

NORTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Tweed Civic Centre on Thursday 18 February 2016 at 1:00 pm

Panel Members: Garry West (chair), Pamela Westing, John Griffin, Ned Wales and Stephen Phillips

Apologies: None- Declarations of Interest: None

Determination and Statement of Reasons

2015NTH017 Tweed DA15/0583 [at 3A Acacia St, Tweed Heads South] as described in Schedule 1.

Date of determination: 18 February 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 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.




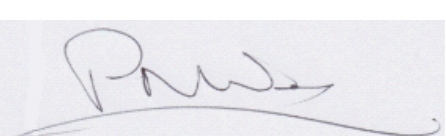
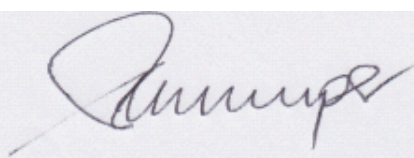
Reasons for the panel decision:

The proposed development has been assessed in regard to the provisions of SEPP 14 and is considered to be acceptable. SEPP 55 was considered and no concerns with respect to contamination on the site. SEPP 71 was considered as a portion of the site is located within a sensitive coastal location. The proposal is generally consistent with the matters for consideration and the SEPP provisions are considered satisfied. The panel adopted the assessment of those matters in the Council Assessment Report.

The principal reason for the panel decision was that the proposed development is considered suitable for the site and does not present issues that are considered to be contrary to the public interest. Other reasons for the panel decision were: a new concrete footpath is to be constructed to Fraser Drive along Acacia Street together with upgrade works to the Acacia Street/Fraser Drive intersection; the masterplan does not seek to alter the existing operating conditions and there will be no changes to start/finish times, special events or weekend activities; car parking for stage 1 and the masterplan are considered to be generally acceptable; and, while the subject site is indicated as being flood liable, it is within low flow area, however the conditions require the preparation of a Flood Response Management Plan.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting. The Panel amended the conditions to require a new condition (c20) to require stormwater quality management to be considered at each stage of the development. Approved conditions are in Schedule 2

Panel members:

 Garry West (chair)	 John Griffin	 Pamela Westing
 Ned Wales	 Stephen Phillips	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015NTH017 Tweed DA15/0583
2	Proposed development: Staged development application comprising masterplan for school with 670 students, general learning areas, administration buildings and amenities, and Stage 1 approval including general learning areas and car parking to accommodate 40 additional students, footpath and road intersection upgrade and substation development.
3	Street address: Lot 8 DP 1039569; No. 3A Acacia Street, Tweed Heads South and Acacia Street Road Reserve, Tweed Heads South
4	Applicant: Pacific Coast Christian School Ltd Owner: Pacific Coast Christian School Ltd & Tweed Shire Council (road reserve works)
5	Type of Regional development: private infrastructure and community facilities with a Capital Investment Value of more than \$5 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 14 - Coastal Wetlands • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 71 – Coastal Protection • State Environmental Planning Policy (Infrastructure) 2007 • Tweed Local Environmental Plan 2014 • Tweed Development Control Plan 2008 <ul style="list-style-type: none"> ○ Section A2 – Site Access and Parking ○ Section A3 – Development of Flood Liable Land ○ Section A11 – Public Notification fo Development Proposals ○ Section A15 – Waste Minimisation and Management ○ B3 – Banora Point West-Tweed Heads South • Tweed Shire Coastline Management Plan 2005 • Coastal zone Management Plan for Cobaki and Terranora Broadwater • Clause 92(a) Government Coastal Policy • Clause 92(b) Applications for demolitions • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 3 February 2016 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: Support- NIL; Against- NIL; On behalf of the applicant- 3
8	Meetings and site inspections by the panel: Site Visit on 18 February 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to Council Assessment Report

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SCHEDULE 2

DA 15/0583 Conditions as approved 18 February 2016 - Final

GENERAL

1. The development shall be completed in accordance with the Statement of Environmental Effects and the following plans;
 - Zoned Master Plan (Drawing No. SD04 P2) prepared by Bickerton Masters Architecture and dated 19 June 2015;
 - Part Site Plan Funding Application 1 (Drawing No. SD01 P4) prepared by Bickerton Masters Architecture and dated 15 September 2015, as amended in red;
 - Plan & Elevations (Drawing No. SD02 P4) prepared by Bickerton Masters Architecture and dated 15 September 2015, and
 - Figure 6.1 - Proposed Layout of the Fraser Drive/Acacia Street Intersection prepared by Rytenskild Traffic Group and contained within the Traffic Impact Assessment dated 17 June 2015,except where varied by the conditions of this consent.

[GEN0005]
2. The proposed future Masterplan stage(s) of the development must be the subject of a separate development consent.

[GEN0035]
3. The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia.

[GEN0115]
4. Approval is given subject to the location of, protection of, and/or any necessary approved modifications to any existing public utilities situated within or adjacent to the subject property.

[GEN0135]
5. Sewer manholes are present on this site. These manholes are not to be covered with soil or other material.

Should adjustments be required to the sewer manhole, then applications for these works must be submitted on Council's standard Section 68 Application to Alter Councils Water or Sewer Infrastructure application form accompanied by the required attachments and the prescribed fee. Works will not be approved until prior separate approval to do so has been granted by Council under Section 68 of the Local Government Act.

