

1 GENERAL

1.1 Approved Documentation

The development shall take place in accordance with the conditions of consent and the approved plans and documentation (including any notations marked by Council), and as detailed below:

Document Number	Revision	Title	Date
-	-	Statement of Environmental Effects	18/12/2014
-	-	Statement of Heritage Impact	18/12/2014
DA00	-	Cover page	21/01/2015
DA01	-	Site Analysis & Demolition Plan	21/01/2015
DA02	-	Staging Plan	21/01/2015
DA03	-	Site plan, Ground Floor Plan & External Works	03/02/2015
DA04	-	Upper floor plan & section	21/01/2015
DA05	-	Coloured elevations	26/06/2013
DA06	-	Main building elevations with external works	21/01/2015
DA07	-	External works elevations	21/01/2015
DA08	-	Temporary accommodation	26/06/2013
D12043	-	Detail Survey	10-11/04/2012
LA01	-	Landscape plan	25/06/2013
DA3.01	-	Concept stormwater management plan	26/06/2013
DA2.01	-	Concept sediment and erosion control plan & detail	26/06/2013

1.2 Tree Removal

No plants or trees are to be removed from the site or within the nature strip unless they have been identified on the approved plans/documentation for removal.

1.3 Building Code of Australia

The proposed development is to comply with the Building Code of Australia.

2 PRIOR TO THE COMMENCEMENT OF WORK

2.1 Police Barracks

An archaeological assessment is to be undertaken prior to the commencement of work to determine if an excavation management plan and excavation permit are required. The completed archaeological assessment is to be submitted to Council prior to the commencement of work for approval.

2.2 Residual Soil Impacts

A site management plan is required to be developed, which outlines the conditions of the site and addresses residual soil impacts (lead) if soil is to be removed from the site prior to the commencement of work. If excavation of soil below 0.6mbgs is required then further sample collection and analysis will be required to classify prior to re-use or off-site disposal.

2.3 Hazardous Materials Survey

A copy of the hazardous materials surveys is required to be made available to the contractors undertaking demolition works at the site prior to the commencement of work.

2.4 Street Trees and Nature Strip

Details of street tree planting along all frontages of the site including details of returfing the nature strips are to be provided to Council for approval prior to the commencement of work.

The plan should provide the following:

- Retention of the existing 'Pinus radiata' tree on the corner of Hardinge Street and Charlotte Street;
- Details of the street tree species to be planted being 'Pyrus fauriei' (Westwood Korean Sun);
- Details of the root barrier system to be incorporated in the planting to ensure protection of infrastructure;
- Details of siting of the trees at suitable intervals ensuring adequate site distances are maintained from proposed and existing access points and road intersections; and
- Details of Council infrastructure ensuring that the proposed street trees are a minimum of 1.5m from Council sewer mains, water mains and stormwater pipes.

2.5 Liquid Trade Waste

A liquid trade waste approval in accordance with Council's 'Policy for Liquid Trade Waste Discharge to Sewer' is to be obtained from Council prior to the commencement of work.

2.6 Road Opening Permit

A road opening permit is to be obtained from Council for all works proposed within the road reserve prior to the commencement of work.

2.7 Site Security

The principal contractor is to ensure that the site has been appropriately protected and secured in accordance with WorkCover requirements prior to the commencement of work.

2.8 Erosion and Sediment Control

An erosion and sediment control plan is to be submitted to Council for approval prior to the works commencing on site. Measures detailed in the approved erosion and sediment control plan are to be installed prior to the works commencing on site.

2.9 Protection of Council Assets

Timber planks having a minimum thickness of 50mm shall be placed over all vehicular access points over kerbing and guttering and footpath prior to the commencement of work. Such planks shall be strapped together with iron straps in the form of a mat. The ends of the planks shall be tapered at an angle not exceeding 30 degrees.

2.10 Site Management Plan

A management plan is to be prepared to address construction and demolition activity access and parking to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from, the surrounding public road network. The management plan is to be submitted to Council for approval prior to the commencement of work.

