

JOINT REGIONAL PLANNING PANEL ASSESSMENT REPORT

Development Application 15/0146 for the demolition of existing Police Station, residence and associated outbuildings, and construction of a new 2 storey Police Station, with 24 on site parking spaces at Lot 1 DP 198566, 67 Elizabeth St Moss Vale.

Reference: Development Application 15/0146

PURPOSE

Development Application 15/0146 seeks development consent for the demolition of existing Police Station, residence and associated outbuildings, removal of 10 trees, and construction of a new 2 storey Police Station, with 24 on site parking spaces at Lot 1 DP 198566, 67 Elizabeth St Moss Vale.

The site is zoned B2 Local Centre under Wingecarribee Local Environmental Plan 2010. The proposed development is permissible in the B2 Local Centre zone under Wingecarribee Local Environmental Plan 2010.

As this development application is lodged on behalf of the Crown, and has a capital investment value over \$5 million, this application is presented to the Joint Regional Planning Panel for determination. A consent authority cannot refuse consent to a Crown DA except with the approval of the Minister, or impose a condition on its consent to a Crown DA except with the approval of the applicant or the Minister. This requirement also applies to a Crown development that is considered by a Joint Regional Planning Panel.

Where the Joint Regional Planning Panel wishes to either refuse a Crown DA or impose conditions not agreed by the Crown DA applicant, the Crown DA applicant or the Joint Regional Planning Panel may refer the DA to the Minister for the Minister's consideration.

SUBJECT DEVELOPMENT PROPOSAL

Development Application 15/0146 seeks development consent for the demolition of existing Police Station, residence and associated outbuildings, and construction of a new 2 storey Police Station, with 24 on site parking spaces at Lot 1 DP 198566, 67 Elizabeth St Moss Vale. The subject site is 2033 square metres in area.

The purpose of the proposed redevelopment of the existing Police Station is to provide an enlarged facility that is able to better service the local area, to address NSW Police lack of appropriate accommodation within the area and to address other NSW Police operational issues. The new facility will form part of the Goulburn Local Area Command and will act as the base for the local highway patrol unit.

The proposed works includes demolition, tree removal and construction of a new purpose built police station building comprising:

- Basement level
 - secure car parking, secure vehicle holding area, car wash bay, examination bay, storage areas, and amenities areas. Of the 24 on site car spaces the applicant anticipates that 5 spaces will be occupied by Highway Patrol vehicles, leaving 19 spaces for use by operational and staff vehicles. No parking for the general public is proposed on site.
- Ground Floor Level
 - main public foyer off Elizabeth Street, office space, amenities, charge room, interview rooms, other operational areas and holding cells.
- First Floor Level
 - offices, amenities, training and conference facilities, fitness area and meals area with outdoor terrace.

The proposed development has a Gross Floor Area of 1533 square metres, a Gross Leasable Floor Area of 1012 square metres, and a Staff Occupied Area of 437 square metres.

The proposed materials and finishes will comprise face brickwork (Bowral Blue face brick), metal wall cladding, concrete render and glazed tiling (blue).

It is proposed that the police station would operate 24 hours per day 7 days week.

The project incorporates the following Environmentally Sustainable Design measures:

- Rainwater tanks
- Solar panels for hot water, and
- Sun shading to the east and west



Figure 1: Location of Site



Figure 2: Aerial photograph of Site Location



Figure 2: Artist's impression Elizabeth St elevation

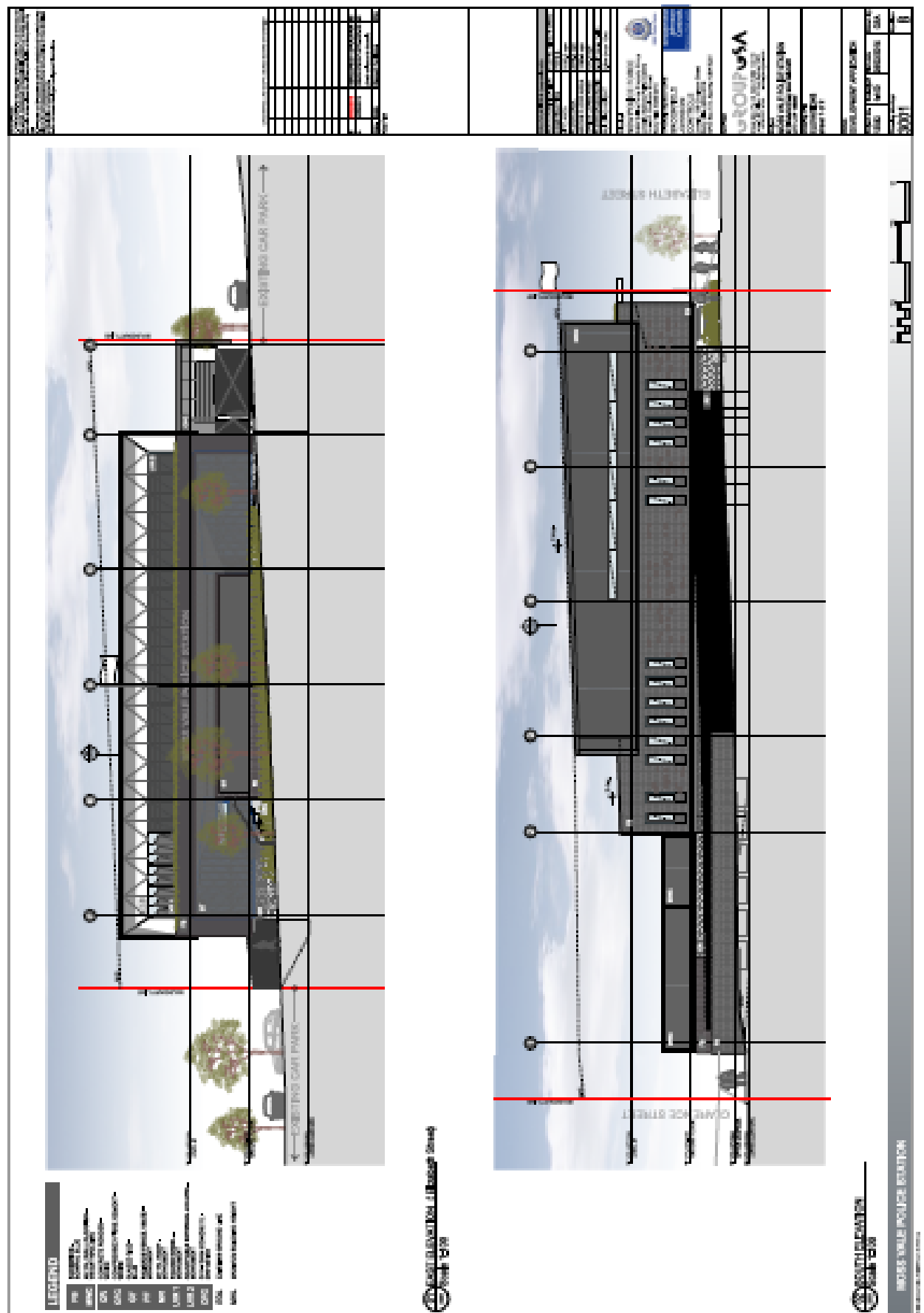
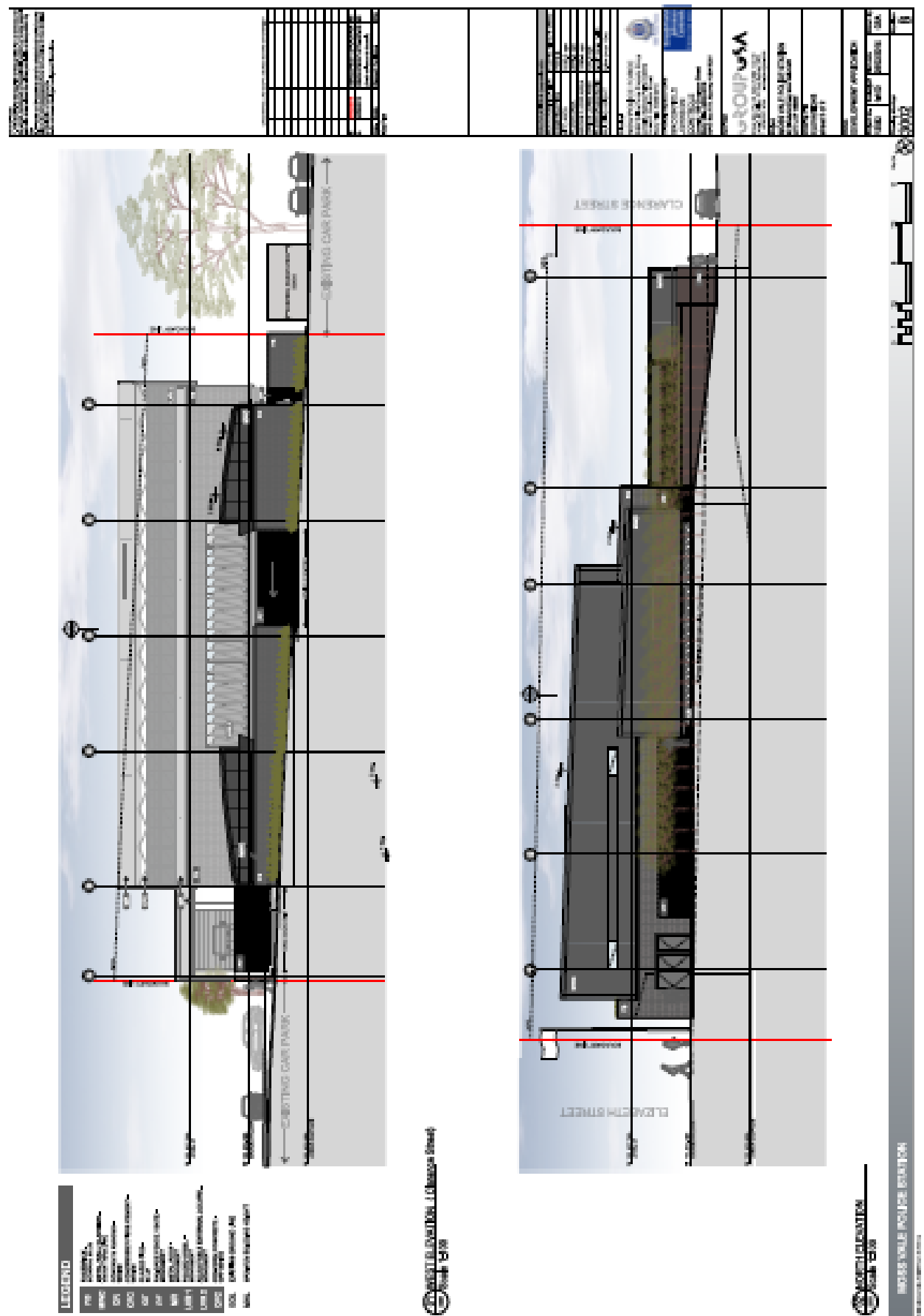


