

## NORTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Port Macquarie-Hastings Council on Wednesday 20 August 2014 at 11:30 AM

Panel Members: Garry West, Pamela Westing, Bruce Clarke, Paul Drake and Matt Rogers

Apologies: None Declarations of Interest: None

### Determination and Statement of Reasons

**2014NTH003 – Port Macquarie-Hastings Council DA2014-120 - Educational Establishment (Charles Sturt University) and Associated Infrastructure; Ellis Parade and Major Innes Road, Port Macquarie as described in Schedule 1.**

**Date of determination:** 20 August 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.






**Reasons for the panel decision:**

The panel adopted the assessment of those matters in the Council Assessment Report, including that the site is suitable for the proposed development, is not contrary to the public's interest and will not have a significant adverse social, environmental or economic impact.

The panel resolved to reject a condition recommended by Council for the imposition of a S94A levy which the panel is unable to impose without the permission of the Minister. Council Panel member Matt Rogers indicated his concern that council could not impose such a levy.

**Conditions:** The development application was approved subject to the conditions recommended in the Council Assessment Report and amended at the meeting.

**Panel members:**

 <b>Garry West (Chair)</b>	 <b>Pamela Westing</b>	 <b>Bruce Clarke</b>
 <b>Paul Drake</b>	 <b>Matt Rogers</b>	

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## SCHEDULE 1

1	<b>2014NTH003 – Port Macquarie-Hastings Council DA2014-120</b>
2	<b>Proposed development:</b> Educational Establishment (Charles Sturt University) and Associated Infrastructure
3	<b>Street address:</b> Ellis Parade and Major Innes Road, Port Macquarie
4	<b>Applicant/Owner:</b> Charles Sturt University
5	<b>Type of Regional development:</b> Crown development over \$5 million in capital investment value
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 44 - Koala Habitat Protection</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 62 – Sustainable Aquaculture</li> <li>• State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Rural Lands) 2008</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Port Macquarie-Hastings Local Environmental Plan 2011</li> <li>• Port Macquarie-Hastings Development Control Plan 2013</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 8 August 2014 Written submissions during public exhibition: four submissions received A submission from the Applicant Dated 15 August 2014 Verbal submissions at the panel meeting: Mrs Barbara Elphick (resident); Hugh Irving (Project Manager) & Stephen Gouge (JBA) on behalf of the Applicant
8	<b>Meetings and site inspections by the panel:</b> Final briefing meeting and site inspection on 20 August 2014
9	<b>Council recommendation:</b> Approval subject to conditions
10	<b>Draft conditions:</b> as prepared by Council on 1 August 2014

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## SCHEDULE 2

### FOR USE BY PLANNERS/SURVEYORS TO PREPARE LIST OF PROPOSED CONDITIONS - 2011

NOTE: THESE ARE DRAFT ONLY

DA NO: 2014/120

DATE: 1/08/2014

#### PRESCRIBED CONDITIONS

The development is to be undertaken in accordance with the prescribed conditions of Part 6 - Division 8A of the *Environmental Planning & Assessment Regulations* 2000.

#### A – GENERAL MATTERS

- (1) (A001) The development is to be carried out in accordance with the plans and supporting documents set out in the following table, as stamped and returned with this consent, except where modified by any conditions of this consent.

Plan / Supporting Document	Reference	Prepared by	Date
Statement of Environmental Effects	13391	JBA	February 2014
Cover sheet	Sheet PM01-01DA-A A001	BVN Donovan Hill	17 February 2014
Legend Sheet	Sheet PM01-01DA-A A002	BVN Donovan Hill	17 February 2014
Site Plan	Sheet PM01-01DA-A A010	BVN Donovan Hill	17 February 2014
Overview Plan	Sheet PM01-01DA-A A011	BVN Donovan Hill	17 February 2014
Level 1 floor plan	Sheet PM01-01DA-A B021	BVN Donovan Hill	17 February 2014
Level 2 floor plan	Sheet PM01-01DA-A B022	BVN Donovan Hill	17 February 2014
Level 3 floor plan	Sheet PM01-01DA-A B023	BVN Donovan Hill	17 February 2014
Roof plan	Sheet PM01-01DA-A B024	BVN Donovan Hill	17 February 2014
Elevations	Sheet PM01-01DA-A C030	BVN Donovan Hill	17 February 2014