[GEN0155]

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6. Council advises that the site is flood liable with a Design Flood Level of 2.6m AHD.
 - (a) All building materials used below Council's Design Flood Level must not be susceptible to water damage.
 - (b) Subject to the requirements of the local electricity supply authority, all electrical wiring, outlets, switches etc. for the proposed building should, to the maximum extent possible be located above the Design Flood Level. All electrical wiring installed below the Design Flood Level should to suitably treated to withstand continuous submergence in water and provide appropriate earth leakage devices.
 - (c) Define adequate provision for the flood free storage for goods and equipment susceptible to water damage.

[GEN0195]
7. The development is to be carried out in accordance with Councils Development Design and Construction Specifications.

[GEN0265]
8. The owner is to ensure that the proposed building is constructed in the position and at the levels as nominated on the approved plans or as stipulated by a condition of this consent, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.

[GEN0300]
9. Future stages of the Masterplan must meet the building construction requirements and maximum indoor sound levels of the latest version of Australian Standard AS2021 - Acoustics - Aircraft noise intrusion - Building siting and construction.

[GENNS01]
10. The subject land is within the Lighting Zone for Gold Coast Airport, in which use of non-reflective roof surfaces is mandatory. Any proposed use of reflective roof materials requires approval from Gold Coast Airport Pty Ltd, prior to issue of a construction certificate for each applicable stage. (Note: Colorbond is a pre-approved material, with the exception of roof colours having solar absorption equal to or less than 0.35).

[GENNS01]
11. Future stages of the Masterplan must adequately address acid sulfate soil and meet the relevant provisions of the NSW Acid Sulfate Soil Advisory Committee (ASSMAC) Guidelines.

[GENNS02]
12. Where easements in favour of Council are provided through private property no structures or part thereof may encroach into the easement.
13. As part of Stage 1 works the intersection of Fraser Drive and Acacia Street is to be upgraded to provide an auxiliary and channelised left and right turning lanes

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for traffic turning into Acacia Street as identified in the Traffic Impact Assessment, prepared by Rytenskild Traffic Group and dated 17 June 2015. Acacia Street is to be widened to enable the installation of separate left and right turning lanes for the approach to Fraser Drive. The applicant is to undertake consultation with any immediate property owners to ensure medians and line marking does not adversely impact on access to these properties.

14. As part of Stage 1 works a 1.2m wide footpath is to be constructed, subject to approval through a s138 application (Roads Act 1993), on Acacia Street from Fraser Drive connecting to the existing footpath at the School's driveway entrance.

[GENNS03]

15. The approved development shall not result in any clearing of native vegetation without prior approval from the relevant authority.
16. All works shall be restricted to within the subject site and shall not:
 - a. Extend into the adjacent Council conservation reserve being Lot X DP 28390; or
 - b. Impact on native vegetation or habitat values occurring within the adjacent reserve or associated SEPP 14 Coastal Wetland
17. Where easements in favour of Council are provided through private property no structures or part thereof may encroach into the easement.

[GENNS04]

18. A Flood Response Management Plan prepared in accordance with Tweed Shire Council DCP Section A3- Development of Flood Liable Land shall be prepared and maintained on site. All activities shall comply with the adopted Flood Response Management Plan.
19. Any car parking floodlighting shall not spill beyond the boundaries of the site. Lighting shall comply with AS 4282 and other relevant Australian Standards.
20. Stormwater quality management is to be considered at each stage of the development and include an assessment of contemporary best practice of stormwater quality management and integrated into the stormwater treatment system.

[GENNS05]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

21. The developer shall provide an additional 4 parking spaces including parking for the disabled (as required) for Stage 1 works, in accordance with Tweed Shire Council Development Control Plan Part A2 - Site Access and Parking Code.

Full design detail of the proposed parking and maneuvering areas including integrated landscaping shall be submitted to the Principal Certifying Authority with the Construction Certificate for the Stage 1 works.

[PCC0065]

22. Prior to the issue of a Construction Certificate for Subdivision / Civil Works to upgrade the intersection of Acacia Street and Fraser Drive, a Cash Bond or Bank Guarantee (unlimited in time) shall be lodged with Council for an amount based on 1% of the value of the public infrastructure works, as set out in Council's fees and charges at the time of payment.

The bond may be called up at any time and the funds used to rectify any non-compliance with the conditions of this consent which are not being addressed to the satisfaction of the General Manager or his delegate.

The bond will be refunded, if not expended, when the Final Practical Inspection for the works endorsed by the Subdivision / Civil Works Construction Certificate is undertaken and the works accepted by Council.

[PCC0275]

23. In accordance with Section 109F(i) of the Environmental Planning and Assessment Act 1979 (as amended), a Construction Certificate for SUBDIVISION WORKS OR BUILDING WORKS shall NOT be issued until any Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid (as applicable). Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided.

[PCC0285]

24. All imported fill material shall be from an approved source. Prior to the issue of a construction certificate for Stage 1 works details of the source of fill, description of material, proposed use of material, documentary evidence that the fill material is free of any contaminants and haul route shall be submitted to Tweed Shire Council for the approval of the General Manager or his delegate.

[PCC0465]

25. A detailed plan of landscaping shall be submitted and approved by Council's General Manager or delegate prior to the issue of Construction Certificate for Stage 1 of the development. The detailed landscape plan shall:

- a. Be generally consistent with the *School Facilities Standards-Landscape Standard Version 22 (March 2002)* or any comparable Educational Facilities Standard applicable at the time of staged development
- b. Contain no noxious or environmental weed species
- c. Comprise a minimum 80% local native species of total landscape plant numbers

[PCC0585]

26. Design detail shall be provided to address the flood compatibility of the proposed structure including the following specific matters:
- (a) Design flood level of RL 2.6 m AHD.
 - (b) All building materials used below Council's design flood level must not be susceptible to water damage.