Figure 3: Front Elizabeth St elevation and rear Clarence St elevation



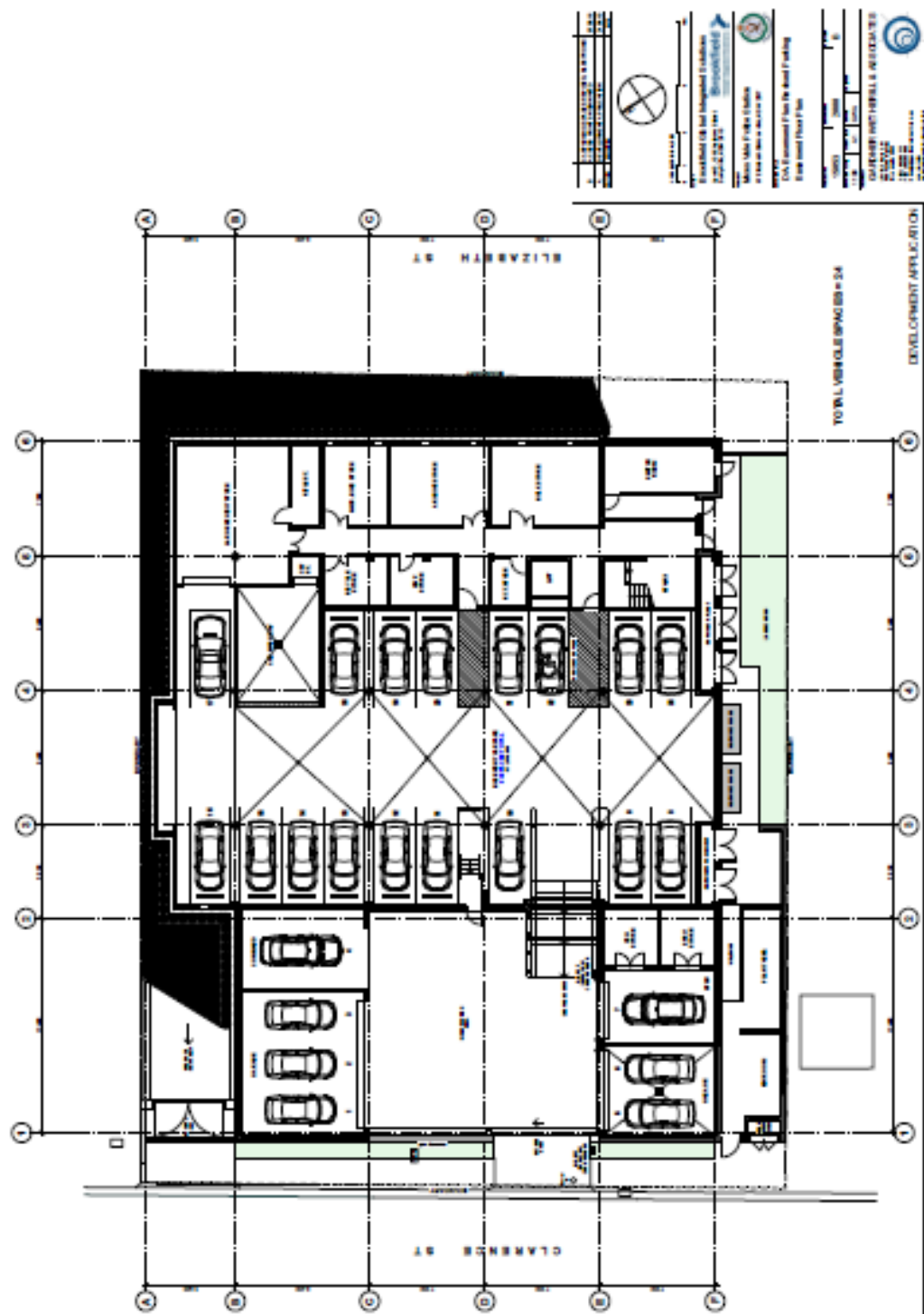


Figure 5: Car Parking

SURROUNDING DEVELOPMENT

Directly adjoining the site to the north east and south west are two public carparks. To the rear of the property is the Moss Vale Court House item of heritage. Diagonally opposite the site is Wingecarribee Council Civic Centre. The character of the immediate locality is dominated by public buildings.

