

APPROVED PLANS AND DOCUMENTATION

- The development shall be carried out in accordance with the stamped approved plans and Environmental Impact Statement documentation (including Volume 1 Main Report, Volume 2 Appendix A-G, Volume 3 Appendix H-N GHD May 2016 and EIS Consistency Review March 2019) and as detailed in the following schedule and any amendments arising through conditions to this consent or as shown in red colour on the plans:

Plan Title	Drawing No.	Revision No.	Plot Date
ADMINISTRATION BUILDING			
Cover Sheet	22-17697-A6001	B	22.1.19
Floor Plan	22-17697-A6100	B	22.1.19
Elevations	22-17697-A6400	B	22.1.19
Sections	22-17697-A6450	B	22.1.19
GATEHOUSE			
Gate House – Site Plan	22-17697-A3100	B	18.12.15
Gate House – Floor and Set Out Plan	22-17697-A3120	B	18.12.15
Gate House – Elevations	22-17697-A3400	B	18.12.15
Gate House – Sections	22-17697-A3450	B	18.12.15
WASTE TRANSFER STATION			
Floor Plan	22-17697-A5101	A	18.12.15
Elevations	22-17697-A5400	A	18.12.15
Sections	22-17697-A5450	D	18.12.15
SEGREGATION BUILDING			
Floor Plan	22-17697-A4100	B	22.1.19
Elevations	22-17697-A7400	B	22.1.19
Elevations Sheet 2	22-17697-A7401	B	22.1.19
Sections	22-17697-A7450	B	22.1.19
Sections Sheet 2	22-17697-A7451	A	22.1.19
CIVIL DRAWINGS			
General Arrangement Plan and Legend	22-17697-A3003	B	29.1.19
Detail Plan - Sheet 1	22-17697-A3005	B	29.1.19
Detail Plan - Sheet 2	22-17697-A3006	B	29.1.19
Detail Plan - Sheet 3	22-17697-A3007	B	29.1.19
Typical Sections and Details Sheet 1	22-17697-A3010	B	29.1.19
Typical Sections and Details Sheet 2	22-17697-A3011	B	29.1.19
Typical Sections and Details Sheet 3	22-17697-A3012	B	29.1.19
Erosion and Sediment Control Plan Sheet 1	22-17697-A3110	B	29.1.19
Erosion and Sediment Control Plan Sheet 2	22-17697-A3111	B	29.1.19
Erosion and Sediment Control Details	22-17697-A3112	B	29.1.19

2. The proposed development shall comply with the ***General Terms of Approval*** issued by the NSW Environment Protection Authority dated 19th December 2018 and **Annexed** to this Schedule.
3. The proposed development shall comply with the ***General Terms of Approval*** issued by Subsidence Advisory NSW dated 5 July 2019 and **Annexed** to this Schedule.

PART A – GENERAL CONDITIONS

4. BCA

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

5. Access & Egress

Access for people with disabilities must be provided to the Administration building accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992.

6. Car Parking

Car parking for the development shall be provided in accordance with the approved plans, with a minimum allocation for the development of 10 spaces.

7. Vehicular turning / loading areas

All on-site driveways, parking areas and vehicles turning areas shall be constructed with a bitumen sealed granular pavement, segmental pavers, or as reinforced concrete. Service vehicle loading and turning areas are to be constructed of concrete pavement suitable for heavy vehicle use.

8. Excavation / Fill

All excavated and/or filled areas are to be retained or battered and suitably drained so as to prevent any subsidence of the area and constructed so as to deny any flow of water into the building.

Where a retaining wall is planned for this purpose and such wall requires consent (refer to State Environmental Planning Policy -Exempt and Complying Development Codes, 2008) plans and specifications of the wall shall be approved by Council and/or an accredited certifier.

Note: The submission of a separate Development Application is not required for a retaining wall associated with this approval and indicated on the approved plans.

All proposed retaining walls, including any excavation, footings, drainage and backfill shall be contained within the property boundaries. Retaining walls and associated earthworks shall not impede or redirect the natural flow of surface water from adjoining properties in a manner that creates nuisance.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

9. Hunter Water

Prior to issue of the Construction Certificate, a Compliance Certificate under Section 50 of the Hunter Water Act 1991 for this development, shall be submitted to the Principal Certifying Authority.