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- (c) Subject to the requirements of the local electricity supply authority, all electrical wiring, outlets, switches etc. should, to the maximum extent possible be located above the design flood level. All electrical wiring installed below the design flood level should to suitably treated to withstand continuous submergence in water and provide appropriate earth leakage devices.
- (d) Define adequate provision for the flood free storage for goods and equipment susceptible to water damage.

[PCC0705]

27. A Traffic Control Plan in accordance with AS1742 and the latest version of the NSW Government Roads and Maritime Services (RMS) publication "Traffic Control at Work Sites" shall be prepared by an RMS accredited person and shall be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate for Stage 1 Subdivision / Civil Works. Safe public access shall be provided at all times.

[PCC0865]

28. Details from a Structural Engineer are to be submitted to the Principal Certifying Authority for approval for all footings/structures etc taking into consideration the zone of influence on the sewer main or other underground infrastructure and include a certificate of sufficiency of design prior to the determination of a construction certificate for Stage 1 works.

[PCC0935]

29. Prior to the issue of a **Construction Certificate** for Subdivision / Civil Works for Stage 1, the following detail in accordance with Council's Development Design and Construction Specifications shall be submitted to the Principal Certifying Authority for approval.

- (a) copies of Compliance Certificates relied upon
- (b) (4) four copies of detailed engineering plans and specifications, *prepared in accordance with Development Design Specification D13 - particularly Section D13.09*. The detailed plans shall include (but are not limited to) the following, unless approved otherwise by Council:
 - Earthworks
 - Roadworks/furnishings
- (c) Upgrading of the Acacia Street and Fraser Drive intersection compliant with "Austroads Guide to Road Design" (current version), in particular Part 4A - "Unsignalised and Signalised Intersections", giving particular attention to sight distance, in general accordance Fig 6.1 of the Traffic Impact Assessment, 17 June 2015 prepared by Rytenskild, unless required otherwise by Council.
- (d) Extension of the concrete footpath along the developments frontage to Acacia Street to Fraser Drive.
 - Stormwater drainage
- (e) Adjustment to drainage at intersection as applicable.
 - Water supply works
- (f) Adjustment to water reticulation at intersection as applicable.

- Sewerage works
- (g) Adjustment to sewer reticulation at intersection as applicable.
- Landscaping works
Sedimentation and erosion management plans
- Location of all service conduits (water, sewer, electricity supply and telecommunication infrastructure), *as well as details and locations of any significant electrical servicing infrastructure - such as transformers and substations*

The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 and Section 138 of the Roads Act to be certified by an Accredited Certifier.

[PCC0985]

30. Permanent stormwater quality treatment shall be provided in accordance with the following:

- (a) The Construction Certificate Application for Building Works (including the car park construction) and the Construction Certificate Application for Subdivision / Civil Works within the public road reserve shall each include a detailed Stormwater Management Plan (SWMP) for the occupational or use stage of the development prepared in accordance with Section D7.07 of Councils *Development Design Specification D7 - Stormwater Quality*.
- (b) Permanent stormwater quality treatment shall comply with section 5.5.3 of the Tweed Urban Stormwater Quality Management Plan and Councils *Development Design Specification D7 - Stormwater Quality*.
- (c) It is encouraged that Water Sensitive Urban Design principles such as bio-retention facilities in accordance with "Water By Design" guidelines (being a program of the South East Queensland Healthy Waterways Partnership) are utilised, instead of installing an "end of line" proprietary gross pollutant device, as deemed applicable.

[PCC1105]

31. Disposal of roofwater by means of infiltration devices must be carried out in accordance with Section D7.9 of Tweed Shire Councils *Development Design and Construction Specification - Stormwater Quality*.

[PCC1125]

32. Stormwater

- (a) Details of the proposed roof water disposal, including surcharge overland flow paths are to be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate for Stage 1 Building Works. These details shall include likely landscaping within the overland flow paths.
- (b) All roof water shall be discharged to infiltration pits located wholly within the subject allotment.
- (c) The infiltration rate for sizing infiltration devices shall be (unless agreed otherwise by Council) 3m per day:

- * As a minimum requirement, infiltration devices are to be sized to accommodate the ARI 3 month storm (deemed to be 40% of the ARI one year event) over a range of storm durations from 5 minutes to 24 hours and infiltrate this storm within a 24 hour period, before surcharging occurs.

- (d) Surge overflow from the infiltration area to the street gutter, inter-allotment or public drainage system must occur by **visible surface flow**, not piped.
- (e) Runoff other than roof water must be treated to remove contaminants prior to entry into the infiltration areas (to maximise life of infiltration areas between major cleaning/maintenance overhauls).
- (f) All infiltration devices are to be designed to allow for cleaning and maintenance overhauls.
- (g) All infiltration devices are to be designed by a suitably qualified Engineer taking into account the proximity of the footings for the proposed/or existing structures on the subject property, and existing or likely structures on adjoining properties.
- (h) All infiltration devices are to be designed to withstand loading from vehicles during construction and operation of the development.
- (i) All infiltration devices are to be located clear of stormwater or sewer easements.

[PCC1135]

33. A Construction Certificate application for works that involve any of the following:

- connection of a private stormwater drain to a public stormwater drain
- installation of stormwater quality control devices
- erosion and sediment control works

will not be approved until prior separate approval to do so has been granted by Council under Section 68 of the Local Government Act.

- a) Applications for these works must be submitted on Council's standard Section 68 stormwater drainage application form accompanied by the required attachments and the prescribed fee.
- b) Where Council is requested to issue a Construction Certificate for Subdivision / Civil Works associated with a subdivision consent, the abovementioned works can be incorporated as part of the Construction Certificate application, to enable one single approval to be issued. Separate approval under Section 68 of the Local Government Act will then NOT be required.