STATUTORY PROVISIONS

Relevant SEPPs

SEPP (Sydney Drinking Water Catchment) 2011

As the site is within the Warragamba Catchment area, the provisions of SEPP (Sydney Drinking Water Catchment) 2011 must be taken into consideration in the assessment of the application. Water NSW raise no objection to the proposed demolition and redevelopment, subject to nine conditions of consent addressing wastewater management, demolition, and rain water tanks.

SEPP (Infrastructure) 2007

While State Environmental Planning Policy (Infrastructure) 2007 provides under Part 3, Division 6, Clause 48 that development for the purposes of an emergency services facility may be carried out by or on behalf of a public authority without consent on any land within a prescribed zone, a police station is not characterised as an emergency services facility for the purposes of the SEPP but rather should be characterised as a 'public administration building'. Therefore a development application has been submitted seeking consent for the subject development in accordance with Wingecarribee LEP 2010.

SEPP 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) addresses remediation of contaminated land by requiring consideration of whether the land is contaminated and, if it is contaminated, whether it can be made suitable for the proposed purpose.

The submitted report concludes that “the potential for soil and groundwater contamination at the site is moderate. This is based on the following:

- ☐ Potentially contaminated fill soils map have been imported onto the site prior to the construction of the existing buildings;
- ☐ The UST (underground storage tank) located on the site; and
- ☐ The use of the site for the storage of wrecked vehicles.”

The report's recommendation that a Stage 2 environmental site investigation be undertaken to assess the soil and groundwater contamination conditions at the site, that the underground storage tank located on site should be removed in accordance with Australian Standard AS 4976-2008, that the resulting excavation should be validated by a suitably qualified environmental consultant in accordance with the Guidelines for Assessing Service Station Sites NSW EPA 1994 (demonstrating that there are no contaminated soils surrounding the underground storage tank), and that prior to demolition of any on-site structures a Hazardous Building Materials Survey should be undertaken to assess for material such as asbestos and lead paint, can be addressed by a condition of consent. It is therefore accepted that the site can be made suitable for the proposed use, satisfying the requirements of SEPP 55.

WINGECARRIBEE LEP 2010

Zoning

The site is zoned B2 Local Centre under Wingecarribee Local Environmental Plan 2010.

The objectives of the B2 Local Centre zone are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To generally conserve and enhance the unique sense of place of business centre precincts by ensuring that new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of those places.
- To provide opportunities for a compatible mix of residential living above retail, commercial, recreational, cultural and community activities at street level.
- To ensure that adequate provision is made for infrastructure that supports the viability of business centre precincts, including public car parking, traffic management facilities, public transport facilities, cyclist facilities, pedestrian access paths, amenities, facilities for older people and people with disabilities and general public conveniences.
- To maximise the efficient use of land in business centre precincts to promote more compact and accessible places.
- To ensure that new development has regard to the character and amenity of adjacent and nearby residential areas.

The proposed use is permissible within the B2 Local Centre zone, and is considered to be consistent with the above objectives of the B2 Local Centre zone.

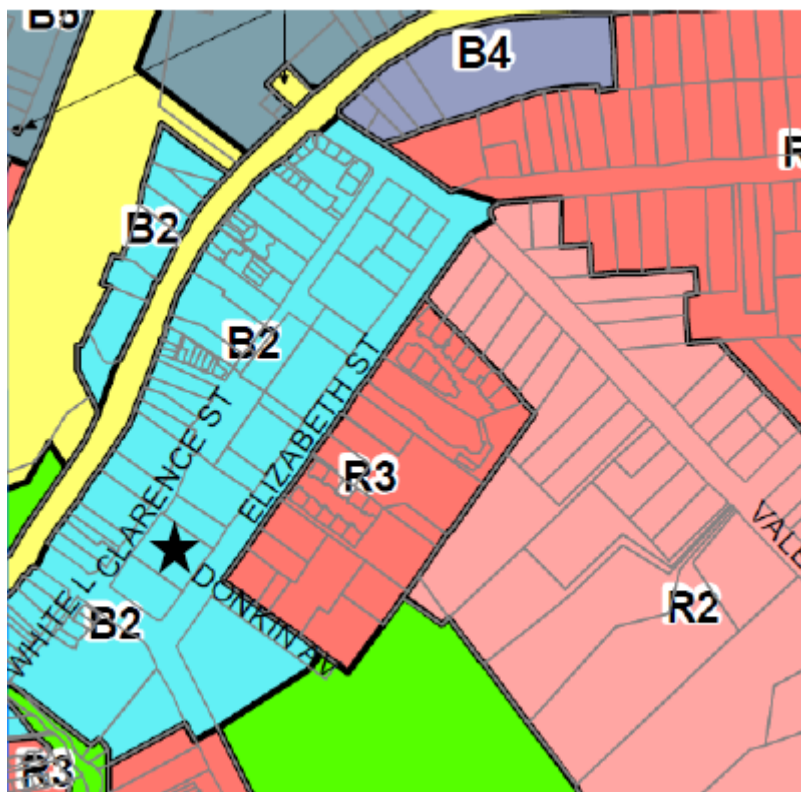


Figure 3: Location of site within B2 Local Centre under Wingecarribee Local Environmental Plan 2010

Height

Clause 4.3 Wingecarribee Local Environmental Plan 2010 sets a maximum height of 10 metres to the subject site. The proposed development has a proposed height of 9.8m and therefore complies with this provision.

Floor Space Ratio

Clause 4.4 Wingecarribee Local Environmental Plan 2010 sets a maximum Floor Space Ratio of 1.5:1 to the subject site. The proposal has a proposed FSR of 0.75:1 and therefore complies with this provision.

Proximity to Argyle St North Conservation area, and Moss Vale Court House item of heritage identified under WLEP 2010

The site is not listed as an item of heritage under Wingecarribee Local Environmental Plan 2010 and is not within a Heritage Conservation Area under WLEP 2010, however is within close proximity to the Argyle St North Conservation area, and Moss Vale Court House item of heritage identified under WLEP 2010.

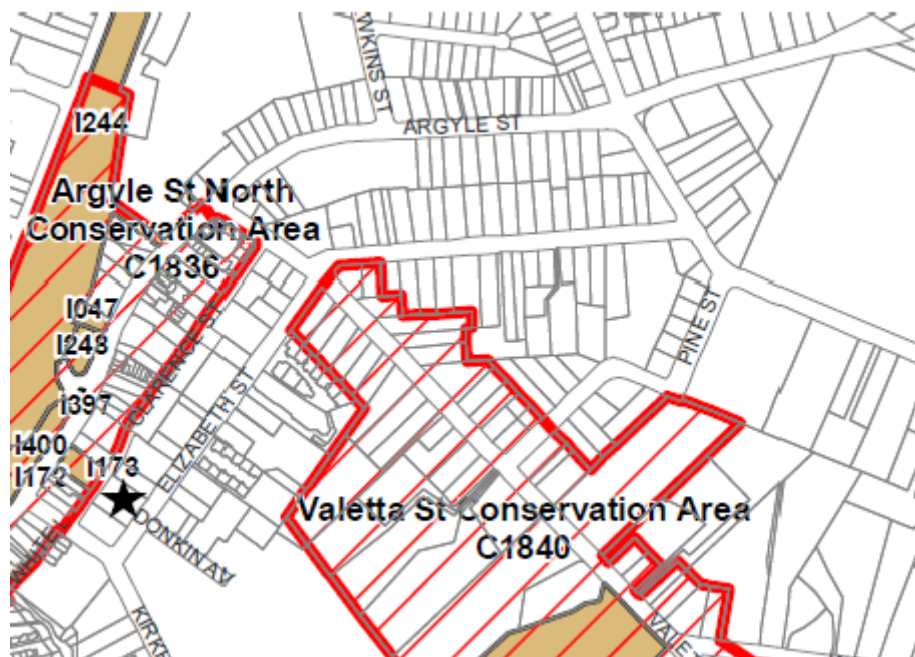


Figure 4: Proximity of site to Argyle St North Conservation area, and Moss Vale Court House item of heritage identified under WLEP 2010

MOSS VALE TOWN PLAN DCP

Section B16.2 (b) of the Moss Vale Town Plan Development Control Plan requires a 2.2 metre building setback for properties fronting the eastern side of Clarence St, to ensure there is adequate area to provide street trees and furniture without restricting pedestrian flows on the footpath. A 2.5 metre building setback is proposed, satisfying the above requirement. A condition of consent can be imposed requiring provision of street trees to Clarence St.

Section B16.2 (c) of the Moss Vale Town Plan Development Control Plan requires adequate landscaping to a minimum width of 1.5 metres to Clarence St incorporating hardy ground covers and shade trees. A 1 metre width of landscaping is proposed, however the inclusion of street trees as a condition of consent will satisfy the objective of improved landscaped treatment to Clarence St.

The Moss Vale Town Centre Development Control Plan is silent on car parking requirements for a Police Station, as is the Roads and Traffic Authority's Guide for Traffic Generating Developments.

CONSULTATION

COMMUNITY ENGAGEMENT

The proposed demolition of existing Police Station, residence and associated outbuildings, removal of 10 trees, and construction of a new 2 storey Police Station, with basement level parking was publicly advertised and neighbour notified to 260 properties (including Wingecarribee Shire Council) for four weeks.

Two submissions have been received, requesting retention of the existing Moss Vale Police Station building:

- Demolition of existing Moss Vale Police Station is not the solution. Adaptive re-use of the existing building is required to preserve Moss Vale history.
- Existing Moss Vale Police Station is worthy of heritage status and preservation, and is one of the relatively few older style buildings that provides interest / pleasure close to the shopping precinct.

It is agreed that the existing building makes a positive contribution to the Elizabeth St streetscape. It is considered that a social history of the building and archival photographic record is justified, and can be included as a condition of consent.

While Wingecarribee Council has not lodged a submission, when the officer's report is made public by the Joint Regional Planning Panel, the elected Councillors may choose to provide a submission for the Joint Regional Planning Panel to take into consideration in its assessment of the Development Application. In accordance with the Operational Procedures of the Joint Regional Planning Panel, the officer's assessment report is not to be endorsed or presented to the elected Councillors before being forwarded to the secretariat.

EXTERNAL REFERRAL

Roads and Maritime Services

Roads and Maritime Services do not object to the development application in principle as it is unlikely to have a significant impact upon the state road network.

Water NSW

Water NSW raise no objection to the proposed demolition and subdivision, subject to nine conditions of consent addressing stormwater treatment, stormwater management, and construction activities.

INTERNAL REFERRAL

Development Engineer

The application was referred to Council's Development Engineer. Draft conditions of consent have been provided, including conditions addressing stormwater, peak discharge, parking and access.

Heritage Advisor

As the subject property adjoins the Argyle St North Heritage Conservation Area and the Moss Vale Court House item of heritage as identified within Wingecarribee Local Environmental Plan 2010, the development application was referred to Council's Heritage Advisor for comments.

Council's Heritage Advisor has provided the following comments:

"The subject property is a 19th century building that makes an attractive contribution to the streetscape. It is neither heritage listed nor in the conservation area. From a heritage perspective, the best redevelopment option would be to retain a portion of the street fronting building as "entrance portal" and construct a contemporary structure to the rear, attached by a link. I would think that even with the detailed design standard issued by the police department, the government architect's office would be able to manage such a design. A utilitarian approach would probably encourage demolition of the building for maximised site area. If demolition was proceeded with, then a social history of the building and archival photographic record should be lodged in 2 copies, in electronic form for the council file and in a clearly labelled hard copy for forwarding to the local historical society archives."

It is considered that a social history of the building and archival photographic record is justified, and can be included as a condition of consent.

Accredited Certifier (Building Surveyor)

The application was referred to Council's Accredited Certifier (Building Surveyor), with conditions of consent provided.

DISCUSSION OF KEY ISSUES

Car Parking

Of the 24 on site car spaces proposed, the applicant anticipates that 5 spaces will be occupied by Highway Patrol vehicles, leaving 19 spaces for use by operational and staff vehicles, as shown in amended plans submitted 9 March 2016. No parking for the general public is proposed on site.

It is considered that as the proposed Moss Vale Police Station will contain a maximum of 14 staff at any one time, and that as it is an unusual customized use which contains large floor areas unoccupied by staff, that applying a generic 1 car space per 30 square metres gross leasable floor area is unreasonable in this instance. The Moss Vale Town Centre Development Control Plan is also silent on car parking requirements for a Police Station, as is the Roads and Traffic Authority's Guide for Traffic Generating Developments. Therefore considering a maximum of 14 staff on the site at any one time, combined with a staff occupied area of 437 square metres, and applying a parking requirement of 1 car space per 30 square metres of staff occupied area, it is accepted that the development generates a car parking requirement of 15 car spaces (plus the loss of public on-street parking by 4 spaces)

resulting in a car parking requirement of 19 car spaces. Of the 24 on site car spaces proposed, the applicant anticipates that 5 spaces will be occupied by Highway Patrol vehicles, leaving 19 spaces for use by operational and staff vehicles, as shown in amended plans submitted 9 March 2016.

The 19 car spaces are for use by operational and staff vehicles only, with no access to parking for the general public is proposed on site. The applicant has been requested to consider design solutions to accommodate public parking within the site, however the applicant advises that "NSW Police Force will not amend their policy regarding public parking at Police Stations. The implications of a security risk as a result of a public vehicle being allowed to park within secure areas of the Police Station cannot be understated. The current national security threat is 'Likely' ". The applicant further advises that the "existing Police Station receives approximately 10No visits per week. How much this may or may not increase by is unknown, but allowing for an increase of 50%, this brings the total possible visits to 15No per week, although there is no evidence that the existing visitor frequency rates will increase with the new station."

Considering this, it is accepted that the total number of visitors to the Police Station is not significant, and that NSW Police Force security concerns cannot be dismissed, therefore to refuse the application on the basis of parking spaces only being provided for use by operational and staff vehicles only, with no access to parking for the general public, is unreasonable.

Joint Regional Planning Panel has previously accepted a Police Station development with no on site parking for the public in Belmont (Lake Macquarie City Council).

Heritage

The subject site is located outside and to the south of the Argyle Street North Conservation Area as defined by the Wingecarribee LEP 2010. Also to the south of the site on the opposite side of Clarence Street is the Moss Vale Court House, which is identified as an item of heritage under Wingecarribee LEP 2010 and is also listed on the State heritage register.

While it is acknowledged that the existing 19th century Police Station building makes an attractive contribution to the streetscape, it is neither heritage listed nor in the conservation area, and while from a heritage perspective the best redevelopment option would be to retain a portion of the street fronting building as "entrance portal" and construct a contemporary structure to the rear, it is considered appropriate that a social history of the building and archival photographic record of the existing 19th century Police Station building be undertaken, and that this be included as a condition of consent.

Streetscape / Tree Removal

Directly adjoining the site to the north east and south west are two public carparks. To the rear of the property is the Moss Vale Court House item of heritage. Diagonally opposite the site is Wingecarribee Council Civic Centre. The character of the immediate locality is dominated by public buildings.

The building will present as a two storey building on the Elizabeth Street frontage which will be the main public entry with the upper level setback from the rear or Clarence Street frontage. The proposed building is considered to be consistent with the predominantly two storey scale of surrounding development. The design will also

ensure that a clear public entry is provided on the Elizabeth frontage with the building to form a strong element in the Elizabeth Streetscape activating this frontage and reinforcing the civic character of the surrounding precinct.

The proposed materials and finishes will comprise face brickwork (Bowral Blue face brick), metal wall cladding, concrete render and glazed tiling (blue). The proposed materials are considered compatible with materials used in surrounding buildings.

The proposed tree removal on the south west boundary reduces substantial landscaping visible from Kirkham, Elizabeth and Clarence Streets. However the inclusion of a 2.5 metre building setback fronting the eastern side of Clarence St, to ensure there is adequate area to provide street trees and furniture without restricting pedestrian flows on the footpath is proposed, and a condition of consent can be imposed requiring provision of street trees to Clarence St to satisfy the objective of improved landscaped treatment to Clarence St.

Contamination

The preliminary environmental site investigation report submitted with the Development Application concludes that the site has moderate potential for contamination but that subject to the preparation of a future detailed site investigation report and appropriate remediation works, the site can be made appropriate for the proposed use. A condition of consent can be imposed requiring that a detailed site investigation report be prepared in accordance with the recommendations of the preliminary environmental site investigation report so that the site can be made appropriate for the proposed use.

Section 79 C

79C Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and

Comment: the proposed development is permissible within the B2 Local Centre zone under WLEP 2010, and satisfies SEPP (Sydney Drinking Water Catchment). While State Environmental Planning Policy (Infrastructure) 2007 provides under Part 3, Division 6, Clause 48 that development for the purposes of an emergency services facility may be carried out by or on behalf of a public authority without consent on any land within a prescribed zone, a police station is not characterised as an emergency services facility for the purposes of the SEPP but rather should be characterised as a 'public administration building'. Therefore a development application has been submitted seeking consent for the subject development in accordance with Wingecarribee LEP 2010. It is accepted that the site can be made suitable for the proposed use, satisfying the requirements of State Environmental Planning Policy No 55 - Remediation of Land.

- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the

making of the proposed instrument has been deferred indefinitely or has not been approved), and

Comment: Not applicable in this instance (no relevant draft plans).

(iii) any development control plan, and

Comment: The proposed development complies with the provisions of the Moss Vale Town Plan DCP, with the exception of Section B16.2 (c) of the Moss Vale Town Plan Development Control Plan which requires adequate landscaping to a minimum width of 1.5 metres to Clarence St incorporating hardy ground covers and shade trees. A 1 metre width of landscaping is proposed, however the inclusion of street trees as a condition of consent will satisfy the objective of improved landscaped treatment to Clarence St, and is therefore considered acceptable.

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

Comment: Not applicable.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

Comment: Clause 92(b) of the Environmental Planning and Assessment Regulations 2000 requires the provisions of AS 2601 to be considered in the assessment of a Development Application for demolition. A condition of consent addressing compliance with AS 2601 is recommended to ensure the development complies with the regulations.

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Comment: Not applicable.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Comment: The proposed development is considered consistent with the character of the locality, as discussed in the "Discussion of Key Issues" section of this report.

(c) the suitability of the site for the development,

Comment: The site is considered to be suitable for the proposed development, subject to conditions of consent, and as discussed in the "Discussion of Key Issues" section of this report.

(d) any submissions made in accordance with this Act or the regulations,

Comment: Refer to Community Engagement section of this report.

(e) the public interest.

Comment: The proposed development is in accordance with the objectives of the B2 Local Centre zone under WLEP 2010, and is considered to be in the public interest.

REVIEW AND APPEAL RIGHTS

The applicant can exercise rights of review under S82A of the EPA Act 1979 and also a right of appeal under Section 97 of the EPA Act 1979.

CONCLUSION

A consent authority cannot refuse consent to a Crown DA except with the approval of the Minister, or impose a condition on its consent to a Crown DA except with the approval of the applicant or the Minister. This requirement also applies to a Crown development that is considered by the Joint Regional Planning Panel.

Where the Joint Regional Planning Panel wishes to either refuse a Crown DA or impose conditions not agreed by the Crown DA applicant, the Crown DA applicant or the Joint Regional Planning Panel may refer the DA to the Minister for the Minister's consideration.

The proposed demolition of existing Police Station, residence and associated outbuildings, removal of 10 trees, and construction of a new 2 storey Police Station, with 24 on site parking spaces at Lot 1 DP 198566, 67 Elizabeth St Moss Vale is considered satisfactory in terms of s.79C EPA Act 1979, therefore it is recommended that the development application be approved, subject to the attached conditions of consent.

RECOMMENDATION

THAT development consent be issued for the demolition of existing Police Station, residence and associated outbuildings, removal of 10 trees, and construction of a new 2 storey Police Station, with 24 on site parking spaces at Lot 1 DP 198566, 67 Elizabeth St Moss Vale, subject to the attached conditions of consent.

GENERAL – DEVELOPMENT CONSENT CONDITIONS

ADMINISTRATION AND COMPLIANCE

Compliance

1. Compliance

Development is to take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

Plans approved by this development consent are:

- Plans 0002 Rev B, 0003 Rev B, 0004 Rev B, 0005 Rev B, 1001 Rev B, 2001 Rev B, 2002 Rev B, 3001 Rev B, 3002 Rev B, 3101 Rev B, 4001 RevB, 4002 Rev B, 4003 Rev B, 5001 Rev B, 5002 Rev B, 8001 Rev B, 9001 Rev B, 9002 Rev B all dated 27/2/15, and Plan 2000 Rev C dated 7/3/16 prepared by Group GSA.
- Plans SKC 00 Rev P2, SKC 01 Rev P2, SKC 10 Rev P2 dated 4/7/13 prepared by Taylor Thomson Whiting

2. Use not to Commence

The approved use is not to commence until the proposed development has been completed in accordance with this consent and any other Council approvals which may be required, and a final inspection carried out and approved by Council staff.

3. Qualifications and Responsibility for Documentation

Council requires that all design plans be prepared to Council's standards by a person, who has proven experience and suitable relevant qualifications in the preparation of plans specifications and any other relevant documentation for the approved development. All of these requirements are outlined in Council's Engineering Policies.

The Developer will be responsible for the correctness of all information contained in the drawings, specifications or any other documentation. The Council will not accept responsibility for any errors or inaccuracies that may be found in such documents, regardless of whether these documents have been checked and/or approved by Council.

4. Responsibility for Works

The Council will hold the Developer (Applicant/Owner), to whom the development approval was issued, solely responsible for constructing the required development works to Council's satisfaction and maintaining them during any specified period.

5. Developers Representative during Construction of Works

A minimum of 48 hours prior to commencement of any construction works on site the Developer must nominate to Council in writing their representative (Construction Supervisor) who will be responsible for all aspects of construction and site control, including Traffic Control, Sediment and Erosion Control and liaison with Council Officers and all other Authorities.

Details to be submitted include:-

- Name of Representative:
- Company :
- Position:
- Contact Ph:
- Contact Fax:
- After Hours Contact:
- Signature of Representative:
- Signature & Acceptance of representative by the Developer:
- Council requires that the nominated " Construction Supervisor" either hold qualifications acceptable for Corporate Membership of the Institute of Engineers, Australia, or be Approved by the Director and/or has proven experience and suitable relevant qualifications for the control, supervision and management of civil engineering works as required for carrying land development.

Prior to commencing any works on site the representative shall:-

- Inform Council in writing of their intention 7 days before entering the site.
- Submit to Council a proposed Schedule of Works.

The Developer may be required to arrange for Council to peruse all other contract documentation **PRIOR TO THE CONTRACTOR ARRIVING ON SITE TO COMMENCE WORK** (Schedule of Works, Specifications, Bill of Quantities, Traffic Control Plan and Soil and Water Management Plan).

Failure to comply with the requirements as set out above will result in an immediate stop work order.

6. Hours of Demolition and Construction Works

In order to minimise impacts upon the locality demolition and construction activities must be limited to between 7.00am - 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no work on Sundays and public holidays. Any variation of these hours will only occur with Council's consent.

7. Workers Compensation & Public Liability

It is the Developer's responsibility to ensure that Contractors engaged to carry out works indicated on the approved plans carries current Workers Compensation Insurance and hold Public Liability Insurance for \$20,000,000 cover.

8. Other Approvals

Prior to any work commencing, written approval under Section 68 of the *Local Government Act 1993* must be obtained for Stormwater, sanitary drainage and water plumbing, from the Council as the appropriate Water Supply Authority.

9. Management of Construction

A detailed Construction Management Plan is required to be **SUBMITTED TO COUNCIL WITH ANY APPLICATION FOR A CONSTRUCTION CERTIFICATE**. The required Construction Management Plan **MUST** indicate the measures to be implemented to protect the environment as well as public health, safety and convenience. The plans **MUST** detail provisions for:

- (a) Off-street parking for employees, contractors and sub-contractors.
- (b) Site access for construction vehicles and equipment purposes.
- (c) Public safety in the use of roads and footpaths where development activities adjoin such facilities.
- (d) The storage and removal, on a regular frequency, of builder's rubble and waste by trade waste contractors.
- (e) Storage of ALL building materials and equipment wholly within the construction site.
- (f) Public risk policies and management for all contractors' employees using or gaining access over public footpaths and roads.
- (g) External lighting and security alarms proposed for the construction site.
- (h) Fire fighting measures to be available on site during development and construction.
- (i) Sanitary amenities and ablutions proposed on site during development and construction.
- (j) Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site.

Land Title

10. Drainage Protection

Protection of the development and/or property by provision of underground drainage pipelines and fail-safe above ground flow paths to cater for stormwater flooding from all roofed and paved areas of the site and to connect to downstream drainage system.

11. Stormwater Facilities Maintenance

The creation of a "Positive Covenant" on the linen plan and title of the proposed development showing the location of stormwater facilities and requiring that the proposed stormwater facilities be maintained in a safe and functional manner. In addition, the Section 88B Instrument is to make provision for Council to conduct maintenance on the subject stormwater facilities at the owner's expense if the stormwater facilities are not maintained to the agreed standard. Details shall be provided for the approval of Council **PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE.**

12. Stormwater Facilities Alterations

The creation of a "Restriction as to User" on the linen plan and title of the proposed development to prevent any change in shape or alteration in structure of the proposed stormwater facilities after the final approval of the structure has been given by Council. Details are to be provided for the approval of Council **PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE.**

13. 2.5 metre Footpath Easement

The creation of an easement on the linen plan and title of the proposed development showing a 2.5 metre wide footpath easement burdening the site.

Protection of Council Assets

14. Storage Materials

No storage or placing of any building materials to occur on adjacent public roads or footpath areas in association with the construction, maintenance or use of the development or site, without prior Council approval.

15. Pedestrian Safety

All care to be taken to safeguard both contractors and the public while the works are being carried out. The Contractor shall endeavour to minimise disturbance to pedestrian / vehicle traffic in the vicinity of the site.

16. Maintenance and Bond for Public Assets

The developer shall at their own expense maintain all civil works constructed by them with respect to the development which will be handed over to Council, for a period of twelve (12) months after the date of the approval for the occupation of the development. Prior to the issue of the Occupation Certificate, the developer shall lodge a cash bond with regard to maintenance of the public assets constructed in an amount equal to 5% of the total engineering works with a minimum bond value of \$1,000.

17. Developer Must Advise of Damage to Property

The Developer must advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the Developer's expense.

ENVIRONMENTAL MANAGEMENT

Sediment and Erosion Control

18. Erosion Control

In addition to measures outlined in the Erosion and Sediment Control Plan with Job No 111476 - Drawing No. SKC10 - Revision (P2) prepared by Taylor Thomson Whitting and dated 04 July 2013 and to minimise soil erosion and sediment movement during construction, the following measures shall be implemented:-

- (a) Removal and/or disturbance of vegetation shall be confined to within two metres of the site of required works.
- (b) Topsoil stripped from the construction site shall be stockpiled and protected from erosion until re-use during landscaping. Soil is to be retained within the property.
- (c) Stockpiles of construction and landscaping materials, and of site debris shall be located clear of drainage lines and in such a position that they are protected from erosion and do not encroach upon any footpath, nature strip or roadway.
- (d) Vehicular access shall be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where sediment is deposited on adjoining roadways the same shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
- (e) All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for more than 14 days or such other period as may be approved after earthworks cease. All driveways and parking areas shall be stabilised with compacted sub-grade as soon as possible after their formation.

19. Erosion and Sediment Control

The following control measures shall be installed to minimise the effect of site disturbance and soil erosion:-

- (a) The strategic placement of bales of hay or a geotextile fabric fence to contain soil infiltration and runoff from sites (refer to Council's guidelines for "Erosion and Sediment Control on Building Sites". Sediment control devices shall be installed immediately after any site works have been carried out and prior to construction work commencing and remain in position until disturbed soils are turfed, 70% vegetated or otherwise stabilised.
- (b) Restricting vehicles access to one designated point.
- (c) The installation of gutters, downpipes, and the connection of downpipes to the stormwater disposal system prior to the fixing of the roof cladding.

20. Erosion Control on Completed Development

Adequate erosion and sediment control measures are to be maintained in place on the development to the satisfaction of Council until site stabilisation and revegetation is finalised.

21. Soil and Water Management - Stockpiles

Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

22. Soil and Water Management - Wheel Wash

A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed in accordance with the approved site Soil & Water Management Plan before the commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. The device shall be maintained at all times to Council's satisfaction.

23. Soil and Water Management - Site Maintenance

Roads servicing the construction site shall be maintained in a condition free of mud, soil and other construction/demolition materials at all times.

24. Soil and Water Management - Landscape Materials

Landscaping materials (including woodchips bark etc) are to be stabilised and secured on site to avoid being eroded by stormwater runoff. Alternatively, stormwater protection measures shall be put in place to protect stormwater drains so as not to contravene the *Protection of the Environment Operations Act, 1997*.

CIVIL ENGINEERING WORKS AND SERVICES

25. Provision of Works and Services

The provision, by the Developer, at their expense, of the following works and services to be documented and constructed in accordance with Council's Engineering Policies, to the satisfaction of the Development Control Engineer. **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE** the Developer must obtain approval for the works to be undertaken by submitting adequate documentation including plans, standard notes and completed design checklists, calculations and specifications, to Council which justify that the proposed works are in accordance with all Council's standards and all other relevant Codes and guidelines.

26. Water and Sewer Authority Conditions

Prior to issue of a Construction Certificate, the Developer must obtain approval from Council (as the Water Supply Authority and/or as required under Section 68 of the *Local Government Act*) for the works to be undertaken by submitting adequate documentation including plans, calculations and specifications which justify that the required works are in accordance with all Council's standards and all other relevant codes and guidelines.

(a) **Stormwater Drainage**

(i) Connection to Kerb

All stormwater connections to the kerb shall be done using minimum 2mm thick galvanised steel section in accordance with Standard Drawing No SD102.

(ii) Construction of Stormwater

Provision of adequate stormwater drainage infrastructure (pits/pipes/open channels/detention storage) for the conveyance of stormwater sourced from the development to a discharge outlet to be approved by the Development Control Engineer.

Boundary Grated Catch drains

Prevention of "sheet flows" by provision of a grated catch drain (s) across or inlet pit adjacent to driveway (s) at the property boundary, with piped water discharged to the satisfaction of the Development Engineer/ Council's Building surveyor.

(iii) Roof/Impervious/Stormwater

All stormwater runoff from the development shall be collected within the property and discharged in a manner approved by the Development Control Engineer and/or Council's Building Surveyor.

(iv) Control of Peak Discharge

Adequate and suitable infrastructure is to be provided to ensure the peak discharge from the site is no greater than the pre-developed peak discharge. This infrastructure shall be designed in accordance with Council's Engineering Policies. Calculations to demonstrate that the post-development peak discharge will not exceed the pre-development peak discharge **SHALL BE PROVIDED WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE.**

(v) Control of Water Quality

Provision of adequate infrastructure outlined in the First Floor and Basement Site works and Stormwater Management Plan with Job No 111476 - Drawing No. SKC01 and SKC02 - Revision (P2) prepared by Taylor Thomson Whitting and dated 04 July 2013 and in the DRAINS Model is to be provided to guarantee satisfactory discharge quality from the site.

(b) Parking and Access

(i) Driveways and Parking

Internal driveways, turning areas and 24 off street parking spaces are to be constructed with all-weather surface of reinforced concrete.

The parking spaces are to be line marked.

(ii) Construction of Footway Crossing (s)

Commercial vehicular footway crossings in accordance with Standard Drawing Nos SD 108 and SD123, for access to the development.

Note:

All obsolete footway crossings are to be closed off in Elizabeth and Clarence Streets,

(iii) Parking Space Near Wall

Parking spaces adjacent to walls or other obstructions which may affect door opening or vehicle manoeuvring to be widened by 300mm on the side of the obstruction(s) to facilitate safe use of these spaces

(iv) Vehicle Manoeuvring

All vehicles are to enter and leave the site driving forwards to ensure traffic/pedestrian safety. A sign worded "No Reversing Across Footpath" is to be provided adjacent to the vehicular entry and clearly visible to users of the car park to inform drivers of this requirement. Sign to be to the satisfaction of the

Director Environment and Planning and of approximate dimensions 0.3m x 0.6m.

(v) Disabled Carparking

Carparking spaces shall be provided and shall comply with the requirements for parking in the current version of AS 2890.1 for people with disabilities.

(vi) First Response Vehicles On Street Car Parking

All First Response Vehicle on street car parking in Elizabeth St shall be endorsed by Council's Traffic Committee prior to installation.

(vii) Approval Required for Work within Road Reserve - Section 138 Roads Act 1993

Where works are proposed within the road reserve, the Developer must obtain approval from Council (as the Roads Authority and / or as required under Section 138 of the *Roads Act 1993*) before any works are undertaken. Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to Council in order to obtain the Section 138 approval:

- A copy of approved design plans related to the development and proposed works to be undertaken.
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "*Traffic Control at Work Sites*". Warning and protective devices shall comply with the provisions of AS1742.3 - 2002 *Traffic Control Devices for Works on Roads*. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, a copy of which is to be submitted with the plan.
- Insurance details - Public Liability Insurance to an amount of \$20 million, to be held by applicant / contractor undertaking the works.

General

27. Energy Service Provider Requirements

The provision of underground electricity to service the development in accordance with the requirements of the Energy Service Provider. The Developer prior to the release of a Construction Certificate will be required to submit to Council

documentary evidence from the Energy Service provider qualifying that the requirements of that provider have been obtained. The requirements of the supply authority will need to be met prior to occupation of the development.

28. Works as Executed Plans

Following the completion of the works, one full set of work-as-executed drawings shall be submitted to and retained by Council. Sufficient details including locations and levels of the below ground infrastructure are required in order to enable a complete check of the work as executed as compared to the original approved design. Any deviation from the approved engineering plans shall be shown on the work-as-executed drawings. Each sheet of the drawings shall carry the certification of the developers supervising engineer.

29. Assets Management

The Developer is to provide detailed summary of the assets that will fall into Council's care and control at the end of the maintenance period. The details are to be provided in a tabular form so as to allow Council to update its Assets Register.

The assets to be identified include.

- Drainage systems length and size of renewed pipe.

30. Certification of Internal Civil Works

On completion of works and prior to occupation, certification from a practising appropriately qualified Engineer shall be submitted to Council detailing that all internal civil works (ie, internal driveways, paths and stormwater drainage systems including any onsite detentions) are in accordance with the approved plans and specifications.

31. Demolition Approval

The buildings shall only be demolished in accordance with the requirements of AS2601-2001 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales and Council's Water and Sewer Asset Protection, including:-

- (a) Protection of site workers and the general public.
- (b) Erection of hoardings where appropriate.
- (c) Asbestos removal handling and disposal where applicable by licensed contractors.
- (d) Ensuring only licensed demolition contractors are used as required pursuant to Occupational Health and Safety Legislation.
- (e) Appropriate precautions are taken in regard to lead based paints.

(f) Water and Sewer Asset Protection

All water and sewer assets on the site or on adjacent road reserve or lands that may be affected by the demolition works are to be clearly identified on site and protected from damage. Those water and sewer protection measures are to be shown on the site plan and are to be approved by Council's Water and Sewer Planning and Development Engineer before any demolition works can commence.

(g) Sewer Assets Temporary Disconnection or Closure

The site sanitary drainage is to be temporarily disconnected or closed off by a suitably qualified Plumber from any of Council's sewer sidelines, sewer junctions and or boundary traps that are to be retained and reused to prevent ingress contaminants into Council's sewer mains. This work shall be sited and approved by Council's Water and Sewer Planning and Development Engineer before demolition works can commence.

(h) Removal of Redundant Council Sewer Assets and Water Services

The site sanitary drainage is to be temporarily disconnected or closed off by a suitably qualified Plumber from any of Council's sewer sidelines, sewer junctions and or boundary traps that are to be disconnected by Council to prevent ingress of contaminants into Council's sewer mains. This work shall be sited and approved by Council's Water and Sewer Asset Inspector before demolition works can commence.

Make application and pay fees for the removal of redundant sewer assets and or water services. These fees shall be paid before any demolition works can commence.

Redundant water meter shall not be removed to allow for final readings and removal by Council staff.

(i) Temporary Use of Council Sewer Junctions and Water Services

During demolition or building works Council may permit temporary use of sewer junctions and water services. Details of the proposed use shall be shown on the site plan and are to be approved by the Water and Sewer Planning and Development Engineer before any demolition works can commence.

Water services that are to be temporarily retained shall not have the water meter disconnected or removed. An approved backflow prevention device shall be installed. Details shall be shown on the site plan and are to be approved by the Water and Sewer Planning and Development Engineer before any demolition works can commence.

The disposal of refuse is to be to approved locations. Council will require documentary proof of destination for hazardous materials such as asbestos and contaminated soils and may request evidence on disposal of other demolition materials – refer approved Waste Management Plan.

32. Large Development Landscaping

Details to be submitted for approval by the Director Environment and Planning
PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE.

Approved landscaping is to be maintained at all times to the satisfaction of the Director Environment and Planning. Detailed landscaping plans to indicate the proposed species to be used, height and spread at maturity, and a specification for soil preparation, drainage, weed control, watering, fertilising and general maintenance during establishment.

33. Street Trees

Street trees shall be provided in Clarence St on the frontage to the property to the satisfaction of the Town Planner or Manager of Parks and Property.

34. Environmental site investigation

Prior to issue of Construction Certificate, a Stage 2 environmental site investigation / site validation shall be undertaken to assess the soil and groundwater contamination conditions at the site. The underground petroleum storage tank located on site shall be removed in accordance with Australian Standard AS 4976-2008 and any applicable codes of practices and guidelines. Validation and reporting of the condition of the Underground Petroleum Storage System site following tank removal must address all areas of the site consistent with the requirements of the UPSS Regulation and SEPP 55. This is to be undertaken by a suitably qualified environmental consultant in accordance with the Guidelines for Assessing Service Station Sites NSW EPA 1994, demonstrating that there are no contaminated soils surrounding the underground storage tank, and the site is suitable for the intended purpose. Details to be submitted to the satisfaction of Council.

