SCHEDULE OF CONDITIONS

Development Consent DA.2015.093

Approved development and plans

1. The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

   - EIS, prepared by Hyder Consulting dated, May 2015
   - Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Limited, dated 29 April 2015
   - Air Quality Impact Assessment, prepared by Wilkinson Murray Pty Limited, dated 24 April 2015
   - Noise Impact Assessment, prepared by Wilkinson Murray Pty Limited, dated 27 April 2015
   - Stage 1 Preliminary Contamination Assessment, prepared by MEtech Consulting Pty Ltd, dated 8 February 2015
   - Water Management Plan, prepared by Hyder Consulting, dated 21 August 2015
   - Biodiversity Assessment, prepared by Hyder Consulting, dated 1 May 2015
   - Traffic Impacts Assessment , titled Technical Memorandum, prepared by Hyder Consulting
   - Memorandum, prepared by Hyder Consulting, dated 21 August 2015
   - Aboriginal heritage Due Diligence assessment, prepared by Artefact, dated 19 March 2015

   except as modified by any of the following conditions of consent.

   Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

Plans to be kept on site

2. Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

   Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

Construction certificate & occupation certificate

3. Obtain a construction certificate from Palerang Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Palerang Council at least 2 days before undertaking any work in accordance with that construction certificate.

4. Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Palerang Council) to Palerang Council at least 2 days prior to any work being undertaken.

   Reason: Work is undertaken in accordance this consent & relevant construction standards.

5. Do not occupy or use the premises until an occupation certificate has been issued by Palerang Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Palerang Council no later than 2 days after the occupation certificate is issued.

6. The final occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Palerang Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

   Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

Site identification

7. The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

   - the development application number,
   - name, address and telephone number of the principal certifying authority,
   - name of the principal contractor (if any) and 24 hour contact telephone number, and
   - a statement that "unauthorised entry to the work site is prohibited".

   Reason: The site is managed in a safe manner.

Construction standard

8. All work is to comply with the current edition of the Building Code of Australia.

   Reason: All building work is carried out in accordance with relevant construction standards.

Aboriginal objects

9. The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and DECCW are to be notified.

   Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

Building materials and finishes

10. All structures are to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

Reason: The building is not visually intrusive in the landscape and does not cause glare.

Stormwater

11. Convey roof water to a water tank or divert a minimum 3 m away from any building. Divert the overflow of any water tank a minimum of 3 m from any building.

    Reason: Stormwater disposal does not impact on the building.

12. Direct surface water drainage to existing natural drainage or to Palerang Council drainage infrastructure. Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

    Reason: Stormwater disposal does not impact on the building or neighbouring properties.

Water supply

13. The development is to be provided with a water storage tank(s) with minimum capacity of 14 000 litres.

    Reason: To ensure an adequate potable and fire fighting water supply is available where town water or an alternative supply is not available.

Construction Activities

14. Construction work shall only be undertaken between the hours of 7 am and 6 pm Mondays to Fridays and between the hours of 7.00 am and 5.00 pm Saturdays. No construction work shall take place on Sundays or Public Holidays unless Palerang Council agrees in writing. A written application shall be made to Palerang Council if a variation of hours is required.

    Reason: To ensure that noise impacts do not result from construction work.

15. All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of WorkCover.

    Reason: To ensure excavation does not impact on adjoining property and compliance with WorkCover requirements.

17. If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

    (a) must preserve and protect the building from damage, and

    (b) if necessary, must underpin and support the building in an appropriate manner, and

    (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and

    (d) satisfy the requirements of WorkCover.

    The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

    Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

18. Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

20. No building materials are to be stored or construction activities undertaken on public or adjoining land.

Reason: To prevent unnecessary disturbance to public land.

Waste Management

21. All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

Erosion Control - Building

22. Install sediment and erosion controls, prior to any construction activity, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows,

(a) divert uncontaminated run-off around cleared or disturbed areas,

(b) erect a silt fence to prevent debris escaping into drainage systems or waterways,

(c) prevent tracking of sediment by vehicles on roads, and

(d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

23. Maintain erosion and sedimentation controls for as along as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

Hazardous Materials

24. No more than 5 tonnes of oil or batteries are to be stored on the site at any one time without separate development approval.

Reason: Separate licences are required for the storage of these materials which exceed the specified quantity.

25. Restricted waste, clinical waste and asbestos waste is not to be stored on the site at any time without separate development approval.

Reason: Separate licences are required for the storage of these materials on site.

Evacuation and Emergency Management

26. In recognition of the isolated location of the development an emergency/evacuation plan is to be prepared consistent with the NSW Rural Fire Service document *Guidelines for the Preparation of Emergency/Evacuation Plan*.

Reason: The intent of measures is to provide suitable emergency and evacuation arrangements for users of the development.

Construction Certificate Requirements

27. Prior to issue of any construction certificate (if construction certificate application is made to Palerang Council) provide details of the site classification, and all footings and slab designs, certified by a practising structural engineer.