10. Stormwater

Prior to issue of the Construction Certificate, a detailed stormwater drainage plan, providing:

- a) an emergency overland flow path for major storm events, that is directed to the public /natural drainage system, and
- b) entrapment of gross pollutants, nutrients and hydrocarbons generated from the contributing ground-surface catchment areas,
- c) conveyance where necessary, of stormwater through the site from upstream catchments, (including roads and adjoining properties),
- d) detailed pavement finished surface levels, to ensure stormwater runoff catchment and its direction into the detention system.

The detailed stormwater drainage plan shall be designed in accordance with Council's Manual of Engineering Standards and be based on the drawings number 22-17142-C3140 – 22-17142—C3143 Revision B dated 29-01-19.

11. Traffic Management Plan

A Traffic Management Plan (TMP) shall be submitted to and approved by Council to identify the likely impacts and subsequent road upgrade requirements (if any) associated with the proposed development. This shall be prepared in accordance with the RTA Guide to Traffic Generating Developments 2002 and is to include, but not limited to, the following:

- a) The plan is to manage the vehicle traffic associated with the facility in peak operational time.
- b) The plan shall consider internal circulation for the vehicular movements on the site using the office parking aisle for queuing storage in peak periods as per the submitted traffic report.

On the basis of the above identify any necessary internal or road network infrastructure upgrades that are required to maintain existing levels of service on the local road network.

12. Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity is to be submitted and approved by Council prior to the issue of the construction certificate. Any requirements required by the CTMP shall gain the appropriate Roads Act Approvals if impacting within the road reserve.

13. Lighting

All proposed lighting including car park lighting indicated on the originally submitted concept plans is to be updated to reflect the final approved building layouts and associated structures. All outdoor lighting within the site shall comply with, where relevant, AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these

requirements are to be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

14. Signage

All proposed way finding signage indicated on the originally submitted concept plans are to be updated to reflect the final approved building layouts and associated structures. Details demonstrating compliance with these requirements are to be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

15. External Finishes

All external building materials shall be in non-reflective colours and textures, which harmonise with the colours of the natural landscape. A schedule of colours and textures demonstrating compliance with these requirements are to be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

PART C – PRIOR TO COMMENCEMENT OF WORKS

16. Approved Construction Certificate

Prior to the commencement of works an application for a Construction Certificate shall be submitted to, and be approved by the Principal Certifying Authority.

17. Notice of Commencement

The applicant shall submit to Council a “Notice of Commencement” form at least two (2) days prior to the commencement of construction works.

18. Landscaping

All proposed planting and landscape elements indicated on the originally submitted landscape concept plan is to be updated to reflect the final approved building layouts and associated structures. The plan is to be prepared by a qualified landscape design and submitted to the Principal Certifying Authority for approval prior to commencement of works.

19. Waste Water Management

An application for approval to install an on site wastewater management system is to be submitted to an approved by Council prior to commencing any drainage work.

20. Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) shall be submitted to and approved by Council prior to commencement of works. The plan shall address the mitigation and management measures from the EIS and identify the extend of the works area.

The extent of the works area must be surveyed and marked on ground with vegetation removal supervised by a qualified Project Ecologist. The clearing of vegetation for the works is to be confined within the works area boundary.

21. Revegetation Plan

A revegetation plan shall be developed to reinstate areas and improve the quality of Spotted Gum Ironbark Forest EEC across the site. The plan is to be submitted to and approved by Council prior to commencement of works.

PART D – DURING CONSTRUCTION

22. Construction Hours

Unless otherwise approved by Council in writing, all general building work shall be carried out between the hours of:

- a) 7.00am to 6.00pm Monday to Friday
- b) 7.00am to 5.00pm Saturday

Any work performed on Sunday's or Public Holidays that may cause offensive noise, as defined under the Protection of the Environment Operations Act, is prohibited. Minor works (such as hand sanding, painting, digging and the like) is permitted between the hours of 9.00am to 5.00pm. Power operated tools are not permitted to be used.