[PCC1145]

34. Erosion and Sediment Control shall be provided in accordance with the following:

- (a) Each Construction Certificate Application must include a detailed Erosion and Sediment Control Plan prepared in accordance with Section D7.07 of *Development Design Specification D7 - Stormwater Quality*.

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- (b) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 - Stormwater Quality* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works".

[PCC1155]

- 35. An application shall be lodged together with any prescribed fees including inspection fees and approved by Tweed Shire Council under Section 68 of the Local Government Act for any water, sewerage, on site sewerage management system or drainage works including connection of a private stormwater drain to a public stormwater drain, installation of stormwater quality control devices or erosion and sediment control works, prior to the issue of a construction certificate for Stage 1 works.

[PCC1195]

- 36. If the development is likely to disturb or impact upon water or sewer infrastructure (eg: extending, relocating or lowering of pipeline), written confirmation from the service provider that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate for Stage 1 or any works commencing, whichever occurs first. Applications for these works must be submitted on Council's standard Section 68 Application to Alter Councils Water or Sewer Infrastructure application form accompanied by the required attachments and the prescribed fee. The arrangements and costs associated with any adjustment to water and wastewater infrastructure shall be borne in full by the applicant/developer.

[PCC1310]

- 37. The location of all internal pressure and gravity sewer pipelines and Council owned gravity sewer mains shall be clearly marked on all Civil Works Plans.
- 38. No stormwater drainage lines over existing sewer mains and manholes are approved. Where stormwater drainage is proposed within existing sewer easements, Civil Works construction plans must be provided to Council's Water and Wastewater Unit manager or his delegate and written confirmation provided that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate for Stage 1 or any works commencing, whichever occurs first.
- 39. The location of all internal pressure and gravity sewer pipelines and Council owned gravity sewer mains shall be clearly marked on all Civil Works Plans.
- 40. No stormwater drainage lines over existing sewer mains and manholes are approved. Where stormwater drainage is proposed within existing sewer easements, Civil Works construction plans must be provided to Council's Water and Wastewater Unit manager or his delegate and written confirmation provided that they have agreed to the proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate for Stage 1 or any works commencing, whichever occurs first.

[PCCNS02]

- 41. Prior to a Construction Certificate being issued for any works within the road

reserve, the Applicant must obtain separate approval to do so from Council under Section 138 of the Roads Act 1993.

- a) Applications for these works must be submitted on Council's standard Section 138 application form, accompanied by the required engineering plans and attachments, as well as the prescribed fee.
- b) Where Council is nominated as the Principal Certifying Authority, the abovementioned works can be incorporated as part of the Construction Certificate application, to enable one single approval to be issued. Separate approval under Section 138 of the Roads Act 1993 will then NOT be required.

[PCCNS03]

PRIOR TO COMMENCEMENT OF WORK

- 42. The proponent shall accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure within or adjacent to the site and advise the Principal Certifying Authority of its location and depth prior to commencing works and ensure there shall be no conflict between the proposed development and existing infrastructure prior to start of any works.

[PCW0005]

- 43. Prior to the commencement of the Stage 1 Subdivision / Civil works within the public road reserve, the applicant shall ensure that a Site-Specific Safety Management Plan and Safe Work Methods for the subject site have been prepared and put in place in accordance with either:-

- (a) Occupation Health and Safety and Rehabilitation Management Systems Guidelines, 3rd Edition, NSW Government, or
- (b) AS4804 Occupation Health and Safety Management Systems - General Guidelines on Principles Systems and Supporting Techniques.
- (c) WorkCover Regulations 2000

[PCW0025]

- 44. Prior to the commencement of works for Stage 1, the applicant is to indicate their compliance with the provisions of the Acoustic Assessment for Pacific Coast Christian School - Masterplan and Stage 1 Development prepared by Acouras Consultancy dated 10/9/2015 (Document Reference: SYD2015-1024-R002D) and the maximum indoor sound levels as prescribed in Table 3.3 of AS2021-2015 by providing to the Principal Certifying Authority appropriate details on the building components and systems intended to be used in the construction of the dwelling with the corresponding STC/RW ratings. Such details shall also reference the window and door systems to be installed with the corresponding STC/RW ratings.

[PCW0135]

- 45. The erection of a building in accordance with a development consent must not be commenced until:

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- (a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
- (b) the person having the benefit of the development consent has:
 - (i) appointed a principal certifying authority for the building work, and
 - (ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
- (c) the principal certifying authority has, no later than 2 days before the building work commences:
 - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
 - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (d) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and
 - (ii) notified the principal certifying authority of any such appointment, and
 - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.

[PCW0215]

46. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least **2 days** prior to work commencing.

[PCW0225]

47. **Where prescribed by the provisions of the Environmental Planning and Assessment Regulation 2000**, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

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

[PCW0255]

48. Subdivision / Civil work in accordance with a development consent must not be commenced until:
- (a) Construction Certificate for the Subdivision / Civil Work has been issued in accordance with Councils Development Construction Specification C101 by:
 - (i) the Consent Authority, or
 - (ii) an Accredited Certifier, and
 - (b) the person having the benefit of the development consent:
 - (i) has appointed a Principal Certifying Authority,
 - (ii) has appointed a Certifying Engineer to certify the compliance of the completed works.
- The Certifying Engineer shall be an Institute of Engineers Australia Chartered Professional Engineer (Civil College) with NPER registration.
Documentary evidence is to be provided to Council demonstrating current NPER accreditation, and
- (c) has notified the Consent Authority and the Council (if the Council is not the Consent Authority) of the appointment,
 - (d) a sign detailing the project and containing the names and contact numbers of the Developer, Contractor and Certifying Engineer is erected and maintained in a prominent position at the entry to the site in accordance with Councils Development Design and Construction Specifications. The sign is to remain in place until the Subdivision Certificate is issued, and
 - (e) the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the subdivision work.