Reason: Compliance with the current version of the Building Code of Australia.

28. Prior to the issue of any construction certificate (if construction certificate application is made to Palerang Council) provide details of trusses, certified by a practising structural engineer. Trusses are to be designed and constructed to the minimum Wind Design Category for the area.

Reason: Compliance with AS 1884-Residential Timber Framing Code and the Building Code of Australia.

Retaining walls & batters

29. Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Palerang Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

30. Rehabilitation grass mix is to be applied to all disturbed surfaces at the recommended rate of dispersal prior to the issue of the final occupation/completion certificate. Do not use species that are listed under the *Noxious Weeds Act 1993.*

Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.

Fencing

31. The proposed security fence is to be located directly around the perimeter of the waste transfer station.

Reason: To improve on-site security.

Carry out sewer work, carry out water supply work, carry out stormwater work

32. All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005* and *AS 3500*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage .functions adequately.

33. Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Installation of the on-site sewage management system and disposal area,
- Final inspection of plumbing, drainage and on-site sewage management system.

34. The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

Reason: Conditions 74 & 75 - To ensure compliance with AS3500 - National Plumbing and Drainage Code.

35. Three star and four star rated water conservation devices are to be installed in the bathroom and kitchen respectively.

Reason: Water efficiency and minimisation of wastewater produced

36. Provide plumber's name and licence number to Palerang Council prior to plumbing and drainage work commencing.

Reason: Council is informed prior to undertaking inspections.

37. A works as executed drawing of all sewer plumbing, sewer drainage and stormwater drainage work is to be submitted Palerang Council prior to the issue of any occupation certificate.

Reason: Council records are kept up to date.

Access

38. All work is to comply with the Disability (Access to Premises—Buildings) Standards 2010. This includes but is not limited to

- Principal Access to Public Buildings
- Access to toilet facilities
- Car parking
- Paths of travel from accessible areas

Reason: To ensure adequate access is available to disabled persons.

Essential fire safety measures

39. Prior to obtaining the final occupation certificate, provide the final fire safety certificate to Palerang Council (and to the principal certifying authority if not Palerang Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

(a) has been assessed by a properly qualified person, and

(b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

40. As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

(a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and

(b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

41. The owner of the building must maintain each essential fire safety measure in the building premises to a standard no less than that specified in the schedule.

42. The owner of the premises must provide an annual fire safety statement to Palerang Council and the Fire Commissioner. An annual fire safety statement is a statement issued by or on behalf of the owner of a building to the effect that:

(a) each essential fire safety measure specified in the statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing to a standard no less than that specified in the current fire safety schedule,

(b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of the *Environmental Planning and Assessment Regulation 2000*.

Reason: Conditions 90 – 93 - To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

Operational Practices

43. The following practices are to be implemented in perpetuity during the operation of the waste transfer station:

- Implementation of Mitigation Measures in Section 10 of the EIS, prepared by Hyder Consulting, dated May 2015;
- Install litter fences proximal to the drop off points;
- Install drain covers and trash racks in drain systems;
- Minimise or cover gap between drop off points and skip bins;
- Segregate storage area for hazardous waste from other materials;
- Store batteries within impervious, bunded structures;
- Ensure design allows for onsite storage of spill kits in appropriate locations;
- All scrap metal is to be stored in a location that meets both the environmental objectives for the premises and is easily accessible to customers and the removal contractor; and
- Educate customers to cover all loads.

Reason: To ensure the operation of the development minimises the potential for environmental impacts.

44. The waste transfer station is not to open to the general public outside the following hours:

- **Open to public**
    - 1:00pm - 4:00pm Monday, Wednesday, Friday
    - 10:00am - 4:30pm Saturday, Sunday.
- **Open for Palerang Council operations** (e.g. garbage truck deliveries, waste removal and some commercial operators)
    - 7:30am - 4:30pm Monday to Friday
    - 9:00am - 5:30pm on the Saturday and Sunday.

Reason: To ensure the operation of the development minimises the potential for impacts on the surrounding area.

ENGINEERING CONDITIONS

Design requirements

Design standard:

45. Civil works are to be designed to Aus-Spec #1 Development Specification Series as amended by Council, which includes Council's Specification for the Construction of Private Access Roads and Entrances, Austroads Road Design Guides (including RTA supplements) and relevant Australian Standards. Design work is to be done by appropriately accredited engineering designers.
Engineering drawings are to include a note that "All work is to be constructed in accordance with AUS-SPEC#1 Development Specification Series as amended by Palerang Council, and the terms of the Development Consent."
Undertake a Road Safety Audit to determine if any upgrading works to the existing road network, additional to the following conditions, are warranted. Any recommendations arising from the Audit are to be incorporated into the road design drawings and specifications.

Reason: To ensure that works are designed to cater for the demands generated by the development in accordance with Council's standards.