If the work:

- i. is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- ii. 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 the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

23. Site Sign

A sign must be erected in a prominent position on the work:

- i. stating that unauthorised entry to work site is prohibited, and
- ii. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted during work hours.

Any such sign is to be removed when the work has been completed.

Note: This condition does not apply to:

- i. building work carried out inside an existing building, or*
- ii. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.*

24. Site Facilities

Approved toilet facilities are to be provided, at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

25. Site Maintenance / Access

- a) The site is to be cleared of all building refuse and spoil immediately after completion of the building/structure.
- b) No building materials, refuse or spoil is to be deposited on or be allowed to remain on Council's footpath.
- c) Suitable and adequate measures are to be applied to restrict public access to the site and building works, materials and equipment.
- d) All storage of materials and equipment during construction must be confined within the site.
- e) Vehicles being loaded or unloaded must stand wholly within the premises. Vehicles are not to be loaded or unloaded at the kerb side or across the public footpath.

26. Erosion and Sediment Control

- a) The property shall be protected against soil erosion, such that sediment is not carried from the construction site by the action of stormwater, wind or "vehicle tracking".
- b) Any exposed earthworks shall be immediately top dressed and seeded with grasses upon its completion.

27. Work Cover

The proposed development and associated works are to comply with the requirements of NSW Work Cover Authority.

28. Demolition

All demolition works are to be carried out in accordance with Australian Standard AS 2601-2001.

29. Asbestos

Where any demolition, alteration or renovation works encounter asbestos or products containing asbestos, then the materials encountered shall be managed in accordance with the provisions of the NSW Work Cover Authority.

30. Excavation

All excavations and backfilling shall be executed safely, in accordance with appropriate professional standards and shall be properly guarded and protected to prevent the works from being dangerous to life or property.

If an excavation extends below the level of the base of the footings of a building/structure on an adjoining allotment of land, the person causing the excavation to be made shall adhere to the following:

- i. Must preserve and protect the building/structure from damage, and
- ii. If necessary, must underpin and support the building/structure in an approved manner, and
- iii. Must, at least 7 days before excavating below the level of the base of the footings of a building/structure on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building/structure being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. (Includes a public road and any other public place).

31. Aboriginal Relics and Artefacts

All workers on the site shall be informed of possible Aboriginal occupation. Should any Aboriginal artefacts be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance in this area is to stop immediately and the National Parks and Wildlife Service of NSW should be informed in accordance with the *National Parks and Wildlife Act 1974*. Further works shall not occur until the necessary approvals/permits have been obtained.

32. European Relics and Artefacts

Should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately

and the Heritage Council of NSW should be informed in accordance with section 146 of the *Heritage Act 1977*. Additional assessment and approval may be required prior to works continuing in the affected area(s) depending on the nature and extent on the nature of the discovery.

33. Construction Environmental Management – Implementation

All work is to be completed in accordance with the approved Construction Environmental Management Plan (CEMP).

34. Construction Traffic Management Plan – Implementation

All work and construction activities are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP).

35. Traffic Management Plan – Implementation

All work and construction activities are to be undertaken in accordance with the approved Traffic Management Plan (TMP).

PART E – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

36. Compliance with Conditions

Prior to the issue of an Occupation Certificate all conditions of development consent shall be complied with.

37. Occupation Certificate

Prior to occupation of the building an Occupation Certificate shall be issued by the Principal Certifying Authority.

38. Fire Safety

Upon completion of the building BUT prior to its occupation, a Final Fire Safety Certificate with respect to each critical and essential fire safety measure installed in the building shall be submitted to Council. Such certificates shall be prepared in accordance with Division 4 of Part 9 of the Environmental Planning and Assessment Regulation, 2000.

39. Stormwater

All construction works associated with the approved drainage design shall be completed prior to the issue of any Occupation Certificate for the development.

PART F – POST OCCUPATION – DURING OPERATION

40. Hours of Operation

The hours of operation to members of the public shall be confined to within the following times:

8.00am to 4.00pm seven days per week

41. Parking / Loading

All parking and loading bays shall be permanently marked out on the pavement surface, with loading bays being clearly indicated by means of appropriate signage. All parking and loading/unloading bays, truck docks, driveways and turning areas are to be maintained clear of obstructions and under no circumstances are to be used for the storage of goods, waste materials or additional parking.