2.11 Stormwater

Plans shall be submitted by a suitably qualified and experienced Civil Engineer (CPEng or equivalent) confirming that the post development stormwater runoff from the site shall not be greater than the pre-development stormwater runoff for storms up to and including 1%AEP storm events in accordance with Council's Development Manual. Information in the plans shall include, but not be limited to:

- Determination of pre-development stormwater runoff from the site;
- Details of detention basin layout or oversized water tank and calculations, for all orifice plates, pipe outlets or weir/overflow structures; and
- Location and capacity of overflow path.

2.12 Public Infrastructure

An inspection with Council of the Council infrastructure within the road reserve (eg kerb and gutter, footpaths and road pavement) to detail the condition of this infrastructure is to be undertaken prior to the commencement of work.

3 DURING CONSTRUCTION

3.1 Sewer Decommissioning

All sewer reticulation upstream of manhole AMC/1, including the line between AMC/1 and AMC/2 shall be decommissioned to the satisfaction of Council.

3.2 Sewer Decommissioning

Manhole AM/6, located in the western corner of the existing property, is to be sealed and all property connections into this manhole and the line between manholes AM/5 and AM/6 are to be decommissioned to the satisfaction of Council.

3.3 Sewer Decommissioning

All decommissioned manholes are to be removed from the site and the areas backfilled to the natural surface level.

3.4 Connection to Sewer

Connection to the town sewerage reticulation system shall be via manhole AMC/1 in accordance with Council's Development Manual.

3.5 Stormwater

All stormwater from the property, including the roof drainage from existing and proposed buildings, overflow from rainwater tanks and hardstand areas such as the carpark, shall discharge to Council's stormwater drainage system.

3.6 Stormwater

The top water level for any stormwater detention basins or overland flow paths shall be at least 150mm below the finished floor level for all buildings.

3.7 Connection to Water

The development is required to connect to the town reticulated water supply. The water meter is to be located within 1 metre of the front boundary and to be accessible to Council's Water Meter Reader at all times.

3.8 Backflow Prevention

A backflow prevention device is to be installed in accordance with the Australian Plumbing and Drainage Code AS3500 and Council Policy.

3.9 Kerb and Gutter Vehicle Crossings

Kerb and gutter vehicle crossings shall comply with the requirements of Council's Standard Drawing DC-SD1 and AS2890.

3.10 Gutter Layback Reinstatement

Any existing kerb and gutter vehicle crossings made redundant by the development shall be removed and the kerb and gutter reinstated in accordance with Council's Development Manual and to the satisfaction of Council.

3.11 Driveway Specification

All driveways are to be sealed from the Council kerb to the property boundary. The driveway profile is to conform to Council's specifications as outlined in Council's Development Manual.

3.12 Inspection of Works – Council Infrastructure

An inspection must be undertaken by Council prior to the following:

- Prior to pouring any in-situ concrete within the road reserve including kerb and gutter, vehicle crossings, driveways and footpaths;
- Backfilling of any Council infrastructure or any infrastructure that shall be Council's responsibility following the completion of the development. This shall include, but not limited to water supply, sewerage and stormwater infrastructure; and/or
- Backfilling of any infrastructure that has been decommissioned.

3.13 Construction Hours

The hours of operation for building works on the site shall be limited to between:

- 7am to 6pm Monday to Friday
- 8am to 5pm Saturdays
- 9am to 2pm Sundays and Public Holidays

These hours do not apply to:

- Works carried out within the sealed building envelope that do not emit noise eg finishing trades such as painting, carpet laying etc. Access to the site is to only be via Riverside Drive; and
- Critical services cutovers or timeframes imposed by a third party authority or utility eg Telstra or Essential Energy.

3.14 Containment of Earthworks

Earthworks are to be wholly contained within the property/site.

3.15 Demolition

All demolition work is required to be in accordance with AS 2601-2001: The Demolition of Structures.

3.16 Demolition

If the demolition work involves the removal of material suspected of containing asbestos, all waste shall be removed strictly in accordance with the requirements of Chapter 8 of the NSW Work Health and Safety Regulations 2011. If this involves more than 10m² of waste then the work is to be undertaken by a NSW licensed asbestos removal contractor. All waste containing asbestos shall be disposed of at Council's EPA approved landfill depot. A minimum of 24 hours notice is to be given to the landfill operator (phone 0418 572 167).

3.17 Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection of demolition of a building is being carried out, at the rate of one (1) toilet for every twenty (20) persons or part of twenty (20) persons employed at the site.

3.18 Erosion and Sediment Control

Measures detailed in the approved erosion and sediment control plan are to be managed during the construction phase and inspections of the erosion and sediment control measures are to be undertaken:

- After each rain event during the construction period; and
- At a maximum interval of two (2) weeks between inspections.

Records of inspections are to be kept on site.

3.19 Alterations to Council's Infrastructure

Any alterations to Council infrastructure, including but not limited to sewer manholes, water connections, kerb and gutter and footpaths due to changes in surface levels or required relocation of infrastructure will require application and payment of fees and charges to Council for required alterations. All work relating to the alteration of existing Council infrastructure must be undertaken by Council.

3.20 Finished Floor Level

The minimum finished floor level of the proposed police station (excluding ancillary buildings/outbuildings) shall be at or above RL92.3m AHD and a certificate from a registered surveyor is to be submitted to Council verifying such level prior to the fixing or pouring of the relevant floors.

3.21 Waste Disposal

On site waste bins for waste materials generated during construction including a bin with a tight fitting lid for food scraps are to be provided. Alternatively, waste can be removed from the site on a daily basis to an EPA approved waste depot.

3.22 Waste Disposal

Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land including the road reserve without the prior approval of Council.

3.23 Hoardings

If the work involves the erection of a building that is likely to cause pedestrian or vehicular traffic in a public place or rendered inconvenient or it involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

4 PRIOR TO THE OCCUPATION OF THE BUILDING

4.1 Final Inspection

Prior to the occupation of the building, an inspection is to be undertaken by Council to ensure that the proposed development complies with the conditions of this consent.

4.2 Police Barracks

A maintenance plan for the police barracks shall be prepared by a suitably qualified heritage consultant and submitted to Council for approval prior to the occupation of the building.

4.3 Street Trees and Nature Strip

Landscaping of the nature strip in accordance with the approved is to be completed prior to the occupation of the building.

4.4 Entry/Exit Signs

Entry and exit signs are to be erected within the property boundaries, clearly identifying each driveway and the direction vehicles may travel at the access point.

4.5 Protection of Council Assets

Any damage to kerb and gutter, road surfaces, infrastructure, landscaping or any other Council infrastructure must be reinstated at total cost to the developer prior to the occupation of the building and to satisfaction of Council.

4.6 Erosion and Sediment Control

All temporary erosion and sediment controls measures are to be removed and any disturbed ground reinstated prior to the occupation of the building. Any waste recovered during the removal of these measures shall be transported and disposed of at a licensed waste disposal facility.

4.7 Public Utilities

Adjustments to the public utilities necessitated by the development shall be completed prior to the occupation of the building and in accordance with the requirements of the relevant authority and at no cost to Council.

4.8 Liquid Trade Waste

All of the liquid trade waste pre-treatment equipment (as specified in the liquid trade waste approval) must be installed, inspected by Council and commissioned prior to the occupation of the building.

4.9 Street Numbers

A unique street number shall be issued and displayed for the property in accordance with AS/NZ 4819 Rural and Urban Addressing and Council's policies.

4.10 Works as Executed Plans

Works as executed plans are to be submitted prior to the use of the building. The base for the works as executed plans shall be the approved construction drawings with the works as executed information to be shown in red.

The works as executed plans shall include but not be limited to, the following information:

Sewer	Manhole location
	Size, top level and invert levels for all pipes connected to the manhole
	Pipe sizes, material, grades, invert levels and connected manholes
Stormwater	Pit locations, sizes, construction, top level and invert levels for all pipes connected to the pit
	Pipe sizes, material grades, invert levels and connected pits
Water	Location of water connection to property and backflow prevention device
Detention basin/oversized rainwater tank	Location, invert levels, top water level for 1%AEP storm event
	Certification that the works have been carried out in accordance with the consent
Vehicle crossing	Location and dimensions

Works as executed plans shall be provided to Council utilising the following formats:

- Electronic pdf format signed and certified by a suitably qualified CPEng for all works as executed information; and
- Locations for existing Council infrastructure and infrastructure that Council shall have control of following the development are to be submitted in dwg format with locations to be consistent with the State Survey Grid (MGA Zone 55).

4.11 Consolidation of Land

All lots are to be consolidated into one title prior to the occupation of the building.

4.12 Street Trees

Landscaping of the nature strip is to be completed in accordance with the landscaping plans prior to the occupation of the building.

4.13 On Site Carparking

A minimum of 25 carparking spaces are required on the subject land within a constructed carpark prior to the commencement of the use.

4.14 On Site Carparking

Provide at least one (1) carparking space on site for people with disabilities. The carpark shall be designed in accordance with AS2890.6 Parking Facilities – Off Street Parking for People with Disabilities prior to the occupation of the building.

4.15 Access for People with Disability

Access for people with disability is to be provided from the accessible carpark required on site and from the main point of pedestrian entry at the allotment

boundary, to and within the building in accordance with Part D3 of the Building Code of Australia and AS1428.1-2009 Design for Access and Mobility prior to the occupation of the building.

4.16 Landscaping

Completion of on site landscaping in accordance with the approved landscaping plans prior to the occupation of the building.

4.17 On Street Carparking

Provide on street carparking as detailed in the approved plans prior to the occupation of the building. Carparking is to be linemarked and sign posted and redundant signs and linemarking are to be removed.

5 ONGOING USE OF THE DEVELOPMENT

5.1 Vehicle Travel Direction

All vehicles must enter and exit the development in a forward direction.

5.2 Vehicle Loading and Unloading

All vehicles being loaded and unloaded are to stand wholly within the site.

5.3 Advertising Signs

The advertising structure/sign is not be a flashing type and its illumination should not distract passing motorists.

5.4 Advertising Signs

The advertising structure/sign shall be maintained to the satisfaction of Council.

5.5 Landscaping

All on site landscaping is to be maintained in accordance with the approved landscaping plans.

6 SECTION 68 LGA CONDITIONS

6.1 Plumbing and Drainage Work

All plumbing and drainage work shall be carried out in accordance with the requirements of AS3500 National Plumbing and Drainage Code, the Plumbing and Drainage Act 2011, the Plumbing and Drainage Regulation 2012 and the Local Government (General) Regulation 2005.

6.2 Plumbing and Drainage Work

All plumbing and drainage work is to be carried out by a NSW licensed plumber and drainer.

6.3 Inspections

An inspection must be undertaken by Council prior to covering of the works specified below:

- Sanitary plumbing and drainage
- Water supply plumbing
- Completion of all plumbing and drainage works
- All stormwater drainage works

Council requires a minimum of 24 hours notice to undertake the inspection.

6.4 Notice of Work

The plumber and drainer carrying out the work must lodge a 'Notice of Work' with Council a minimum of two days prior to commencing work.

6.5 Certificate of Compliance

On completion of all plumbing and drainage work and prior to the occupation of the building, a 'Certificate of Compliance' and works as executed plans shall be lodged with Council by the licensed plumber and drainer responsible for the work.

Advisory Notes

Plumber and Drainer

It is essential that your plumber and drainer is aware of the conditions of approval particularly the section 68 conditions relating to this notice of determination. Please ensure a copy of the determination is forwarded to the plumber and drainer prior to commencing any work on site.

Dial Before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets on the property.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on phone number 1800 810 443.

Conservation Management Plan

The Applicant is encouraged to prepare a conservation management plan for the Police Barracks in line with the recommendations made in the Statement of Heritage Impact prepared by CCG Architects and Council's Heritage Advisor. Any conservation management plan should be prepared by a suitably qualified heritage consultant.

Reasons for conditions

The above conditions have been imposed:

- 1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979.
- 2 Having regards to Council's duties of consideration under Section 79C and 80A of the Environmental Planning and Assessment Act 1979.
- 3 To ensure an appropriate level of provision of amenities and services occurs within the city and to occupants of the sites.
- 4 To improve the amenity, safety and environment quality of the locality.
- 5 Having regard to environmental quality, the circumstances of the case and the public interest.
- 6 To help retain and enhance streetscape quality.
- 7 Ensure compatibility with adjoining and neighbouring land uses and built form.
- 8 To protect public interest, the environment and existing amenity of the locality.
- 9 To comply with the requirements of the Local Government Act when issuing a section 68 approval.