Design drawings – civil works

46. Provide engineering design drawings, and supporting information, to standards in AUS-SPEC #1 as amended by Palerang Council, for all civil works for approval by the principal certifying authority (PCA) prior to issue of a Construction Certificate.

Advice: If Palerang Council is nominated principal certifying authority, engineering drawings shall:

- Be prepared by a suitably qualified civil engineer or registered surveyor as set out in AUS-SPEC#1 Development Specification Series Clause DQS.06(1).
- Be signed by a suitably qualified civil engineer or registered surveyor as set out in AUS-SPEC#1 Development Specification Series Clause DQS.06(1).
- Include a note that "All work to be constructed in accordance with AUS-SPEC#1 Development Specification Series, as amended by Palerang Council, and the terms of the Development Consent".
- Show consent requirements such as construction hours.
- Include, as a minimum where relevant:
    - A site plan showing relevant locations and details of all existing infrastructure/services and details of proposed construction works.

- A site plan showing the access road centreline, vegetation to be removed and drainage structures. Permanent and ephemeral streams shall be shown where they cross the road centreline.
- Full design details of the intersection works for the junction of the road and Bombay Road, as conditioned by this approval.
- Road Plan and Long. Sections – illustrating road geometry and control lines and extending a minimum of 50m beyond the development's frontage;
- Typical and Road Cross Sections including lcoations of underground services (including subsoil drains) and illustrating typical street furniture and tree reservations within the verges.
- Hydraulics Plans and Long. Sections – including existing services appropriately annotated with critical invert levels at points of connection and property ties. Conflict points are to be shown and details of separations provided.
  New works are preferred to be colour coded line types such as:
  - Sewer – Red
  - Water – Blue
  - Stormwater – Green
  - Electricity – Magenta
  - Telecommunications – Orange
  - Gas – Yellow
  - Common Trench and Conduit Plans.
- Stormwater Long. Sections – illustrating invert levels, surface levels, any services conflicts and hydraulic grade line and be numbered to link it to the hydraulics plan view drawing;
- Traffic Control Devices – illustrating new pavement markings and signs and/or removal/eradication of existing lines and signs.
- A SWMP including drawings and supporting report, as appropriate;

Drawings are to be provided in A3 sheets in (2 copies) and AutoCAD file. Engineering design drawings, and supporting information to AUS-SPEC #1 standards as amended by Council are required for all proposed works. These drawings shall include proposed lot boundaries and road widening where needed, and are to be approved by the appointed Certifier before a construction certificate will be issued.

- For work in Bungendore and Braidwood villages submit design drawings in one of the following formats and projections:
- ESRI Shapefiles (GDA94 UTM Zone 55)
- MAPINFO TAB (GDA94 UTM Zone 55)
- AUTOCAD dwg/dxf (MGA)

Reason: To ensure that works are designed to cater for the demands generated by the development in accordance with Council's standards.

Intersection of Internal Road and Public Road

47. The intersection location proposed shall be designed for compliance with the provision of Safe Intersection Sight Distance (SISD) and Minimum Gap Sight Distance (MGSD) as determined by reference to Austroads "Guide to Road Design Parts 4 and 4A", including RTA Supplements. The Applicant is to undertake an assessment of the proposed locations and this assessment is to be submitted at time of application for a
s.138 Approval. Design the intersection of the ROW Road and the public Road to the standards of a BAL/BAR intersection as set out in Austroads and RMS Supplements (Figure 4.5.2). Speed limit of 100km/h for the public road is to be used for

determination of design elements. Through road pavement widths of Bombay Road and widening are to be designed to provide 2 x 3.5m traffic lanes and a 3.0m minimum BAR lane width for intersection upgrading works.
The intersection and the branch road to the property boundary, including all lane widening and tapers, are to be designed as an **Asphaltic Concrete (AC) overlay to the existing road pavement, suitable for the turning movements of the expected heavy vehicles.
Design any cross-road drainage pipe culverts conveying stormwater flows along or across the public road, to the applicable drainage design frequency as specified in Table 4 of Palerang Council Development Control Plan 2015. Culvert headwalls are to be located outside the clear zone of Bombay Road.

** or other approved sealed surfacing suitable for the application

Reason: To ensure that works are designed to cater for the demands generated by the development in accordance with Council's standards.

48. The gates at the entrance to the waste transfer station shall be recessed a sufficient distance to allow a 23m truck and dog to stop, such that the vehicle does not obstruct the travel lanes of Bombay Road in cases where the gates are closed.*Reason: To ensure vehicles opening/closing gates do not obstruct other traffic.*

Pavement design

49. Provide a detailed pavement design, conforming to the procedures set out in Aus-Spec #1, i.e. Chapter D2, as amended by Palerang Council. The design must be based on site-existing subgrade CBR information along the routes of all proposed roads and the relevant road type design ESA's with a minimum of 25 year design life. The pavement structure and design parameters are to be shown on the typical cross sections in the design drawings. Incorporate a pavement design of its intersection with the major road, where applicable. The road pavement of Bombay Road is to be assessed for serviceability and the intersection is to be totally reconstructed if necessary to provide suitable intersection grades or pavement service life.
All road pavement work on the public road is to be designed with **AC surfacing.