[PCW0815]

49. The proponent shall provide to the PCA copies of Public Risk Liability Insurance to a minimum value of \$10 Million for the period of commencement of works until the completion of the Defects Liability Period for the Subdivision / Civil works.

[PCW0835]

50. Prior to commencement of work, all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area, where required to the satisfaction of the Principal Certifying Authority. These measures are to be in accordance with the approved Erosion and Sedimentation Control Plan and adequately maintained throughout the

duration of the development.

In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

This sign is to remain in position for the duration of the project.

[PCW0985]

51. All roof waters are to be disposed of through properly jointed pipes to the street gutter, interallotment drainage or to the satisfaction of the Principal Certifying Authority. All PVC pipes to have adequate cover and installed in accordance with the provisions of AS/NZS3500.3.2. **Note** All roof water must be connected to an interallotment drainage system where available. A detailed stormwater and drainage plan is to be submitted to and approved by the Principal Certifying Authority prior to commencement of building works.

[PCW1005]

52. An application to connect to Council's sewer or carry out plumbing and drainage works, together with any prescribed fees including inspection fees, is to be submitted to and approved by Council prior to the commencement of any building works on the site.

[PCW1065]

53. Any site regrading must at no time result in additional, uncontrolled runoff or ponding occurring within neighbouring properties.

All earthworks shall be contained wholly within the subject land.

Detailed engineering plans of cut/fill levels and perimeter drainage shall be submitted with a S68 stormwater application for Council approval.

[PCWNS01]

DURING CONSTRUCTION

54. All proposed works are to be carried out in accordance with the conditions of development consent, approved Management Plans, approved Construction Certificates, drawings and specifications.

[DUR0005]

55. Construction and/or demolition site work including the entering and leaving of vehicles is 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 Sundays or Public Holidays

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

[DUR0205]

56. All reasonable steps shall be taken to muffle and acoustically baffle all plant

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and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

- A. Short Term Period - 4 weeks.
- $L_{Aeq, 15 \text{ min}}$ noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.
- B. Long term period - the duration.
- $L_{Aeq, 15 \text{ min}}$ noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.

[DUR0215]

57. Stage 1 of the development shall be carried out in accordance with the provisions of the Acoustic Assessment for Pacific Coast Christian School - Masterplan and Stage 1 Development prepared by Acouras Consultancy dated 10/9/2015 (Document Reference: SYD2015-1024-R002D) and the maximum indoor sound levels as prescribed in Table 3.3 of AS2021-2015.

[DUR0275]

58. The development shall meet the building construction requirements of Australian Standard AS 2021 (*Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*).

[DUR0285]

59. If window systems to be used are not openable or are required to remain closed in order to satisfy the requirements of the Acoustic Assessment for Pacific Coast Christian School - Masterplan and Stage 1 Development prepared by Acouras Consultancy dated 10/9/2015 (Document Reference: SYD2015-1024-R002D) and the maximum indoor sound levels as prescribed in Table 3.3 of AS2021-2015, then a system of mechanical ventilation complying with the relevant provisions of the Building Code of Australia shall be installed.

[DUR0295]

60. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

[DUR0375]

61. Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.

[DUR0395]

62. The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the

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Environmental Planning and Assessment Act 1979.

[DUR0405]

63. It is the responsibility of the applicant to restrict public access to the construction works site, construction works or materials or equipment on the site when construction work is not in progress or the site is otherwise unoccupied in accordance with WorkCover NSW requirements and Work Health and Safety Regulation 2011.

[DUR0415]

64. The use of vibratory compaction equipment (other than hand held devices) within 100m of any dwelling house, building or structure is strictly prohibited.

[DUR0815]

65. No soil, sand, gravel, clay or other material shall be disposed of off the site without the prior written approval of Tweed Shire Council General Manager or his delegate.

[DUR0985]

66. The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the Developers expense and any such costs are payable prior to a Final Practical Inspection being undertaken for the approved Civil Works and an Occupation Certificate for the Building Works, including the car park upgrade.

[DUR0995]

67. All work associated with this approval is to be carried out so as not to impact on the neighbourhood, adjacent premises or the environment. All necessary precautions, covering and protection shall be taken to minimise impact from:

- Noise, water or air pollution.
- Dust during filling operations and also from construction vehicles.
- Material removed from the site by wind.

[DUR1005]

68. The burning off of trees and associated vegetation felled by clearing operations or builders waste is prohibited. Such materials shall either be recycled or disposed of in a manner acceptable to Councils General Manager or his delegate.

[DUR1015]

69. All Stage 1 works shall be carried out in accordance with Councils Acid Sulfate Soils Management Plan for Minor Works. A signed copy of this Management Plan shall be submitted to Council prior to the commencement of works.

[DUR1075]

70. The concrete footpath in Acacia Street is to be extended (of matching width to that of the existing footpath) on a compacted base from the developments frontage to the approved intersection upgrade works in Fraser Drive, in accordance with Councils Development Design and Construction Specifications

and Standard Drawing SD013.

Twenty four (24) hours notice is to be given to Council's Engineering Division before placement of concrete to enable formwork and subgrade to be inspected.

