

## TAFE STAGE 4 EXPANSION BOMBIRA

DA0277/2014

Comments;

1. S94A and S94 contributions n/a. Current S94 plan has no explicit justification for levying contributions on crown developments or educational facilities (commercial category only covers civic and administration charges which are not applicable). Additionally, requires a clear nexus between levy and works.
2. Consolidation of campuses – no net effect and thus s64 n/a

### ENGINEERING CONDITIONS

- Prior to development the applicant shall advise Council's Development and Community Services Department, in writing, of any existing damage to Council property before commencement of works. The applicant shall repair any part of Council's property damaged during the course of this -development in accordance with AUS-Spec #1 (as modified by Mid-Western Regional Council) and any relevant Australian Standards.
- The works are to be inspected by the Council (or Accredited Certifier on behalf of Council) to monitor compliance with the consent and the relevant standards of construction encompassing the following stages of construction:
  - Installation of sediment and erosion control measures
  - Water, stormwater and sewer line installation prior to backfilling
  - Road and driveway pavement construction (including excavation, formwork and reinforcement)
  - Road pavement surfacing
  - Practical completion

The contractor/owner must arrange an inspection by contacting Council's Development and Community Services Department between 8.00am and 4.30pm Monday to Friday, giving at least twenty four (24) hours notice. Failure to have the work inspected may result in the access being removed and reconstructed at the contractors/owners expense.
- Contractor's public liability insurance cover for a minimum of \$20,000,000 is to be sighted and to be shown to Mid Western Regional Council as an interested party. All work is to be at no cost to Council.
- The developer is to grant Council (or an *Accredited Certifier* on behalf of Council) unrestricted access to the site at all times to enable inspections or testing of the works.
- The applicants shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Titles Office and Council.
- All works are to be constructed at the full cost of the developer, in a manner consistent with Aus-Spec #1 and Council's standard drawings.

## **EARTHWORKS**

- All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
- If any aboriginal artefacts are uncovered or identified during construction earthworks, such work is to cease immediately and the local aboriginal community and National Parks and Wildlife Service are to be notified.  
Note: The applicant should contact the Aboriginal Land Council and consult a suitably qualified individual to determine if artefacts were uncovered.
- All finished surface levels shall be shown on the plans submitted for the Construction Certificate. Where it is proposed to import fill, the material shall be certified as free of hazardous materials and contamination by a suitably qualified geotechnical engineer. Fill placed in residential or commercial lots shall be compacted in accordance with *AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments*.
- Runoff and erosion controls shall be installed prior to clearing and incorporate:-
  - a) diversion of uncontaminated upsite runoff around cleared and/or disturbed areas and areas to be cleared and/or disturbed;
  - b) sediment control fences at the downslope perimeter of the cleared and/or disturbed area to prevent sediment and other debris escaping from the land to pollute any stream or body of water;
  - c) maintenance of all erosion control measures at maximum operational capacity until the land is effectively rehabilitated and stabilized beyond the completion of construction.

## **ROADS, KERBS AND VEHICULAR ACCESS**

- Requirements for parking numbers and standards shall comply with Council's DCP for Car Parking.
- All car parking spaces within the development shall at minimum comply with the following requirements:
  - Each parking space is to have minimum dimensions of 5.4m x 2.5m;
  - Each disabled car parking space is to be in accordance with the provisions of Clause D3.5 of the Building Code of Australia and Australian Standard AS 2890.1 – 2004;
  - All car parking spaces are to be line-marked and sealed with a hard standing, all weather material and must be maintained in a satisfactory condition at all times;
- The aisle widths, internal circulation, ramp widths and grades of the car park are to generally conform to the Roads and Maritime Services (RMS) guidelines and Australian Standard AS 2890.1 – 1993. Details of compliance are to be shown on the relevant plans and specifications.

## **WATER AND SEWER**

- The adjustment of any existing utility services or installation of new services is to be at the full cost of the developer.

- The developer is to extend and meet the full cost of water and sewerage reticulations to service the development plus the cost of connecting to existing services. All water and sewerage work is required to be carried out in accordance with the requirements of Mid-Western Regional Council (as the Water Supply Authority under the Local Government Act, 1993) and in accordance with the National Specification – Water & Sewerage Codes of Australia.
- Engineering plans of any mains extensions are to be lodged with Council and approved prior to the commencement of any construction.

**Note 1: Council will quote on connecting any sewer or water main extension to the existing “live” main on receipt and approval of engineering plans.**

**Note 2: Council does not permit other bodies to insert new junctions into ‘live’ sewer mains.**