** or other approved sealed surfacing suitable for the application

Reason: To ensure that roads are designed to cater for the traffics generated by the development.

Car Park and Internal Road

50. Design reinforced concrete circulating roads and car park, generally as shown on Hyder Consulting Dwg. No. AA0001 – AA007561 - C. One (1) of the customer/visitor spaces shall be provided in accordance with AS2890 disability requirements.
Rigid pavements design shall comply with recommendations of CACA-T51 Concrete Pavement Design for Residential Streets 1997 or Austroads Pavement Design, as appropriate.
The design must demonstrate that the turning paths of the relevant design vehicles can be accommodated without encroachment onto non-road areas.Pavement line marking with bay dimensions to comply with the above Australian Standards, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bay/s.
Car park roadways are to be designed with barrier kerb and gutter (BKG) to contain vehicle access to roadways only.
Off-street car parking design is to comply with the following documents:

- *Disability (Access to Premises — Buildings) Standards*
- *AS 2890 –Parking Facilities* (Bays for User Class 3A)
- *AS 1428 – Design for Access and Mobility – one bay required for Lot 2 and one bay for Lot 3, with accessible connections to each relevant building.*
- *AS 1742.11 – Manual of uniform traffic control devices, Part 11: Parking Controls*
- *NSW Roads and Traffic Authority Guide to Traffic Generating Developments*
- *Austroads Guide to Traffic Management Part 11: Parking*
- *Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas*

51. Roads are also to be designed to the performance criteria and acceptable solutions as set out in Rural Fire Service NSW document, Planning for Bushfire Protection, December 2006, Clause 4.1.3 Access [2] and in accordance with concurrence advice received from RFS.

Reason: Minimum requirements for the design and layout of off-street parking facilities are provided

Road Signage and Traffic Control Devices

52. Design roads and intersections with road signage and traffic control devices to Austroads (and RMS supplements) and RMS requirements. Submit traffic control details to the principal certifying authority prior to issue of a construction certificate. Suitable signage to indicated traffic flows and/or other onsite uses is to be provided as proposed in the Hyder Consulting EIS Report.

Reason: To ensure that public and private roads have appropriate signage and traffic control devices.

Waste Collection Vehicles

53. Heavy vehicle movements for delivery and/or collection of waste transfer skips are to be limited (where practicable), to periods outside of public access opening times.

Sewer Service

54. Design for a connection to the sewerage reticulation mains with a 150ø sewer tie. Provide an Inspection Opening to surface to WSAA IO Interface Method Dwg SEW-1105 and SEW-1106 for the sewer tie. All work is to be carried out by a qualified, registered and insured plumber.

Reasons: To provide for sewerage services compliant to WSAA standards, AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011 and to ensure the sewer assets will perform as designed.

Water Service

56. This will be in accordance with AusSPEC #1 Development Design Series B1 – Design as amended by Palerang Council. The water service minimum is DN20 copper (DN25 for service ties exceeding 16m) and will terminate 0.6m within the property with meter cock.

Reason: To provide for connection to the potable water reticulation system

Stormwater Design

57. All stormwater management measures shall be implemented as shown in the Water Management Plan for the Braidwood Waste Transfer Station prepared by Hyder Consulting (dated 16 October 2015) or as varied by Water NSW concurrence conditions. Divert all stormwater from hardstand areas associated with the waste transfer station, including buildings and parking areas, to the proposed leachate pond.

Reason: To ensure stormwater runoff from the waste transfer station is appropriately managed.

58. Design and construct a leachate pond in accordance with the NSW Landcom publication Managing Urban Stormwater -Soils and Construction (4th Edition 2004- "Blue Book") and Aus-Spec #1 Development Specification Series as amended by Palerang Council. Undertaken on-going monitoring and maintenance of the leachate pond to ensure overflow from the leachate pond is managed and prevented where reasonable.

Reason: To appropriately manage stormwater runoff from the waste transfer station and overflow from the leachate pond.

59. Divert all clean stormwater runoff from above the waste transfer station away from hardstand areas associated with the waste transfer station. Provide erosion controls along diversion structures as appropriate.
Reason: To prevent clean stormwater runoff interacting with runoff from the waste transfer station and to control erosion.

60. All stormwater design is to comply with the requirements Palerang Council Development Control Plan 2015 and in accordance with the principles in Hyder Consulting EIS Report. Provide detailed design and drawings of the proposed stormwater drainage systems with supporting calculations to the PCA. The design shall be undertaken by a Hydraulics Engineer or other suitably qualified person experienced in hydrologic and hydraulic design. The design must be approved by the PCA, prior to the issue of a construction certificate.