[DUR1735]

71. Where the construction work is on or adjacent to public roads, parks or drainage reserves the development shall provide and maintain all warning signs, lights, barriers and fences in accordance with AS 1742 (Manual of Uniform Traffic Control Devices). The contractor or property owner shall be adequately insured against Public Risk Liability and shall be responsible for any claims arising from these works.

[DUR1795]

72. Before the commencement of the relevant stages of road construction, pavement design detail including reports from a Registered NATA Consultant shall be submitted to Council for approval and demonstrating.

- (a) That the pavement has been designed in accordance with Tweed Shire Councils Development Design Specification, D2.
- (b) That the pavement materials to be used comply with the specifications tabled in Tweed Shire Councils Construction Specifications, C242-C245, C247, C248 and C255.

[DUR1805]

73. During the relevant stages of road construction, tests shall be undertaken by a Registered NATA Geotechnical firm. A report including copies of test results shall be submitted to the PCA prior to the placement of the wearing surface demonstrating:

- (a) That the pavement layers have been compacted in accordance with Councils Development Design and Construction Specifications.
- (b) That pavement testing has been completed in accordance with Table 8.1 of AS 3798 including the provision of a core profile for the full depth of the pavement.

[DUR1825]

74. The proponent must not undertake any work within the public road reserve without giving Council's Engineering Division (48 hours notice of proposed commencement. Failure to comply with this condition may result in a stop work notice being issued and/or rejection of the works undertaken.

[DUR1845]

75. Pram ramps are to be constructed at road intersections and pedestrian crossing in accordance with Council's Standard Drawing No. SD 014 within all kerb types including roll top kerb.

[DUR1855]

76. Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired in accordance with Councils Development

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Design and Construction Specifications prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.

[DUR1875]

77. Tweed Shire Council shall be given a minimum 24 hours notice to carry out the following compulsory inspections in accordance with Tweed Shire Council Development Control Plan, Part A5 - Subdivision Manual, Appendix D. Inspection fees are based on the rates contained in Council's current Fees and Charges:

Roadworks

- (a) Pre-construction commencement erosion and sedimentation control measures
- (b) Completion of earthworks / "boxing"
- (c) Excavation of subgrade
- (d) Pavement - sub-base
- (e) Pavement - pre kerb
- (f) Pavement - pre seal
- (g) Pathways, footways, cycleways - formwork/reinforcement
- (h) Final Practical Inspection - On Maintenance
- (i) Off Maintenance inspection

Water Reticulation, Sewer Reticulation, Drainage (as applicable)

- (j) Excavation
- (k) Bedding
- (l) Laying/jointing
- (m) Manholes/pits
- (n) Backfilling
- (o) Permanent erosion and sedimentation control measures
- (p) Drainage channels
- (q) Final Practical Inspection - On Maintenance
- (r) Off Maintenance

Council's role is limited to the above mandatory inspections and does **NOT** include supervision of the works, which is the responsibility of the Developers Supervising Consulting Engineer.

The EP&A Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an "Accredited Certifier".

The fee for the abovementioned inspections shall be invoiced upon completion of all subdivision / civil works, and subject to the submission of an application for a 'Subdivision Works Compliance Certificate'.

[DUR1895]

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78. No portion of the development (including the internal car park) may be erected over any existing sullage or stormwater disposal drains, easements, sewer mains, or proposed sewer mains, unless endorsed by Council.
[DUR1945]
79. The developer/contractor is to maintain a copy of the development consent and Construction Certificate approval including plans and specifications on the site at all times.
[DUR2015]
80. Regular inspections shall be carried out by the Supervising Engineer on site to ensure that adequate erosion control measures are in place and in good condition both during and after construction.
Additional inspections are also required by the Supervising Engineer after each storm event to assess the adequacy of the erosion control measures, make good any erosion control devices and clean up any sediment that has left the site or is deposited on public land or in waterways.
This inspection program is to be maintained until the maintenance bond is released or until Council is satisfied that the site is fully rehabilitated.
[DUR2375]
81. The site shall not be dewatered, unless written approval to carry out dewatering operations is received from the Tweed Shire Council General Manager or his delegate.
[DUR2425]
82. During construction, a "satisfactory inspection report" is required to be issued by Council for all s68h2 permanent stormwater quality control devices, prior to backfilling. The proponent shall liaise with Councils Engineering Division to arrange a suitable inspection.
[DUR2445]
83. Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:
- (a) internal drainage, prior to slab preparation;
 - (b) water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
 - (c) external drainage prior to backfilling.
 - (d) completion of work and prior to occupation of the building.
- [DUR2485]
84. Plumbing
- (a) A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.

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- (b) The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the Plumbing Code of Australia and AS/NZS 3500.

[DUR2495]

85. Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level.

[DUR2545]

86. All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-

* 45°C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and

* 50°C in all other classes of buildings.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR2555]

87. House drainage lines affected by the proposal are to be relocated to Council's satisfaction. Prior to the relocation of any plumbing and drainage lines, a plumbing permit and the relevant plumbing permit fee is to be submitted to Council. Inspection of drainage works prior to covering is required

[DUR2565]

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

88. Prior to issue of an Occupation Certificate for Stage 1 works, all works/actions/inspections etc required at that stage by other conditions or approved Management Plans or the like shall be completed in accordance with those conditions or plans.

[POC0005]

89. Prior to the issue of an Occupation Certificate for Stage 1 works, a Defect Liability Bond (in cash **or** unlimited time Bank Guarantee) shall be lodged with Council.

The bond shall be based on 5% of the value of the public infrastructure works approved under the Civil Works Construction Certificate (minimum as tabled in Council's fees and charges current at the time of payment) which will be held by Council for a period of 6 months from the date on which a Final Practical Inspection is undertaken for the endorsed Civil Works and the works are accepted by Council.

It is the responsibility of the proponent to apply for refund following the remedying of any defects arising within the 6 month period.

[POC0165]

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90. A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

[POC0205]

91. A final occupation certificate must be applied for and obtained within 6 months of any Interim Occupation Certificate being issued, and all conditions of this consent must be satisfied at the time of issue of a final occupation certificate (unless otherwise specified herein).

[POC0355]

92. Section 94 Contributions

Payment of the following contributions pursuant to Section 94 of the Act and the relevant Section 94 Plan.

Prior to the occupation of the building or issue of any Interim or Final Occupation Certificate (whichever comes first), all Section 94 Contributions must have been paid in full and the Certifying Authority must have sighted Council's "Contribution Sheet" signed by an authorised officer of Council.

A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.

These charges include indexation provided for in the S94 Plan and will remain fixed for a period of 12 months from the date of this consent and thereafter in accordance with the rates applicable in the current version/edition of the relevant Section 94 Plan current at the time of the payment.

A copy of the Section 94 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgum Road, Murwillumbah and Brett Street, Tweed Heads.

- (a) Tweed Road Contribution Plan:
33.6 Trips @ \$1387 per Trips \$46,603
(\$1,318 base rate + \$69 indexation)
S94 Plan No. 4
Sector2_4

[POC0395]

93. A **certificate of compliance** (CC) under Sections 305, 306 and 307 of the Water Management Act 2000 is to be obtained from Council to verify that the necessary requirements for the supply of water and sewerage to the development have been made with the Tweed Shire Council.

Prior to the occupation of the building or issue of any Interim or Final Occupation Certificate (whichever comes first), all Section 64 Contributions must have been paid in full and the Certifying Authority must have sighted Council's "Contribution Sheet" and a "Certificate of Compliance" signed by an authorised officer of Council.

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Annexed hereto is an information sheet indicating the procedure to follow to obtain a Certificate of Compliance:

Water DSP4: 1.29 ET @ \$13128 per ET
\$16,935.10

Sewer Banora: 2.15 ET @ \$6307 per ET
\$13,560.10

These charges to remain fixed for a period of twelve (12) months from the date of this consent and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.

A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an Accredited Certifier.

[POC0675]

94. Prior to the issue of an Occupation Certificate for Stage 1, the applicant shall produce a copy of the "satisfactory inspection report" issued by Council for all s68h2 permanent stormwater quality control devices.

[POC0985]

95. Prior to the occupation or use of any building and prior to the issue of any occupation certificate, including an interim occupation certificate a final inspection report is to be obtained from Council in relation to the plumbing and drainage works.

[POC1045]

96. Prior to the issue of a final Occupation Certificate for Stage 1 works, all conditions of consent applicable to Stage 1 building and car park works and the Civil works associated with the upgrading of the Acacia Street / Fraser Drive intersection are to be met.

[POC1055]

97. Prior to occupation of the Stage 1 works, Council shall undertake a Final Practical Inspection of the works approved under the Subdivision / Civil Works Construction Certificate and be satisfied that works have been satisfactorily completed.

[POCNS01]

98. Prior to Council undertaking a Final Practical Inspection of the works approved under the Subdivision / Civil Works Construction Certificate, a certificate signed by a practicing NPER Civil Engineer is to be submitted to the Principal Certifying Authority to certify compliance with the consent and good engineering practice.

[POCNS02]

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99. Prior to the issue of an Occupation Certificate, documentary evidence shall be provided to Council to confirm the registration of Easements for services, Rights Of Carriageway and Restrictions As To User, as may be applicable under Section 88B of the Conveyancing Act including.

[POCNS03]

100. Prior to the issue of an Occupation Certificate for Stage 1, a certificate of practical completion shall be obtained from Council's General Manager or his delegate for all works required under Section 68 of the Local Government Act.

[POCNS04]

101. Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired in accordance with Council's Development Design and Construction Specifications prior to a Final Practical Inspection being undertaken for the approved Civil Works and-prior to any use or occupation of the buildings.

[POCNS05]

102. Prior to Council undertaking a Final Practical Inspection of the works approved under the Subdivision / Civil Works Construction Certificate, Council's standard "Asset Creation Form" shall be completed (including all quantities and unit rates) and submitted to Council for those works.

[POCNS06]

103. Prior to the issue of an Occupation Certificate for Stage 1, production of written evidence from the local electricity supply authority shall be provided to Council certifying that satisfactory arrangements have been made for the provision of electricity supply to service the school.

This may require the installation of a new sub-station within the subject property.

[POCNS07]

104. Prior to Council undertaking a Final Practical Inspection of the works approved under the Subdivision / Civil Works Construction Certificate, Works as Executed Plans of all public infrastructure constructed under this consent, shall be submitted in accordance with the provisions of Tweed Shire Council Development Control Plan A5 - Subdivisions Manual and Councils Development Design and Construction Specification, D13 - Engineering Plans.

The plans are to be endorsed by a Registered Surveyor OR a Consulting Engineer Certifying that:

- (a) all drainage lines, sewer lines, services and structures are wholly contained within the relevant easements;
- (b) the plans accurately reflect the Work as Executed.

Note: Where works are carried out by Council on behalf of the developer it is the responsibility of the DEVELOPER to prepare and submit works-as-executed (WAX) plans.

[POCNS08]

105. In conjunction with the application for a Final Practical Inspection for the approved Subdivision / Civil Works, the applicant must also apply to Council (**OR** PCA if applicable) for a Compliance Certificate for Subdivision Works. This may require obtaining individual Compliance Certificates for various civil works components such as (but not limited to) the following:-

- § Roads
- § Water Reticulation (as applicable)
- § Sewerage Reticulation (as applicable)
- § Drainage (as applicable)

Note:

1. All Compliance Certificate applications for Subdivision Works must be accompanied by documentary evidence from the developers Certifying Engineer, certifying that the specific work for which a certificate is sought has been completed in accordance with the terms of the development consent, the Construction Certificate, Tweed Shire Council's Development Control Plan Part A5 - Subdivisions Manual and Councils Development Design and Construction Specifications and good engineering practice.
2. The EP&A Act, 1979 (as amended) makes no provision for works under the Water Management Act 2000 to be certified by an "Accredited Certifier".

[POCNS09]

106. The six (6) months Defects Liability Period for the subdivision / civil works commences upon Council's acceptance of the works inspected under the Final Practical Inspection.

[POCNS10]

107. Prior to undertaking a Final Practical Inspection and also prior to the end of Defects Liability Period, a CCTV inspection of any new stormwater pipes and gravity sewerage systems installed and to be dedicated to Council including joints and junctions will be required to demonstrate that the standard of the infrastructure is acceptable to Council.

Any defects identified by the inspection are to be repaired in accordance with Councils Development Design and Construction Specification.

All costs associated with the CCTV inspection and repairs shall be borne by the applicants.

[POCNS11]

USE

108. The use to be conducted so as not to cause disruption to the amenity of the locality, particularly by way of the emission of noise, dust and odours or the like.

[USE0125]

109. All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised. Notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of the General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive or intrusive noise.

[USE0175]

110. All externally mounted artificial lighting, including security lighting, is to be shielded to the satisfaction of the General Manager or his delegate where necessary or required so as to prevent the spill of light or glare creating a nuisance to neighbouring or adjacent premises.

[USE0225]

111. The development shall be carried out in accordance with the provisions of the Acoustic Assessment for Pacific Coast Christian School - Masterplan and Stage 1 Development prepared by Acouras Consultancy dated 10/9/2015 (Document Reference: SYD2015-1024-R002D) and the maximum indoor sound levels as prescribed in Table 3.3 of AS2021-2015.

[USE0305]

112. All wastes shall be collected, stored and disposed of in accordance with the provisions of Tweed Shire Council Development Control Plan Section A15 - Waste Minimisation and Management or to the satisfaction of the General Manager or his delegate.

[USE0875]

113. Immediately following occupation of Stage 1 of the school extension, a Post Construction Noise Impact Compliance Assessment report from a suitably qualified acoustic consultant shall be prepared and submitted for consideration and approval by Council's General Manager or delegate with respect to noise associated with Stage 1.

The assessment report shall confirm Stage 1 meets the recommendations of the Acoustic Assessment for Pacific Coast Christian School - Masterplan and Stage 1 Development prepared by Acouras Consultancy dated 10/9/2015 (Document Reference: SYD2015-1024-R002D) and the maximum indoor sound levels as prescribed in Table 3.3 of AS2021-2015, and include any recommended noise amelioration measures to be carried out by the applicant. The report shall be submitted within a period not exceeding 60 days of the date of operation.

The applicant shall carry out any such recommendations as provided within the noise assessment report to the satisfaction of the General Manager or delegate within 30 days from the date of the acoustic assessment, provided that the General Manager or delegate may extend the time period for the carrying out of any recommended acoustic treatment to a date which may be determined by the General Manager or delegate.

GENERAL TERMS OF APPROVAL UNDER SECTION 100B OF THE RURAL FIRES ACT 1997

Stage 1

1. The development proposal is to comply with the layout identified on the drawing prepared by Bickerton Masters, titled Site Plans (Project: 1010, Drawing: SP01, Revision: P3), dated 19 June 2015.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. Any alteration to water, electricity and/or gas services shall comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

4. An emergency and evacuation plan addressing Section 4.2.7 of 'Planning for Bush Fire Protection 2006' shall be prepared for the site, or the existing plan is to be amended to include the proposed Stage 1 development. A copy of the plan shall be provided to the consent authority prior to the issuing of an occupation certificate.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

5. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in

bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

6. Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.

Master Plan

7. Future development is to comply with the layout identified on the drawing prepared by Bickerton Masters, titled Zoned Master Plan (reference: Project: 994, Drawing: SD04, Revision: P2), dated 19 June 2015, except as modified by the following conditions.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

8. At each stage of development and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

9. Any alteration to water, electricity and/or gas services shall comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

10. Future development of the bike rack zone shall ensure that a minimum 4 metre wide unobstructed carriageway is maintained from the car park to the western asset protection zone for fire fighting appliance access.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

11. An emergency and evacuation plan addressing Section 4.2.7 of 'Planning for Bush Fire Protection 2006' shall be prepared for the site, or the existing plan is to be amended to include the future development as it occurs. A copy of the plan shall be provided to the consent authority prior to the issuing of an occupation certificate.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

12. New buildings shall be setback at least 25 metres from the western boundary in accordance with the Bushfire Setback line shown on the Zoned Master Plan prepared by Bickerton Master, referenced Project No, 994 (Drawing SD04, Revision P2), dated 19 June 2015.

13. Future development within the site shall comply with 'Planning for Bush Fire Protection 2006' and AS 3959 'Construction of buildings in bushfire prone areas'.

Landscaping

14. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.