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Sections	Sheet PM01-01DA-A C040	BVN Donovan Hill	17 February 2014
Materials sample board	Sheet PM01-01DA-A R070	BVN Donovan Hill	17 February 2014
Landscape site plan	Drawing L-100	JPW	18 February 2014
Charles Sturt University crime risk assessment		Harris Crime Prevention Consulting Services	18 February 2014

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

- (2) (A006) Approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council.
- (3) (A008) Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.
- (4) (A009) The development site is to be managed for the entirety of work in the following manner:
  1. Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
  2. Appropriate dust control measures;
  3. Building equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;
  4. Building waste is to be managed via an appropriate receptacle;
  5. Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
  6. Building work being limited to the following hours, unless otherwise permitted by Council;
    - Monday to Saturday from 7.00am to 6.00pm
    - No work to be carried out on Sunday or public holidays

The builder to be responsible to instruct and control his sub-contractors regarding the hours of work.
- (5) (A011) The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications.
- (6) (A013) The general terms of approval from the following authorities, as referred to in section 93 of the Environmental Planning and Assessment Act 1979, and referenced below, are attached and form part of the consent conditions for this approval.

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- **NSW Rural Fire Service** - The General Terms of Approval, Reference D14/0523 DA14030391150 PC and dated 10 April 2014, are attached and form part of this consent.

- (7) (A014) This approval does not provide any indemnity to the owner or applicant under the Disability Discrimination Act 1992 with respect to the provision of access and facilities for people with disabilities.
- (8) (A016) This consent does not override any requirements of the *Native Vegetation Act 2003* and/or the *Environmental Protection and Biodiversity Conservation Act 1999*.
- (9) (A029) The provision, at no cost to Council, of concrete foot paving for Ellis Parade a 2.5 metre wide footpath is required with design details in accordance with AUSPEC and Council Standard drawing ASD104. The design plans must be approved by Council pursuant to Section 138 of the Roads Act.
- (10) (A031) Approval pursuant to Section 138 of the Roads Act, 1993 to carry out works required by the Development Consent on or within public road is to be obtained from Port Macquarie-Hastings Council.

Such works include, but not be limited to:

- Civil works
- Traffic management
- Work zone areas
- Hoardings
- Concrete foot paving
- Footway and gutter crossing
- Functional vehicular access

Where works are proposed on an RMS classified facility, the Road Authority shall obtain RMS concurrence prior to any approval.

- (11) (A032) The developer is responsible for any costs relating to minor alterations and extensions to ensure satisfactory transitions of existing roads, drainage and Council services for the purposes of the development.
- (12) (A033) The applicant shall provide security to the Council for the payment of the cost of the following:
- a. making good any damage caused to any property of the Council as a consequence of doing anything to which the consent relates,
  - b. completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent,
  - c. remedying any defects in any such public work that arise within twelve (12) months after the work is completed.

Such security is to be provided to Council prior to the issue of the Subdivision Certificate/Construction Certificate or Section 138 of the Roads Act, 1993.

The security is to be for such reasonable amount as is determined by the consent authority, being an amount that is 10% of the contracted works for Torrens Title subdivision development/the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out the development by way of:

- i. deposit with the Council, or
- ii. an unconditional bank guarantee in favour of the Council.

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The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within 6 years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.

- (13) (A195) The Applicant shall submit management plans and details to Council of trade waste facilities to be installed.
- (14) (A196) No Exotic species (including non-indigenous natives) to be used in any landscape plantings. Pandanus pedunculatus to be replaced with Eucalyptus microcorys. The use of Eucalyptus robusta to be replaced with Eucalyptus microcorys for the plantings located in the northern carpark.
- (15) (A197) 75L Nat Spec trees to be used for carpark and streetscaping and planted with suitable soil and mulch bedding.
- (16) (A198) Provision of a 'Keep Clear' treatment at the intersection of Ellis Parade and Major Innes Road, consistent with the plan by TEF Consulting job reference 13013 'Intersection of Major Innes Road and Ellis Parade - Proposed Treatment - Option 2' revision 'A' dated 23/07/2014. Detailed construction plans shall be submitted as part of a Roads Act (s138) application for approval by Council as the Road Authority. Works shall be constructed and accepted prior to occupation.
- (17) (A199) Upgrade of the Ellis Parade pavement is to be undertaken to AUSPEC Collector Road standard at no cost to Council. Detailed construction plans shall be submitted as part of a Roads Act (s138) application for approval by Council as the Road Authority. Works shall be constructed and accepted prior to occupation.
- (18) (A200) Provision of a median kerb for the full length of Ellis Parade between Major Innes Road and the driveway to Lot 1 DP 1178043 (Lake Innes Village). The median shall permit vehicles to make northbound right turns from the proposed development (CSU) southern carpark (i.e. the western exit driveway). Detailed construction plans shall be submitted as part of a Roads Act (s138) application for approval by Council as the Road Authority. Works shall be constructed and accepted prior to occupation. It should be noted that Council as the Road Authority may alter road geometry along Ellis Parade in response to safety or operational concerns at its discretion.
- (19) (A201) Provision of an AUSPEC compliant bus bay on the eastern side of Major Innes Road, and concrete footpath within public road reserve to connect the facility to the development site. Detailed construction plans shall be submitted as part of a Roads Act (s138) application for approval by Council as the Road Authority. Works shall be constructed and accepted prior to occupation.
- (20) (A202) Off-street parking shall be designed in accordance with AS 2890.
- (21) (A204) Egress (outbound) traffic from the development (CSU) shall not block the Major Innes Road and Ellis Parade intersection. Specifically, westbound right turning vehicles shall not obstruct the southbound through movement creating unsafe conditionsThe landowner shall:
  - a) Construct a merging lane within Major Innes Road for traffic turning right from Ellis Parade, or
  - b) Construct a roundabout at the Major Innes Road / Ellis Parade intersection.

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Detailed construction plans shall be submitted as part of a Roads Act (s138) application for approval by Council as the Road Authority..

- (22) (A205) To control vehicle access, the existing layback (type SE) kerb along the south side of Ellis Parade shall be removed and reconstructed as upright (type SA) kerb or an alternative barrier such as bollards shall be installed between the travel lane and the footpath. Detailed construction plans shall be submitted as part of a Roads Act (s138) application for approval by Council as the Road Authority. Works shall be constructed and accepted prior to occupation.
- (24) (E200) A sewer pumping station will be required to enable the internal waste water system to discharge to Council's sewer reticulation. All internal waste water drainage reticulation including the pumping station and rising main, upstream from the receiving manhole will be the responsibility of the landowner for installation and maintenance.
- (23) (A207) A minimum 1.8m height timber lapped and capped fence shall be constructed along the full length of the northern boundary of the site to connect with the existing boundary fence of the Innes Lake shopping village.

### B – PRIOR TO WORKS COMMENCING

- (1) (B001) Prior to works commencing, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council. The following is to be clearly illustrated on the site plan to accompany the application for Section 68 approval:
  - Position and depth of the sewer (including junction)
  - Stormwater drainage termination point
  - Easements
  - Water main
  - Proposed water meter location
- (2) (B003) Prior to works commencing, detailed design plans shall be prepared for the following works. Public infrastructure works shall be designed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS:
  - 1. Road works along the frontage of the development.
  - 2. Earthworks, including filling of the land for flood protection.
  - 3. Public parking areas including;
    - a. Driveways and access aisles;
    - b. Parking bays;
    - c. Delivery vehicle service bays & turning areas in accordance with AS2890.
  - 4. Sewerage reticulation.
  - 5. Water supply plans shall include hydraulic plans for internal water supply services and associated works in accordance with AS 3500, Plumbing Code of Australia and Port Macquarie-Hastings Council Policies.
  - 6. Retaining walls.
  - 7. Stormwater systems.
  - 8. Erosion & Sedimentation controls.
  - 9. Location of all existing and proposed utility services including:
    - a. Conduits for electricity supply and communication services (including fibre optic cable).

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- b. Water supply
  - c. Sewerage
  - d. Stormwater
10. A traffic management control plan.
  11. Detailed driveway profile in accordance with Australian Standard 2890, AUSPEC D1, and ASD207 or ASD208, Port Macquarie-Hastings Council current version.
  12. Bus bay in accordance with Council's adopted AUSPEC Design and Construction Guidelines and shelter in accordance with Council standard drawings located at Major Innes Road.
  13. Paved and signed cycleway route along Ellis Parade in accordance with AUSTROADS Part 15 and Council's adopted AUSPEC Design and Construction Guidelines.
  14. Full width concrete footpath across the full road frontage of Ellis Parade.
- (3) (B011) As part of Notice of Requirements by Port Macquarie-Hastings Council as the Water Authority under Section 306 of the Water Management Act 2000, the payment of a cash contribution, prior to works commencing, of the Section 64 contributions, as set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council. The contributions are levied in accordance with the provisions of the relevant Section 64 Development Servicing Plan towards the following:
    - augmentation of the town water supply headworks
    - augmentation of the town sewerage system headworks
  - (4) (B024) Submission to Council of an application for water meter hire, which is to be referred to the Water Supply section so that a quotation for the installation can be prepared and paid for prior to works commencing. This application is also to include an application for the disconnection of any existing service not required.
  - (5) (B038) Footings and/or concrete slabs of buildings adjacent to sewer lines or stormwater easements are to be designed so that no loads are imposed on the infrastructure. Detailed drawings and specifications prepared by a practising chartered professional civil and/or structural engineer are to be obtained prior to works commencing.
  - (6) (B053) The design of the carpark and accesses is to be in accordance with Australian Standard 2890.1. Certification of the design by a suitably qualified consultant is to be obtained prior to works commencing.
  - (7) (B057) The existing sewer including junction and/or stormwater drainage shall be located on the site and the position and depth indicated on the construction plans prior to works commencing.
  - (8) (B195) Prior to works commencing and following a construction noise assessment, a detailed construction noise and vibration management plan shall be developed by a suitably qualified and practising acoustic consultant in accordance with AS2436 (1981) *Guide of practice for noise and vibration control on construction and open sites - part 1: Noise* and the NSW Office of Environment and Heritage's *Interim Construction Noise Guideline*.
  - (9) (B196) Prior to works commencing, a detailed design guidance document for the control of noise from mechanical plant and/or equipment and electrical services shall be prepared a suitably qualified and practising acoustic consultant. The

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detailed design guidance document shall include vibration isolation where necessary.

- (10) (B201) Final water service sizing for the proposed development will need to be determined prior to works commencing by a hydraulic consultant to suit the domestic, commercial and industrial components of the development site as a whole, as well as addressing fire service and individual & zone backflow protection requirements. With laboratories proposed on the site, the containment (boundary) backflow protection is to be an RPZD.
- (11) (C001) A minimum of one (1) week's notice in writing of the intention to commence works on public land is required to be given to Council together with the name of the principal contractor and any major sub-contractors engaged to carry out works. Works shall only be carried out by a contractor accredited with Council.
- (12) (C002) Prior to the commencement of any works, a pre-construction meeting shall be organised by the applicant. This meeting is to be attended by the applicant or consultants, principal contractor and Council's development engineer or his representative.
- (13) (C013) Where a sewer manhole exists within a property, access to the manhole shall be made available at all times. Before during and after construction, the sewer manhole must not be buried, damaged or act as a stormwater collection pit. No structures, including retaining walls, shall be erected within 1.0 metre of the sewer manhole or located so as to prevent access to the manhole.
- (14) (C015) Tree protection fencing, compliant with *AS 4970/2009 Protection of trees on development sites* must be provided. The fencing shall be in place prior to the commencement of any works or soil disturbance and maintained for the entirety of the works.

### D – DURING WORK

- (1) (D001) Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Construction Certificate number and property description to ensure your inspection is confirmed:
  - a. prior to commencement of site clearing and installation of erosion control facilities;
  - b. prior to installing traffic management works
  - c. at completion of installation of traffic management works
  - d. at the commencement of earthworks;
  - e. when the sub-grade is exposed and prior to placing of pavement materials;
  - f. when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;
  - g. at the completion of each pavement (sub base/base) layer;
  - h. before pouring of kerb and gutter;
  - i. prior to the pouring of concrete for sewerage works and/or works on public property;
  - j. on completion of road gravelling or pavement;
  - k. prior to sealing and laying of pavement surface course.

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All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.

- (2) (D006) A copy of the current stamped approved construction plans must be kept on site for the duration of site works.
- (3) (D022) The proponent is responsible for ensuring that the existing stormwater pipe traversing/adjoining the land is not damaged while performing any works. If the existing stormwater pipe is damaged during the course of performing the works, the proponent will:
  - a. notify Council immediately when the breakage occurs, and
  - b. repair the damage at no cost to Council

### E – PRIOR TO OCCUPATION/FINAL USE OF THE DEVELOPMENT

- (1) (E005) Prior to the release of any bond securities held by Council for infrastructure works associated with developments, a formal written application is to be submitted to Council specifying detail of works and bond amount.
- (2) (E010) Driveways, access aisles and parking areas shall be provided with a bitumen sealed or concrete surface. Such a surface shall be on a suitable pavement, constructed and maintained in accordance with Council's Development, Design and Construction Manuals (as amended).
- (3) (E012) Dedication as public road to Council, any area required for road widening along the frontage of the development at no cost to Council. Details are to be incorporated in the plan of subdivision.
- (4) (E013) Restrictions and/or positive covenant must be provided over the overland flow path for on site detention storage areas with appropriate public awareness signage.
- (5) (E030) Vehicle ramps, driveways, turning circles and parking spaces being paved, sealed and line marked prior to occupation or the issue of the Occupation Certificate or commencement of the approved land use.
- (6) (E034) Prior to occupation or the issuing of the Occupation Certificate provision of documentation from Port Macquarie-Hastings Council being the local roads authority certifying that all matters required by the approval issued pursuant to Section 138 of the Roads Act have been satisfactorily completed.
- (7) (E036) Certification by a suitably qualified consultant is to be obtained which certifies that the construction of the car park and internal accesses is in accordance with Australian Standard 2890.1 prior to occupation or issue of the Occupation Certificate.
- (8) (E039) An appropriately qualified and practising consultant is required to certify the following:
  - a. all drainage lines have been located within the respective easements, and
  - b. any other drainage structures are located in accordance with the approved plans.
  - c. all stormwater has been directed to a Council approved drainage system
  - d. all conditions of consent/ construction certificate approval have been complied with.
  - e. Any on site detention system (if applicable) will function hydraulically in accordance with the approved design.

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- (9) (E040) Each onsite detention system is to be marked by a plate in a prominent position which states:
- “This is an onsite detention system. It is an offence to reduce the volume of the tank or basin or interfere with any part of the structure that controls the outflow”.
- This plate is to be fixed into position prior to occupation or the issue of the Occupation.
- (10) (E051) Prior to occupation or the issuing of any Occupation Certificate a section 68 Certificate of Completion shall be obtained from Council.
- (11) (E053) All works shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC prior to occupation or issue of Occupation Certificate or release of the security bond, whichever is to occur first.
- (12) (E064) Provision of street lighting along the proposed route from the bus stop to the development (CSU) main entrance along Ellis Parade in accordance with AS1158 and compliance with the requirements of the electricity authority regarding provision of electricity to serve the development. Provision shall be made for placement of conduits for future requirements or upgrades. Evidence by way of letter from the electricity provider, indicating compliance with this condition shall be submitted prior to the issue of the Subdivision Certificate.
- Any proposal to erect non-standard, prestige or Smart Poles (or equivalent) street lighting shall:
- Forward all plans to the service provider for comment;
  - Include instruction for completion of ‘Lighting Requirements’;
  - be referred to Council together with details of the difference in annual charges over a twenty five (25) year period in accordance with Policy R5 – Street Lighting on Public Roads;
  - Supply to Council to keep in stock, one (1) extra pole for every six (6) run of poles, for all poles that are non-standard poles.
- (13) (E066) Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this Consent effective to the satisfaction of Director of Council's Infrastructure Division. Such works shall include, but are not limited to the following:
- a. The relocation of underground services where required by civil works being carried out.
  - b. The relocation of above ground power and telephone services
  - c. The relocation of street lighting
  - d. The matching of new infrastructure into existing or future design infrastructure
- (14) (E072) Lodgement of a security deposit with Council upon practical completion of the infrastructure works.
- (15) (E082) Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications. The information is to be submitted in electronic format in accordance with Council's “CADCHECK” requirements detailing all infrastructure for Council to bring in to account its assets under the provisions of AAS27. This information is to be approved by Council prior to occupation or the issue of an Occupation Certificate. The copyright for all information supplied, shall be assigned to Council.

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- (16) (E195) Certification by a suitably qualified and practising acoustic consultant shall be obtained certifying that all of the acoustic requirements set out in Section B of the Development Consent have been achieved.
- (17) (E197) A Certificate of Compliance under the provisions of Section 307 of the Water Management Act must be obtained prior to occupation or the issue of any occupation certificate. The application for the certificate is to include an acceptable Work-As-Executed plan for water and sewer mains and services from a Professional Engineer or Registered Surveyor.
- (18) (E198) Preliminary modelling has indicated that as an alternative to water main augmentation in Major Innes Road likely to be required as part of future University stages, arrangements will be required to allow for the provision of a future water main connection from Major Innes Drive (or Ellis Parade) to Kingfisher Road. The existing development application for the subdivision to the east of the Stage 1 site is expected to provide part of this water main link, with the balance to be provided in the future along a route through Stage 1 either along the line of Ellis Parade or from Ellis parade across to the crown road. This route, in the form of a water main easement, will need to be clarified and dedicated as prior to an Occupation Certificate being issued.
- (19) (E199) Consolidation of Lots 2 and 3 DP 1178043 required prior to Occupation/completion of works.
- (20) All works required under condition B(2) shall be completed prior to Occupation.

### F – OCCUPATION OF THE SITE

- (1) (F001) On site car parking in accordance with the approved plans to be provided at all times during the operations of development for use by both staff, students and patrons.
- (2) (F006) The basin of the outflow control pit and the debris screen must be cleaned of debris and sediment on a regular basis by the owner.
- (3) (F013) All garbage areas are to be screened from the street, create no adverse odour impact on adjoining properties and be kept free of pests at all times.
- (4) (F024) Offensive noise as defined under the Protection of the Environment Operations Act 1997, shall not be generated as a result of the operation of the development.
- (5) (F195) Service vehicles and deliveries shall take place during 7am - 6pm Monday to Friday and 8am - 1pm on Saturdays. No service vehicles or deliveries are to occur on Sundays and Public Holidays.
- (6) Outdoor lighting of the site is to comply with AS4282 - 1997 - Control of Obtrusive Effects of Outdoor Lighting.