Reason: Stormwater disposal does not impact on the building, verge or neighbouring properties.

Stormwater Quality

61. Design suitable and approved gross pollutant traps (GPTs) and other measures as necessary within the property in accordance with principles contained in Hyder Consulting EIS Report.

Reason: To ensure that runoff from the site is appropriately treated and relevant information for operation and maintenance of assets is provided to Council.

Site Filling/Regrading

62. Provide site regrading drawings, showing existing and finished contours and prepared by an accredited engineering designer, for approval by the principal

certifying authority, prior to issue of the Construction Certificate. Selected fill is to be placed, under the supervision of an accredited geotechnical engineer, as controlled fill in accordance with AS 2870-1996 Residential Slabs and Footings, as amended. Fill is to be certified and the site classified. The certifications are to be provided to Palerang Council before release of the subdivision certificate.

Reason: To ensure that land is suitable for construction of residential dwellings.

Approved development and drawings

63. The development referred to in the application is to be carried out in accordance with the Construction Certificate approved drawings except as modified by any conditions of consent.

Reason: Subdivision works are undertaken in accordance with development conditions of consent and Council standards.

Drawings to be Kept on Site

64. Keep a copy of all stamped approved drawings, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

Pre-construction requirements

Superintendent of Works

65. Appoint a Superintendent of Works, prior to commencing subdivision civil construction works. The Superintendent of Works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in AusSpec#1. The Superintendent of Works must undertake sufficient day to day inspections, provide supervision of the works and all materials used, to be able to provide a Certification Report to the PCA for all civil works.

Principal Certifying Authority

66. Appoint a Principal Certifying Authority to inspect works as required and certify the works on completion. Written notice of appointment of the Principal Certifying Authority is to be forwarded to Council at least two (2) days prior to the commencement of any works.

Reason: To ensure compliance with Section 81A(4) of the Environmental Planning and Assessment Act 1979.

Section 138 consent (s.138)

67. The Contractor MUST obtain consent under section 138 of the Roads Act 1993 from Palerang Council or from Roads and Maritime Services (if appropriate), before any work is undertaken within public road reserves. A Security Bond as identified in the Security Deposit section (below), is to be lodged with the s.138 Application.
PCA approved drawings showing relevant details of the works in the public road which provide details similar to the section titled "Design drawings – civil works" is to be provided with the s.138 Application.

Contractors or others proposing to carry out works on a public road shall be experienced and pre-qualified to Council's and/or have NSW Roads and Maritime Services accreditation.

NOTE: If Palerang Council is the principal contractor for the external roadworks, a s.138 Approval is not required.

Reason: To ensure that works carried out comply with the Roads Act.

Certification and Surveillance – Section 138 Works

68. Payment of certification and works surveillance fees for s.138 works in Bombay Road, in accordance with Council's Schedule of Fees and Charges 2015 / 2016.
Current Fee: Commercial s.138 Consent and inspection $532.50
When paying this fee, please quote the account codes(GLS138SubdivSurv) This fee is subject to change in keeping with the annual review of Fees and Charges as set out in Council's Fees and Charges Schedule.

Erosion Control

69. A Soil and Water Management Plan (SWMP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to any works commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication Managing Urban Stormwater -Soils and Construction (4th Edition 2004- "Blue Book"). A SWMP should be prepared and site-managed by a Certified Professional in Erosion and Sediment Control (CPESC). The SWMP shall include both drawings and commentary which clearly sets out the installation, maintenance requirements and inspection schedules for all control measures.
The SWMP should provide for at least 3 work stages, e.g., bulk earthworks, construction phase of all works elements and a final control stage at works completion.

SWMP controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside the site. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication Managing Urban Stormwater -Soils and Construction (4th Edition 2004- "Blue Book"). The ESCP shall include maintenance requirements and inspection schedules for all control measures.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

Construction Management

70. A Construction Management Plan (CMP) for all site works, including bulk earthworks, roadworks and access, is to be approved by the principal certifying authority (PCA) prior to work commencing. The plan is to cover all measures to control construction activities and temporary traffic management in accordance with Roads and Maritime Services requirements.

Reason: To minimise risk to road users and to ensure public safety.

Civil works construction requirements

Damage to any Infrastructure:

71. Any infrastructure (public or private) that is damaged during construction within the road reserve is the responsibility of the Contractor to correct and repair or replace as necessary, to bring the damaged infrastructure back to the condition or better, existing prior to any damage. The Applicant/Contractor is to determine the locations of all services, prior to works commencement.

Reason: To ensure existing infrastructure is protected.

Construction of Engineering Works

72. All civil works relating to the Section 138 works are to be completed in accordance with all Development Approval Conditions of Consent, prior to the commencement of the development.

Reason: To ensure the development is serviced to Council's standards.