35. Disposal of Waste

Any potentially contaminated excavated material must be suitably tested and classified to determine the class of waste and the suitable means of disposal. Excavated waste must only be disposed of at a waste facility which can legally receive the waste.

36. Hazardous Building Materials Survey

Prior to demolition of any on-site structures a Hazardous Building Materials Survey should be undertaken to assess for material such as asbestos and lead paint. Details to be submitted to the satisfaction of Council.

37. Water NSW

General

- (i) The site layout shall be as shown on the Site Plan prepared by Group GSA Architects (Project 12032, Drawing 1001, Revision B, dated 27 February 2015). No revised site layout, staging or external works that will impact on water quality, shall be permitted without the agreement of Water NSW.

Reason for Condition 1 – Water NSW has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Stormwater Management

- (ii) All stormwater management measures shall be implemented as specified in the Civil Engineering Report and Engineering Plans prepared by Taylor Thomson Whiting (Project No 111476, SKC00 to SK002, Revision P2; dated 4 July 2013). The stormwater management measures include:
- pits, pipes and inlet filters
 - rainwater tank
 - onsite detention basin, and
 - stormwater filter device.
- (iii) The proprietary stormwater treatment device shall be a cartridge filter device (or endorsed equivalent), that achieves a Water NSW agreed pollutant removal efficiency of at least 75% for total suspended solids; 40% for total phosphorus and 25% for total nitrogen.
- (iv) A 10,000 litre rainwater tank shall capture roof runoff, with water reused for toilet flushing, garden irrigation and vehicle washing.
- (v) No variation to stormwater treatment or management shall be permitted without prior agreement of Water NSW.
- (vi) A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

Reason for Conditions 2 to 6 – To ensure appropriate stormwater treatment and quality control measures are implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

- (vii) An Operational Environmental Management Plan (OEMP) shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans prior to the occupation of the building. The OEMP shall include but not be limited to:
- details on the location, description and nature of stormwater management structures such as pits, pipes, inlet filters, cartridge filter, rainwater tanks and detention system.
 - an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
 - the identification of the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
 - checklists for recording inspections and maintenance activities.

Reason for Condition 7 – To ensure stormwater quality management measures are appropriately maintained so as to ensure a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

Construction Activities

- (viii) The Concept Erosion and Sediment Control Plan prepared by Taylor Thomson Whiting (Project No 111476, SKC10, Revision P2; dated 4 July 2013), shall be updated by a person with knowledge and experience

in the preparation of such plans for all works proposed or required as part of the development. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book" and be to the satisfaction of Council.

- (ix) Effective erosion and sediment controls shall be installed prior to any construction activity and shall prevent sediment or polluted water leaving the construction site or entering any natural drainage system or stormwater drain. The controls shall be regularly maintained and retained until works have been completed and groundcover established.

Reason for Conditions 8 & 9 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.

38. Archival Photographic Record

Prior to demolition, a social history of the building and archival photographic record should be lodged in 2 copies, in electronic form for the council file and in a clearly labelled hard copy for forwarding to the local historical society archives, to the satisfaction of Council.

39. Advertising Signs

Advertising signs are not to be erected, painted or displayed without the prior approval of the Council and the licensing thereof, in accordance with the provisions of the Wingecarribee Shire Council's Advertising Sign Code.

40. Occupation Certificate

The building, or part of the building, shall not be occupied or used until such time as an Occupation Certificate has been issued in respect of it.

41. Waste Management

An approved litter receptacle with a tight fitting lid shall be provided on site for the disposal of builder refuse that may be wind blown (all polystyrene waste must be bagged and securely contained). The bin shall be onsite during all demolition and construction works. Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

42. Waste Management Plan

The approved Waste Management Plan must be displayed on site and implemented during construction and ongoing operation of the development. Evidence of recycling/disposal actions and waste management contracts are to be maintained for three years from the date of commencement of work.

43. Compliance with Building Code of Australia

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

44. Erection of Signs

A sign shall be prominently displayed on any site on which building, subdivision or demolition work is being carried out by the builder / developer:

- (a) showing the name, address and telephone number of the principal certifying authority for the work;
- (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 work site is prohibited.

45. Toilet Facilities

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

46. Construction Certificate

The building works are not to commence until a Construction Certificate has been issued in accordance with the *Environmental Planning and Assessment Act 1979*. A Building Code of Australia assessment has not been undertaken on the proposal. For further advice you may contact Council's Building Surveyors.

47. Other Approvals

Prior to any work commencing, written approval under Section 68 of the *Local Government Act 1993* shall be obtained the On Site Sewage Management System, from the Council as the appropriate Water Supply Authority.

Separate approval by the Roads Authority is required pursuant to Section 138 of the *Roads Act 1993* for any works within the road reserve.

48. Development involving Bonded Asbestos Material & Friable Asbestos Material

Works where asbestos removal is involved are subject to the following conditions:

- (a) Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under Clause 318 of the *Occupational Health and Safety Regulation 2001*.
- (b) The person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences.
- (c) Any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which

the bonded asbestos material or friable asbestos material is to be delivered.

- (d) If the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

49. Street Tree Retention

All trees in Council's road reserve are to be preserved except where removal is separately approved by Council, to ensure the continued amenity of the streetscape.

50. Tree Removal

In removing the trees Council advises that approval is not granted for the burning of any vegetation or foliage on site. The owner is responsible for ensuring contractors engaged have appropriate Occupational Health and Safety procedures in place and also they have appropriate Public Liability insurances. If the work involves any impacts upon Council property appropriate precautions to protect the public shall be implemented. This may include the need for a Traffic Management Plan.

51. Roof Cladding

Roof cladding of zincalume, stainless steel, unetched zinc or copper is not permitted.

52. Sample Materials

Details of all samples of all external building materials and finishes, including proposed colours, shall be submitted for the approval of Council prior to issue of Construction Certificate.

53. Section 94A Contributions

Under Section 94A of the Environmental Planning and Assessment Act 1979 (as amended), Council has satisfactorily determined that Development Contributions are applicable to this development consent, as the development is likely to require the provision of or increase the demand for public amenities and public services within the Wingecarribee Local Government Area.

The following Wingecarribee Shire Council Developer Contributions Plan is applicable to the Development:

- **Section 94A Contributions Plan**

A Developer Charges – Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent. The contributions listed in the Notice of Payment must be paid prior to the release of Construction Certificate.

All contributions are indexed quarterly in accordance with upward movements in the Producer Price Index (Tables 15. Output of the General Construction Industry, Index Numbers and Percentage Changes – Index Number; Non-residential Building Construction (3020) New South Wales) as published by the Australian Bureau of

Statistics (www.abs.gov.au); Section 25J(4) of the *Environmental Planning and Assessment Regulation 2000*; and Council's Developer Contributions Plans.

Copies of the Contributions Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website www.wsc.nsw.gov.au.

53. Liquid Tradewaste

A Trade Waste Agreement is to be obtained prior to the issue of the Construction Certificate. The application must be accompanied with manufacturer's details/specifications of the trade waste treatment system proposed to be used.

54. Washbay wastewater, oils and solid wastes

- All wastewater from the washbay must be drained to a collection well and be treated by an approved pre-treatment device with an oil collection container and a sludge withdrawal system.
- A coarse filter must be installed to strain out gross solids (such as rags, cigarettes) before the wastewater enters the pre-treatment device.
- Oils and solid wastes produced from the washbay must be removed by a contractor to a licensed waste disposal or recycling facility.
- The overland flow of water to and from the washbay must be prevented by either the installation of bunds or a change in grade.