42. Fire Safety Schedule / Certificate

A copy of the Fire Safety Schedule and Fire Safety Certificate shall be prominently displayed in the building in accordance with Division 4 of Part 9 of the Environmental Planning and Assessment Regulation 2000.

43. Fire Safety Statement

A Fire Safety Statement in respect of each required essential and/or critical fire safety measure installed within the building shall be submitted to Council and the NSW Fire Commissioner annually (or at a more frequent interval for supplementary statements).

Statements shall be prepared and issued in accordance with Division 5 of Part 9 of the Environmental Planning and Assessment Regulation, 2000. Note that monetary penalties may apply for failure to lodge a fire safety statement within the prescribed timeframe.

Statements to the NSW Fire Commissioner are to be submitted electronically to afss@fire.nsw.gov.au.

Standard forms and further information for lodging Fire Safety Statements may be downloaded from Councils website.

44. Bushfire Protection

The inner protection zone shall be maintained as a fuel free area as detailed in Appendix 2 of Planning for Bushfire Protection 2006. Further information on vegetation management can be obtained from the Rural Fire Service document “Standards for Asset Protection Zones’.

45. Waste

Rubbish generated from the development is to be suitably contained on site at all times. No rubbish shall be stockpiled in a manner which facilitates the rubbish to be blown off site.

46. Flammable and Combustible liquids

The storage and handling of all flammable and combustible liquids must be carried out in accordance with Australian Standard AS 1940-2004.

47. Lot Boundary Definition

Prior to issue of any occupation certificate, road widening shall be dedicated on Mount Vincent Road to the current fence line, or at least to incorporate all utility services and road pavement, width to the satisfaction of Council Manger of Engineering and Design.

48. Air Quality

The site must be managed and operated to minimise the potential for air pollution from dust and/or odour.

49. Noise

Operations on the premises including all plant and equipment must not give rise to any offensive noise defined under the Protection of the Environment Operations Act, 1997.

50. Landscaping / Revegetation

All landscaping and revegetation works approved by Conditions 17 & 21 are to be completed prior to the issue of an Occupation Certificate.

ADVISORY NOTES

The following advice is limited in scope and should not be understood to encompass all areas of responsibility of the consent holder, relating to the development.

- A** You are advised that where underground works within the road reserve are required for necessary for supply of services (such as water, sewer, electricity, gas), further consent for a “Road Opening” must be obtained from Council.

Refer to Council’s form: “Application for Registration to Open Roads/Footpaths”.

- B** You are advised that in regard to potential soil erosion from the construction site, such pollution of the environment is an offence under the Protection of the Environment & Operations (POEO) Act and may incur infringement fines.
- C** You (or the owner) are advised to notify Council in writing, of any existing damage to the street infrastructure (including landscaping) along the frontage of the property, prior to commencement of construction. The absence of such notification signifies that no damage exists. Where necessary repairs are carried out by Council, the owner of the property shall be held liable for the cost of those repairs.
- D** You are advised that there may be design matters in relation to the drainage *concept* plan that warrant further attention prior to the issue of the Construction Certificate.
- E** You are advised that, prior to pouring of internal concrete driveways and kerbs, which act as surface depression storage for the stormwater detention, (and/or surfaces which divert runoff to those storage areas), levels should be confirmed, by survey, on formwork and control marks.
- F** You are advised that if the fill is not placed as 'controlled fill' for the purposes of a possible future building on the filling, engineer designed structural foundations will be required.
- G** You are advised that the issue of this development consent does not amount to a release, variation or modification by Council of any covenant or easement applicable to this property and that Council will not be held responsible when action on this consent results in any loss or damage by way of breach of matters relating to title of the property.
- H** You are advised that compliance with the requirements of the Disability Discrimination Act, (DDA) applies to works on this site. It should be noted that compliance with the Building Code of Australia does not necessarily meet the requirements of the DDA.

- I You are advised that any proposed advertising signs are subject to a separate Development Application to Council.