Construction Standard and Contractors

73. Civil works are to be constructed to Aus-Spec #1 Part B2 Development Specification Series, Construction as amended by Council, Austroads Road Design Guides (including RTA supplements), Water Services Association of Australia Sewer and Water Codes (WSA-02 & WSA-03), and relevant Australian Standards and/or as amended by these conditions of Consent.

Construction work is to be carried out by contractors who are experienced in civil construction works to Council's approval, have quality management systems in place and hold business insurance policies covering workers compensation, and public liability. Additional insurance may be required under Section 138 of the Roads Act to work on a public road.

Reason: To ensure the development is undertaken to comply with Council's standards.

Site Revegetation

74. Rehabilitation grass mix is to be applied to all disturbed surfaces as soon as practicable at the completion of each component of work. The mix is to be applied at the recommended rate of dispersal. Do not use species that are listed under the Noxious Weeds Act 1993.

Reason: Prevent soil erosion, water pollution and the discharge of sediment on surrounding land.

Dust Suppression

75. Undertake measures as appropriate, and/or respond to any Council direction to provide dust suppression on roads leading to, adjacent to and within the worksite in

the event that weather conditions and construction traffic are giving rise to abnormal generation of dust.

Reason: To ensure that local residents and activities are not disadvantaged by dust during construction.

Intersection of Internal Road and Public Road

76. The intersection shall be constructed to the specifications as set out in AusSPEC # 1 Technical Specifications for Subdivisions –Part B2, as amended by Palerang Council. Construct the intersection of the access road and Bombay Road to the standards of a BAL/BAR intersection as set out in Austroads and RMS Supplements (Figure 4.5.2). The intersection including the through lanes of Bombay Road and all lane widening and tapers and access road to the property boundary, are to be constructed as an **AC road pavement, as per the s.138 Approval issued by Palerang Council.
** or other approved sealed surfacing suitable for the application

Reason: To ensure that roads meet the requirements of the traffic generated by the development and meets current Council requirements.

Car Park and Internal Road

77. Construct reinforced concrete circulating roads and car park, generally as shown on Hyder Consulting Dwg. No. AA0001 – AA007561 - C. Car park is to conform to AS.2890.1 Off-street car parking and AS.2890.6 Off-street parking for people with disabilities. Pavement line marking must be installed within the car parking areas to delineate parking bays, including signage for the accessible parking bays.
Car park and internal roadway is to be constructed with barrier kerb and gutter (BKG) to contain vehicle access to the car park or roadway areas only.

Reason: Minimum requirements for the design and layout of off-street parking facilities are provided

78. Roads are to be constructed to comply and must be maintained in perpetuity to provide the performance criteria and acceptable solutions as set out in Rural Fire Service NSW document, Planning for Bushfire Protection, December 2006, Clause 4.1.3 Access [2], passing bays, minimum vertical clearance of 4 metres to overhanging obstructions, minimum curve radii and maximum gradients.

Reason: Roads created allow for environmental protection and requirements for bushfire planning.

Traffic Control Devices

79. Install appropriate traffic control devices as required, in accordance with AS1742 and RMS Supplements, as approved by a Construction Certificate.

Reason: To ensure that public and private roads have appropriate signage and traffic control devices.

Stormwater

80. All stormwater management measures shall be constructed to comply with approved Construction Certificate drawings and in accordance with the principles as shown in the Water Management Plan for the Braidwood Waste Transfer Station prepared by Hyder Consulting (dated 16 October 2015) and/or as varied by Water NSW concurrence conditions.

Reason: To appropriately manage stormwater runoff from the waste transfer station

Stormwater Quality

81. Construct an approved gross pollutant traps (GPTs) within the stormwater drainage network as approved by the PCA and to the manufacturer's recommendations. Provide an operations and maintenance manual for the gross pollutant traps prior to issue of an Occupation Certificate.

Reason: To ensure that runoff from the site is appropriately treated.

Sewer Service

82. Prior to issue of the on occupation certificate, lodge a ' Sewer Connection Application Form' [and relevant fee) with Palerang Council, to connect the development to Palerang Council's sewerage Infrastructure to the sewer tie. All works are at the applicant's expense.

83. Connect the development to the sewerage reticulation mains. Provide an Inspection Opening to surface to WSAA IO Interface Method Dwg SEW-1105 and SEW-1106 for the sewer tie. All work is to be carried out by a qualified, registered and insured plumber.
Reasons: To provide for sewerage services compliant to WSAA standards, AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011

Water Service

84. Prior to issue of the occupation certificate, lodge a 'Water Connection Application Form' including applicable fee, with Palerang Council for connection of a separate Council approved DN20 copper service (DN25 for ties exceeding 16m in length) to the existing water main as applicable, with water meter and cover.

