazardous material;
 - ii. The level or measurement of the hazardous material in comparison to National Guidelines;
 - iii. Proposed methods of containment; and
 - iv. Proposed methods of disposal.
 - v. Details of signage to be provided on the site to comply with the provisions of the Occupational Health and Safety Regulation 2001, to ensure persons are warned, by the use of signs, labels or other similar measures, of the presence of asbestos or asbestos-containing material in a place at which construction work is being carried out.
- (c) where unacceptably high levels of lead are found in a premises to be demolished soil samples from site are to be tested by a NATA Registered laboratory before and after demolition and submitted to Council. This will determine whether remediation of the site is necessary.
- (d) the demolition must be undertaken in accordance with AS2601.

- (e) any works involving asbestos based products must be undertaken in accordance with the requirements of the WorkCover Authority in relation to removal, handling and disposing of material, and the Work Safe Australia Asbestos Code of Practice. (Refer to the information publications provided in your approvals package for more specific information)
- (f) all work involving lead removal must not cause lead contamination of air or ground, and the Work Plan submitted to comply with item (b) must comply with the requirements of AS 4361.2-1998 : Guide to lead paint management - Residential and commercial buildings. Particular attention must be given to the control of dust levels on the site.

Details demonstrating compliance with these requirements are to be approved by the Certifying Authority and submitted with the Construction Certificate.

Notes:

- 1. Further details regarding requirements for removal of hazardous materials can be obtained from the WorkCover website or at www.lead.org.au.
- 2. Failure to comply with legislative requirements relating to the removal or handling of hazardous materials is likely to result in enforcement action, including fines or prosecution without prior warnings.

16. Cigarette Butt Receptacle – Commercial

That provision be made for cigarette butt receptacles on the site to minimise littering. Cigarette butt receptacles must be provided on site, and permanently provided for the development after construction.

Details of the size and the location of the receptacle are to be provided to the Certifying Authority for approval with the Construction Certificate.

17. Access for People with Disabilities

Ramps and access for people with disabilities are to be provided to and within the entire building. Consideration must be given to the means of dignified and equitable access from public places to adjacent buildings, to other areas within the building and to footpath and roads.

Compliant access provisions for people with disabilities shall be clearly shown on the plans submitted to the Certifying Authority for approval with the Construction Certificate. All details shall be prepared in consideration of, and construction completed to achieve compliance with the provisions of the Disability Discrimination Act, and the relevant provisions of AS1428.1 and AS1428.4.

18. Sewer Main – Location of building/structure

The building or structure is not to be located over any manhole, access point, riser, junction or the like to the sewer main.

19. Roofing & External Cladding Materials – Reflectivity

Roofing materials shall be factory pre-finished with low glare and reflectivity properties to be compatible with the colours of neighbouring buildings. The Certifying Authority shall undertake an assessment in relation to the proposed

roofing material to determine the potential for glare nuisance or excessive reflectivity to adjoining or nearby properties, relative to the chosen roofing material. The Certifying Authority shall be provided with certification accompanying the Construction Certificate that the selected roofing material will not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO COMMENCEMENT
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20. Construction Certificate Requirement

No works shall commence on site until such time as a Construction Certificate has been issued for either part or all of the works. If a certificate is issued for part of the works it must cover the works being undertaken onsite.

21. Section 68 Local Government Act Approval

Prior to the commencement of any works it shall be necessary for the applicant to obtain a Section 68 Local Government Act approval for the connection to Council's water supply, sewer and stormwater drainage works.

22. Photographic Survey (Heritage items)

The applicant shall submit a digital photographic survey, prepared in accordance with the guidelines for archival recording published by the Department of Planning's Heritage Office, to Council prior to the demolition of the Visitor Information Centre.

The photographic survey is to be submitted in an unbound report format, which is to contain:

- (a) A front cover marked with:
 - the name/location of the property;
 - the date of the survey;
 - the name of the Company or persons responsible for the survey.
- (b) A layout plan of the existing building; identifying rooms and features shown in the photographs.
- (c) Photographs of the interior, exterior, and streetscape view of the building, labelled to indicate their location in relation to the layout plan in accordance with the Heritage Office Guidelines requirements
- (d) Where colour is a feature of the building (for example, the building features stained glass, leadlight or polychrome brickwork), additional colour photographs are to be included in the photographic survey report.

Three (3) copies of the complete set of documents provided in accordance with this condition are to be submitted to the Council and copies forwarded to Upper Hunter Regional Library and Local & Family History Society.

23. Sediment and Erosion Control

All required erosion and sedimentation techniques are to be properly installed prior to the commencement of any site works and maintained in a functional and effective condition throughout the construction activities until the site is stabilised.

24. Site Facilities

- (a) The work site must be fully enclosed by a temporary security fence (or hoarding) before work commences.
- (b) A minimum width of 1.2m must be provided between the work site and the edge of the roadway so as to facilitate the safe movement of pedestrians.
- (c) Any such hoarding or fence is to be removed when the work has been completed.
- (d) A garbage receptacle fitted with a tight fitting lid for the reception of all food scraps and papers from the work site must be provided prior to building work commencing and must be maintained and serviced for the duration of the work.
- (e) Toilet facilities must be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.
- (f) Each toilet provided must:
 - be a standard flushing toilet, connected to a public sewer, or
 - if connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or
 - an approved temporary chemical closet.
- (g) The provision of toilet facilities must be completed before any other work is commenced.
- (h) A person having the benefit of this certificate who causes an excavation that extends below the level of the base of the footings of a building on an adjoining allotment of land must at their own expense and where necessary:
 - protect and support the building from damage, and
 - If necessary, underpin and support the building in accordance with the details prepared by a professional engineer.
- (i) A person having the benefit of this certificate who causes the excavation must, at least 7 days before commencing this work, give notice of intention to do so to the owner of the adjoining allotment of land and provide particulars of the proposed work.
- (j) Erosion and sediment controls must be provided in accordance with the details shown on the approved plans, prior to the disturbance of any soil on the work site.

25. Site Sign

A sign must 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:

- (a) stating that unauthorised entry to the work site is prohibited;
- (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
- (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.

Any such sign must be maintained while building work or demolition work is being carried out, but must be removed when the work has been completed.

This condition does not apply to building works being carried out inside an existing building.

26. Damage to Public Infrastructure

The applicant shall bear the cost of all restoration works to Council property damaged during the course of this development. The applicant shall submit in writing and/or photographic record, of any existing damage to Council property before commencement of work.

Note: This documentation will be used to resolve any dispute over damage to infrastructure. If no documentation is received prior to commencement of work it will be assumed that the infrastructure was undamaged and the applicant will be required to restore all damaged infrastructure at their expense.

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK
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27. Archaeological Survey

An European Heritage archaeological survey shall be conducted of the site following demolition and prior to any earthworks or excavation on site, and submitted to the Principal Certifying Authority.

This survey shall be carried out by an appropriately qualified person (Heritage Planner or Consultant, Archaeologist or the like) and shall identify the likelihood of remains and/or artefacts, whether European or Aboriginal, being present on site.

No work is to resume until the written approval of the Principal Certifying Authority is obtained.

If this report identifies that such items are likely to be disturbed on site, then demolition, earthworks and excavation shall be undertaken under the direct supervision of the consultant archaeologist and both Council and the accredited certifier (if any) involved in the issue of the Construction Certificate shall be informed. A permit under the provisions of the Heritage Act may also be required to be obtained.

In the event that remnants or artefacts are found during the progression of works on the site, all works are to cease until the full requirements of this condition have been addressed.

Remnants and artefacts discovered during demolition, earthworks or excavation shall be photographed, catalogued by location and description and stored and preserved in a place agreed to in writing by Council.

Disposal of the remnants and artefacts shall only occur in consultation with, and subject to the agreement of, Council's representative.

28. Approval Materials

The colour, texture and substance of all external materials shall be generally as detailed in the application.

29. Dust Emission and Air Quality

(a) Materials must not be burnt on the site.

- (b) Vehicles entering and leaving the site with soil or fill material must be covered.
- (c) Dust suppression measures must be carried out to minimise wind-borne emissions in addition odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

30. Applicant's Cost of Work on Council Property

The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

31. Construction Hours

- (a) Subject to this clause, building construction is to be carried out during the following hours:
 - i. between Monday to Friday (inclusive)—7.00am to 5.00pm
 - ii. on a Saturday—7.00am to 4.00pm
- (b) Building construction must not be carried out on a Sunday or a public holidays.
- (c) Demolition works and excavation works must only be carried out between Monday to Friday (inclusive) between 8.00am and 5.00pm.
- (d) The builder and excavator must display, on-site, their 24 hour contact telephone numbers, which are to be clearly visible and legible from any public place adjoining the site.

32. Prohibition on Use of Pavements

Building materials and equipment must be stored wholly within the work site, unless prior written approval has been obtained from Council. Equipment must not be operated on the footpath or roadway, unless prior written approval has been obtained from Council.

33. Excavation/Demolition

- (a) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- (b) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- (c) Demolition work must be undertaken in accordance with the provisions of AS2601- Demolition of Structures.
- (d) The builder is to ensure that persons working on the site comply with the WorkCover Authority's requirements.

34. Demolition or Removal of Buildings

- (a) Demolition must be carried out in accordance with AS 2601–1991, *Demolition of structures*.

- (b) Demolition materials must not be burnt or buried on the work site.
- (c) A person having the benefit of this certificate must ensure that all vehicles leaving the work site carrying demolition materials, have their loads covered and do not track soil or waste material onto the road.
- (d) If demolition work obstruct or inconvenience pedestrians or vehicular traffic on an adjoining public road or reserve, a separate application must be made to council to enclose the public place with a hoarding or fence.
- (e) Erosion and sediment controls must be provided in accordance with the details shown on the approved plans, prior to the disturbance of any soil on the work site and must be maintained in a functional condition throughout the construction activities until the site is stabilised.
- (f) The work site must be left free of waste and debris when work has been completed.

35. Protection of Public Places

- (1) If the work involved in the erection or demolition of a building:-
 - (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
 - (b) building involves the enclosure of a public place,

a hoarding and site fencing must be erected between the work site and the public place and be contained within the site boundary unless prior permission has been obtained in writing from Council.
- (2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- (3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- (4) Any such hoarding, fence or awning is to be removed when the work has been completed.
- (5) No access across public reserves or parks is permitted.

36. Mandatory Council Inspections

At the following stages of construction, an inspection is required by Council:

- (a) Sewer drains – all pipes are to be correctly laid, suitably bedded and ready for backfilling. Suitable backfill material is to be available on site at the time of inspection
- (b) Connection of stormwater drainage to easement
- (c) Council infrastructure

To arrange an inspection please contact Council's Environmental Service Department on (02) 6549 3745. Note: Inspection fees will be charged in accordance with Council's adopted fees and charges.

NB: Inspection fees must be paid prior to the issue of the Construction Certificate.

37. Distance to Sewer Pipes

The development or any footing system of the development shall not be constructed within 1.5m of the sewer main.

Should the sewer main be damaged at any stage during construction, all work is to cease immediately and will not resume until after further consultation with Council.

38. Erosion and Sediment Controls

The approved Sediment & Erosion controls shall be reinstated daily prior to workers leaving the site where modified at any time. Any sediment that escapes from the allotment shall be cleaned, collected and disposed of to Council's waste management facility or the sediment shall be returned to the subject allotment on a daily basis.

39. Progress Survey – Major Development

In order to ensure compliance with approved plans, a Survey Certificate, to Australian Height Datum, shall be prepared by a Registered Surveyor as follows:-

- (a) at the initial footing/slab reinforcement inspection of the ground floor level indicating the level of that floor and the relationship of the building to the boundaries and each level thereafter demonstrating compliance with the approved plans;
- (b) at the completed height of the building;
- (c) at completion, the relationship of the building, and any projections thereto, to the boundaries.

Progress certifications in response to points (a) through (c) shall be provided to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances will work be allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the proposed works.

40. Re-use of Heritage material

In accordance with the recommendations of the Statement of Heritage Impact prepared by John Carr Heritage Design dated 21 March 2014, the applicant shall engage a contractor to salvage the following elements for re-use in buildings of that era which are being restored:

- 4 panel doors
- Glazed doors
- Plate rails
- Skirting boards.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE
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41. Pedestrian/Cycleway

The shared pedestrian cycleway construction is to be undertaken prior to the release of the Occupation Certificate

42. Bicycle Storage Area

Prior to the issue of an Occupation Certificate, a bicycle storage area, including bicycle parking rail, shall be provided within the site to accommodate a minimum of six (6) bicycles. The bicycle storage area shall be located in accordance with the approved plans, AS1749.2-2003, and Ausroads – Guide to Road Design, Part 6a, relating to pedestrian and cycle paths.

43. Regulated Systems – Air Handling

To ensure that adequate provision is made for ventilation of the building all mechanical and/or natural ventilation systems shall be designed, constructed and installed in accordance with the provisions of:

- (a) The Building Code of Australia,
- (b) AS 1668 Part 1 & 2 ,
- (c) The Public Health Act
- (d) Public Health (Microbial Control) Regulation,
- (e) Work Cover Authority,
- (f) AS 3666 Air Handling and water system of building microbial control:
 - Part 1 - Design installation and commissioning
 - Part 2 - Operation and maintenance
 - Part 3 - Performance based maintenance of cooling water systems

Certification, from an appropriately qualified and practising Mechanical Engineer, is to be submitted to the Principal Certifying Authority, detailing that the system has been installed in accordance with the relevant standards, prior to completion and the issue of any Occupation Certificate.

44. Asbestos & Other Hazardous Materials

Prior to issuing any Occupation Certificate for building works where asbestos based products and other hazardous materials have been removed tipping receipts, which detail that all waste has been disposed of at an approved waste disposal depot shall be provided to the Principal Certifying Authority.

(Note: Further details of licensed asbestos waste disposal facilities can be obtained from www.dec.nsw.gov.au)

45. **Connection to Sewer**

The premises shall be connected to the sewer system in accordance with the Australian Standard 3500. A works as executed plan on Council's approved form is to be submitted to Council within seven (7) days following the final drainage inspection and prior to any Occupation Certificate being issued.

46. **Occupation**

The building is not to be used or occupied until a final inspection has been carried out and an occupation certificate has been obtained from the Principal Certifying Authority.

47. **Redundant Vehicle Crossings**

Where a redundant layback will occur at the frontage of the property, a new concrete kerb and gutter must be constructed to replace the redundant layback prior to the issue of an occupation certificate.

48. **Public Infrastructure Inspection**

Prior to the issue of an Occupation Certificate written confirmation is to be obtained from Muswellbrook Shire Council' building section that all damage caused to Council's infrastructure has been reinstated to a satisfactory condition. Councils inspection charges will apply.

49. **Final Compliance Certificate for Water Supply and Sewerage Works**

The final compliance certificate for water supply and sewerage works is to be obtained from Muswellbrook Shire Council Water & Waste Department and a copy must be submitted to the Principal Certifying Authority prior to release of any Occupation Certificate.

50. **Allocation of Parking Areas**

All required parking areas, loading bays, driveways, internal access ways, vehicular ramps and turning areas shall fully constructed, sealed, line marked, sign posted, numbered and in accordance with the consent prior to the release of the Occupation Certificate.

51. **Consolidation of lots**

Prior to the issue of an Occupation Certificate, Lots 1, 3, 4 and 5 DP 11221, Lot 7 DP 71755 and Portion 8 Section 6 DP 758740 shall be consolidated.

52. **Security Management Plan**

The applicant shall engage an appropriately qualified consultant to prepare a Security Management Plan of the entire premises, including existing and proposed car parking areas, to determine if additional security measures, including lighting and CCTV, are required to ensure the safety of students and staff.

A copy of the Security Management Plan shall be provided to Council. All recommendations of the Security Management Plan shall be implemented prior to the issue of any Occupation Certificate for the tertiary centre.

53. Noise Attenuation requirements

The applicant shall demonstrate compliance with the Noise Impact Assessment report prepared by Revers Acoustics dated September 2014 prior to the issuing of the Occupation Certificate.

CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

54. Landscaping

The landscaped area of the development is to be maintained at all times in accordance with the approved landscape plan.

55. Hours of Operation –

The Tertiary Centre is to operate between the times of:

Monday – Thursday 8am to 9.30pm
Friday – 8am to 4.30pm
Saturday, Sunday and Public Holidays – CLOSED

56. Maximum number of persons to attend facility

The maximum number of people to be on the site at any one time is 96. This being 90 students and 6 teachers.

57. Impact on Amenity of Surrounding Area – Non Residential Areas

The implementation and intensity of this development shall not adversely affect the amenity of the neighbourhood by reason of excessive levels of illumination (internal or external), solar glare arising from the building materials utilised in any construction processes or fit-out, the emission of noises, noxious fumes, odours and waste.

58. Obstruction of Parking Areas

No parking spaces, loadings bays or vehicular access ways or access thereto shall be restricted, constrained or enclosed by any form of structure such as fencing, or the like, without prior consent from Council.

59. Waste Collection

Waste and recyclable material, generated by this premises, must not be collected between the hours of 10pm and 6am on any day.

60. Stormwater Disposal

All stormwater from the development including all hardstandings and overflows from rainwater tanks is to be collected and disposed of to the kerb and gutter (piped)

AUSTRALIAN RAIL AND TRACK CORPORATION CONDITIONS

61. Stormwater

Prior to a Construction Certificate being issued, the applicant must submit details of stormwater disposal to Council for approval. The flow of stormwater toward the rail corridor must not be increased by the proposed development. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

62. Fencing

The ARTC requires that the applicant ensure the western boundary fence, between the subject site and the rail corridor is secure and be a minimum of 1.8m high and of mesh materials.

REASON FOR IMPOSITION OF CONDITIONS:

The reason for the imposition of the following conditions is to ensure, to Council's satisfaction, the objects of the *Environmental Planning and Assessment Act 1979* (as amended) are achieved:

- (a) To encourage:
 - (i) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, cities, towns, and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
 - (ii) The promotion and co-ordination of the orderly and economic use of development of land;
 - (iii) The protection, provision, and co-ordination of communication and utility services;
 - (iv) The provision of land for public purposes;
 - (v) The provision and co-ordination of community services and facilities;
 - (vi) The protection of the environment, including the protection and conservation of native animals and plants including threatened species, populations, and ecological communities and their habitats;
 - (vii) Ecologically Sustainable Development; and
 - (viii) The provision and maintenance of affordable housing.
- (b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State.
- (c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.

ADVICE:

1. Location of Services

Prior to construction work commencing you should ensure that all services have been clearly located and identified by contacting "Dial before you Dig" by telephoning 1100.

2. Obstruction of Nominated Exits

During the occupation and life of the building nominated exits must not be blocked at the point of discharge.

3. Advertising Signage

All advertising signs shall be the subject of a separate development application which is to be submitted for Council's approval prior to erection or placement.