Reason: To provide for connection to the potable water reticulation system to supply the development with potable water

Inspection and Test Plans:

85. The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points shall be signed off by the Site Superintendent or other person nominated to do so in the Project Quality Plan:

- installation of erosion and sediment control devices
- site re-grading if applicable
- culvert location and installation including preparation of base, bedding and backfill
- earthworks including longitudinal drainage and subgrade preparation, prior to placement of pavement materials
- subgrade preparation prior to placement of pavement materials
- pre-pour inspection of any concrete works
- pavement materials and construction prior to bitumen sealing
- bitumen sealing/asphalt works
- fencing, signs, guideposts and markings installation
- final inspection of completed works

Release of the above hold points prior to commencement of the next stage of the works will require that the work be acceptable on the basis of visual inspection by the Principal Certifying Authority and satisfactory test results supplied by the applicant's

Project Superintendent. Successful and completed inspections are mandatory prior to issue of an occupation certificate.

Reason: To ensure that the works are carried in accordance with quality assurance principles.

Works As - Executed Drawings:

86. Provide one A3 copy, one electronic PDF copy and one electronic copy in AutoCAD format (dwg/dxf (MGA) to GDA94 UTM Zone 55), of all works as-executed drawings to Palerang Council, clearly recording any variations from the approved designs. The works as-executed drawings are to be prepared in accordance with the requirements set out in Aus-Spec #1 as amended by Council.

Reason: To verify all infrastructure has been constructed to standard and as approved by the Construction Certificate. To provide an infrastructure record for future technical reference.

Certification of completed works

87. At the completion of works, the Superintendent of Works shall present to the PCA, a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The Superintendent of Works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in AusSpec#1. Each drawing to be certified by the Superintendent of Works or other authorized person.

Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements.

Environmental Management Plan

88. An Environmental Management Plan (EMP) shall be prepared for the operational phase of the waste transfer station. The EMP shall include an Erosion and Sediment Control Plan (ESCP) for all operational and maintenance works, emergency procedures where appropriate and routine monitoring and maintenance procedures. The ESCP is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication Managing Urban Stormwater -Soils and Construction (4th Edition 2004- "Blue Book"). The EMP shall be approved by the PCA and works completed and operational, prior to the issue of the Occupational Certificate.

Reason: To minimise environmental impact associated with waste transfer station operations & to prevent soil erosion/water pollution.

Bonds & Security Deposits

Security Deposit - Damage to Public Assets

89. Pay the following Security Deposit/s, with the s.138 Application and prior to works commencement:

NOTE: If Palerang Council is the principal contractor for the external roadworks, a s.138 Approval is not required.

Construction Activity	GST Applicable	Fee 2015/16 $

Rural areas - developments involving delivery of construction materials or machine excavation	No	7000.00
Inspection prior to bond release	No	199.50

When paying security deposit please quote account code **GLBondRdWks** or for the inspection fee **GLDevinspect**.

Reason: To cover Palerang Council's costs of repair of any damage that is not properly rectified by the applicant.

Defects Liability Roads

90. A defects liability period of 6 months will apply from the date of practical completion of all works on public roads (including pavement, entrances, drainage, re-vegetation and erosion control). The date of practical completion shall be the date the occupation certificate is signed by Palerang Council or otherwise identified in writing by Palerang Council.
Lodge a $5000 bond with Palerang Council for the works to provide for repair of defective or inadequate work. When paying this bond please quote account code GLBondRdWks.

NOTE: If Palerang Council undertake the roadworks, this Bond is not required.

When paying this bond please quote account code **GLBondRdWks.**

Reason: To cover Palerang Council's costs of repair any defects that are not repaired by the applicant.

Water NSW

General

91. The layout of the Waste Transfer Station and Resource Recovery Centre shall be as shown on the Site Plan prepared by Hyder Consulting Pty Ltd (Dwg. No. A0001 Project AA007561 Issue G, dated 6/11/15). There shall be no revision to the layout or proposed works without the agreement of Water NSW.

92. The Waste Transfer Station shall be operated generally in accordance with the Braidwood Waste Transfer Station and Resource Recovery Centre: Environmental Impact Statement prepared by Hyder Consulting Pty Ltd (dated 14 May 2015).

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

Domestic Wastewater Management

93. All domestic wastewater generated on the site shall be directed to Council's reticulated sewerage system.

Reason - To ensure that all wastewater generated on the site is disposed of to Council's sewerage system so as to ensure a sustainable neutral or beneficial effect on water quality over the longer term.

Stormwater Management

94. All stormwater management measures shall be implemented as shown in the Water Management Plan for the Braidwood Waste Transfer Station prepared by Hyder Consulting (dated 16 October 2015) or as elaborated or varied in the conditions below.

95. The bioretention basin shall also incorporate the following specifications:

- have a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
- be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
- signs shall be erected to advise of the nature and purpose of the bioretention basin's water quality management function
- be accessible from road or driveway by machinery to facilitate cleaning, monitoring and maintenance of the structures

96. All stormwater discharge points into or from the swales or bioretention basin shall have armoured headwalls and shall be designed such that discharge does not cause erosion.

97. All stormwater management measures, being the gross pollutant traps, buffer strips, swales and the bioretention basin, shall be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.

98. The filter section of the bioretention basin shall be constructed after all hardstand areas have been paved or sealed and all ground surfaces have been stabilised.

99. No variation to stormwater treatment or management shall be permitted without prior agreement of Water NSW.

100. 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 94 to 100 - To maximise stormwater collection, treatment and reuse, and minimise the impact of runoff on receiving waters, and to provide offsets so as to ensure a sustainable neutral or beneficial effect on water quality over the longer term.

Leachate Management

101. All leachate management measures shall be implemented as shown in the Water Management Plan for the Braidwood Waste Transfer Station prepared by Hyder Consulting Pty Ltd (dated 16 October 2015) or as elaborated or varied in the conditions below.

102. Liquid captured in the bunded "hot zone" area and shall be disposed of at an appropriately licensed facility.

103. The leachate evaporation pond shall be designed and constructed in accordance with the Environmental Guideline: Composting and Related Organics Processing Facilities (Department of Environment and Conservation 2004).

104. The leachate evaporation pond shall be connected to the Emergency Storage Pond in the adjacent Braidwood Sewage Treatment Plant as described in Section 3.2.10 of the Water Management Plan for the Braidwood Waste Transfer Station prepared by Hyder Consulting Pty Ltd (dated 16 October 2015).

105. Markers shall be placed in the Emergency Storage Pond showing the level of liquid including a specific level to show the pond is 10% full.

Liquid and Spill Management and Household Chemical Storage Area

106. Stored oils and other contaminated liquids must be kept in separate bunded areas with a minimum capacity of 110% of the volume of liquid stored.

107. Any liquids collected in the Household Chemical Storage area and the putrescible waste bin pits or any external sumps, must be pumped out and disposed of at an appropriately licensed facility, and shall not be stored or treated outside of the building.

Reason for Conditions 101 to 107 – To ensure the storage and handling of all wastes and oils and the treatment of leachates is undertaken in a manner that reduces the risk of spills and prevents pollution on the site, so as to ensure a sustainable neutral or beneficial impact on water quality over the longer term.

Operational Environmental Management Plan

108. An Operational Environmental Management Plan (OEMP) shall be developed in consultation with Water NSW prior to the commencement of operation of the facility. The OEMP shall detail, but not be limited to, the procedures, management responsibilities and reporting for the following:

- the operation of the waste or resource transfer process
- the maintenance of the Household Chemical Storage area and the putrescible waste bin pit and the management of any leachate or other liquid waste collected inside the facility
- emergency procedures for containment and spill management both inside and outside the facility including an incident management plan
- the inspection, monitoring and maintenance of all stormwater management structures, including gross pollutant traps, stormwater pits and drainage network, grassed buffer strips, swales, bioretention basin and rainwater tanks
- the management of potential contaminants and litter in the facility and on the site
- the "hot zone" area
- the leachate evaporation dam
- the Emergency Storage Pond in the adjacent sewerage treatment plan, especially when the level of liquid in the pond exceeds 10% of its capacity.

Reason – To ensure the facility is appropriately managed so as to achieve a sustainable neutral or beneficial effect on water quality over the longer term.

Construction Activities and Construction Environmental Management Plan

109. An Construction Environmental Management Plan (CEMP) shall be developed in consultation with Water NSW prior to the commencement of construction of the

facility. The CEMP shall detail, but not be limited to, the procedures, management responsibilities and reporting for the following:

- the concrete washout area
- a Soil and Water Management Plan (SWMP) shall be prepared by a person with knowledge and experience in the preparation of such plans for all works proposed as part of the development. The SWMP shall meet the requirements outlined in Chapter 2 of the NSW Landcom's 'Soils and Construction: Managing Urban Stormwater' (2004) manual - the 'Blue Book'. The Plan shall be to the satisfaction of Council.

110. Effective erosion and sediment controls shall be installed prior to any construction activity. The controls shall prevent sediment or polluted water leaving the site or entering a drainage depression or stormwater drain, and shall be regularly maintained and retained until works have been completed and the ground surface has been stabilised or groundcover established.

Reason for Conditions 109 & 110 – 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.

NSW Rural Fire Service

Asset Protection Zones

111. To allow for emergency service personnel and occupants to undertake property protection activities, a defendable space that permits unobstructed pedestrian access is to be provided around all buildings.

112. At the commencement of building works and in perpetuity a 10m asset protection zone shall be provided around all buildings as outlined within section 4.1.3 and *Appendix 5 of Planning for Bush Fire Protection 2006.*

Reason: 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.

Water and Utilities

113. Water, electricity and gas are to comply with the requirements of section 4.1 .3 of *Planning for Bush Fire Protection 2006.*

Reason: 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.

Access

114. Property access roads shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006.*

Landscaping

115. Any proposed landscaping to the site shall comply with the principles of Appendix 5 *of Planning for Bush Fire Protection 2006.*

Reason for Conditions 114 & 115: To provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation.