

APPENDIX A – DRAFT SCHEDULE OF CONDITIONS

Reason for Conditions

The following conditions are applied to:

- *Confirm and clarify the terms of Council's Approval;*
- *Identify minor modifications and additional requirements that will result in improved compliance, development and environmental outcomes; and*
- *Draw to the attention of the applicant and owner their responsibility to comply with the requirements of various legislation including but not limited to the Environmental Planning and Assessment Act, 1979, Local Government Act 1993; relevant Regulations; Building Code of Australia, Australian Standards and Local Policies relating to development works, building construction and protection and enhancement of public health and the environment.*

APPROVED PLANS AND DOCUMENTATION

1. The development shall be carried out in accordance with the stamped approved plans and documentation 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 Ref No.	Rev n No.	Revision Date	Prepared by: (consultant)
Proposed Site Plan	B	2/04/2019	BVN
Demolition Plan LV00	C	2/04/2019	BVN
Demolition Plan LV01	B	29/03/2019	BVN
Demolition Plan Roof	B	29/03/2019	BVN
Demolition Plan LVB1	B	29/03/2019	BVN
Floor Plan LV00	D*	1/07/2019	BVN
Floor Plan LV01	C*	1/07/2019	BVN
Floor Plan LV02	C*	1/07/2019	BVN
Floor Plan Roof	C*	1/07/2019	BVN
Floor Plan LVB1	D*	1/07/2019	BVN
GFA Areas	B	29/03/2019	BVN
North and South Elevation	C	2/04/2019	BVN
West and East Elevation	C	3/4/2019	BVN
Cross Sections	C	3/04/2019	BVN
Long Sections	C	3/04/2019	BVN
Ground Level Landscape Plan	-	2/04/2019	Urbis
Level 1 Landscape Plan	-	2/04/2019	Urbis

Level 2 Landscape Plan	-	2/04/2019	Urbis
Statement of Environmental Effects	-	April 2019	Urbis
Arborist Report	-	April 2019	Earthscape Horticultural Services
Heritage Impact Statement	-	April 2019	Matt Devine and Co
Heritage Interpretation Strategy	-	2 April 2019	Romey Knaggs Heritage
Aboriginal Cultural Heritage Assessment	-	January 2019	Eureka
Historical Archaeological Assessment	-	April 2019	Eureka
Detailed Site Investigation	0	3 October 2018	Douglas Partners
Flood Statement	-	19 March 2019	Lindsay Dynan
Traffic Impact Assessment	C	17/06/2019	GTA Consultants
BCA Statement – Admin Building	4	1 April 2019	City Plan
BCA Statement – Town Hall	3	5 April 2019	City Plan
Disability Access Report	1	26 March 2019	Lindsay Perry Access
Geotechnical Report	0	15 October 2019	Douglas Partners
CPTED	Final	1 April 2019	Urbis
Stormwater Management report	B	10/7/2019	Lindsay Dynan
Soil and Water Management Plan	A	26/03/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 1	B	26/3/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 2	B	26/03/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 3	B	26/03/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 4	B	26/03/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 5	D	30/05/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 6	C	10/7/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 7	C	10/7/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 8	B	26/3/2019	Lindsay Dynan
Stormwater Drainage Plan – sheet 9	C	10/07/2019	Lindsay Dynan
External Works Plan (DA-0020)	A	26/3/19	Lindsay Dynan
* Note – this revision approved for purposes of Civil works only. See also GTAs from NSW Heritage Office for approval of building design			

HERITAGE OFFICE – GENERAL TERMS OF APPROVAL

- The development is to comply with the General Terms of Approval from NSW Heritage dated 14th August 2019 and as attached to this Schedule.

CERTIFICATES

3. The applicant shall submit to Council a "Notice of Commencement" form at least two (2) days prior to the commencement of construction works.
4. **Prior to the commencement of works** an application for a Construction Certificate shall be submitted to, and be approved by, the Accredited Certifier.
5. **Prior to the issue of an Occupation Certificate** all conditions of development consent shall be complied with.
6. **Prior to occupation** of the building an Occupation Certificate shall be issued by the Principal Certifying Authority.
7. **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 Accredited Certifier.

LANDSCAPING

8. The proposed works are to at all times comply with the recommended Tree Protection Measures and Tree Protection Plan as set out in the Arboricultural Impact Assessment Report, prepared by Earthscape Horticultural Services, April 2019
9. All landscaped areas of the development shall be maintained in accordance with the approved landscape plan. The landscaped areas shall be kept free of parked vehicles, stored goods, waste material, and the like

CARPARKING

10. Car parking for the development shall be provided in accordance with the approved plans, with a minimum allocation for the development of 202 spaces.

11. All driveways, parking areas and vehicles turning areas shall be constructed with a segmental paver surface (on a concrete sub-base), or as reinforced asphalt.
12. All parking bays shall be delineated with line-marking and/or signposting.

CONSTRUCTION AND STAGING

13. **Prior to the issue of a Construction Certificate** a Construction Traffic Management Plan is to be submitted to and approved by Council. This plan is to demonstrate how the impacts of construction vehicles on traffic efficiency and road safety will be minimised and managed throughout the construction phase and is to specifically address the interaction of construction traffic on staff and public car parking and continued access arrangements into the existing Administration Building. The plan should detail staging of car parking works and demonstrate how existing car parking demand is to be managed.
14. **Prior to the commencement of works** for the internal car park adjacent to the corner of Devonshire Street and Grant Street, the council stormwater pipeline project in Bent Street (from Athel Dombrain to Grant Street) shall be constructed to an operating capability to cater for increased stormwater runoff of impervious areas
15. **Prior to issue of a Construction Certificate** for the driveway connection to Devonshire Street, a Roads Act Application is to be submitted to council's Development Engineering Section, for the road pavement widening and confirmation received that kerb levels are approved so that driveway levels can be confirmed

LAND TITLE

16. The proposed road widening along the Devonshire Street frontage of the development shall be dedicated to Council as public road.
17. Prior to the issue of the Occupation Certificate all of the individual lots on the site shall be consolidated (refer to attached Schedule for legal land description)

VEHICLE ACCESS

18. **Prior to commencement of construction** of the driveway crossing on the public footway verge, the works shall have been approved by Council. An application form, *“Application to Construct Private Works on Footway”* shall be submitted to Council, together with the appropriate fee (for each driveway).
19. **Prior to issue of the Occupation Certificate** the driveway layout and profile shall be constructed in concrete (heavy duty), in accordance with Council’s Manual of Engineering Standards, which include the retention of (or if damaged reconstruction as concrete of) any existing footpath, and with reference to Council’s information document *“Footway Crossings (Driveways)”*.

TRAFFIC AND TRANSPORT

20. Prior to the issue of the Occupation Certificate kerb and gutter and road construction with an asphaltic concrete wearing surface of all proposed roads, together with all necessary stormwater drainage and infrastructure facilities, shall be provided in accordance with Council’s Manual of Engineering Standards.
21. Prior to the issue of the Occupation Certificate the following works shall be provided within the existing road reserve(s):
 - a) Half width road including kerb and guttering verge formation, ancillary drainage and a sealed road pavement across the full frontage of the site in Devonshire Street.
 - b) Sandstone kerb and/or guttering shall be reinstated in Devonshire Street in accordance with any heritage requirements (**Refer also to Condition 56**)
 - c) Pedestrian paths along the full frontage of the site in Devonshire Street and part of Grant Street.
 - d) Pedestrian kerb ramp(s) [on both sides] at the intersection of Grant and Devonshire Streets directing pedestrians perpendicularly across the road(s).
 - e) All redundant driveway crossings, driveways and/or damaged kerb and gutter are to be removed.
22. Prior to the issue of the relevant Roads Act Approval, all (traffic) Regulatory line marking and signage shall be submitted to Council’s Local Traffic Committee and

approved by Council. Note: Please allow three months from lodgement for the LTC process. All recommendations of the committee shall be incorporated into approvals and works. The works to be approved include:

- a) Parking restrictions in both sides of Devonshire Street
- b) Parking restrictions in Grant Street as per the submitted traffic report
- c) All regulatory line marking and regulatory signage.
- d) Give way sign (in driveway) and on-road line marking at the driveway in the intersection of Bent Street and Grant Street

23. Prior to commencement of works within an existing public road reserve:

- a) an engineering design, in accordance with Council's Manual of Engineering Standards, shall be submitted to Council for approval
- b) consent under the Roads Act for the approved works, shall be issued by Council
- c) all relevant Council fees shall be paid
- d) a traffic control plan in accordance with the RMS publication "Traffic control at Worksites" shall be submitted to Council.

24. Prior to issue of the Occupation Certificate, all necessary works required for compliance confirmation from the road authority for any Roads Act Approval with this consent shall be provided in accordance with Council's Manual of Engineering Standards

STORMWATER DRAINAGE

25. Prior to issue of the Construction Certificate, the construction details in accordance with Council's Manual of Engineering Standards shall be provided for the following stormwater requirements:

- a) On-site Detention (OSD) of stormwater that reduces post-developed discharges to pre-developed discharges for the 1, 10 and 100yr ARI critical storm events, and strictly in accordance with Stormwater Drainage Plan 14676 Sheets DA-0001 to DA-0012 by Lindsay Dynan (**Refer to Condition 1 for Plan Revisions and Dates**);
- b) Detailed roof guttering and downpipe design certifying that 1% AEP is captured and conveyed into the OSD tank/structure;
- c) Detention tank shall be designed and constructed in accordance with Australian Standard 3500.3 Plumbing and Drainage Section 8.11.3 Below

Ground Systems, and have the inlet pipes to the detention void located on opposite side to the outlet control pit so that 'no bypassing' of the system can occur. (i.e. an on-line system so that all roof water must pass through the detention system);

- d) Structural certification is required for underground detention systems where expected traffic loads are likely;
 - e) Provide for an emergency overland flow path for major storm events, that is directed to the public drainage system. Ensure that any overland flows (in excess of the minor stormwater system) are directed through the carparks to Grant Street and not inadvertently discharged to Devonshire Road, and
 - f) entrapment of gross pollutants, nutrients and hydrocarbons generated from the contributing ground-surface catchment areas.
26. Prior to Occupation or Operation of the development, a Stormwater System Maintenance Procedure Plan shall be prepared by an engineer, detailing a regular maintenance programme for pollution control devices, covering inspection, cleaning and waste disposal, a copy of which shall be supplied to the owner/operator and to Maitland City Council for supply of future owners as needed.
27. Prior to issue of the Occupation Certificate, the stormwater-control system shall be constructed in accordance with the approved stormwater drainage plan. A qualified engineer shall supply written certification to the PCA and Council that the constructed system including detention volume and discharge rates achieve the consent requirements for detention.

EROSION CONTROLS

28. 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".

BUILDING CONSTRUCTION

29. All building work shall be carried out in accordance with the provisions of the Building Code of Australia.
30. 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.
31. 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.

SERVICES & EQUIPMENT

- 32. 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.
- 33. 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.
- 34. 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.

SITE CONSIDERATIONS

- 35. 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.

- 36.** 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.

- 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).

- 37.** 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.

- 38.** 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.

39. 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.*

40. 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 Clause must be completed before any other work is commenced.

41. The site is to be cleared of all building refuse and spoil immediately after completion of the building/structure.

42. No building materials, refuse or spoil is to be deposited on or be allowed to remain on Council's footpath.

43. Suitable and adequate measures are to be applied to restrict public access to the site and building works, materials and equipment.

DEMOLITION

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

CONTAMINATION

45. **Prior to commencement of works** a site specific Remediation Action Plan (RAP) which details procedures and responsibilities for remediation and validation of the site

shall be submitted to and approved by Council in accordance with the *Detailed Site Investigation report, Douglas Partners October 2018*.

46. All works shall be managed in accordance with the approved Remediation Action Plan for the site.
47. In the event of an undisclosed or unidentified contamination being found on-site or any potentially contaminating infrastructure (e.g. underground storage tanks) or soils (e.g. staining, odours, asbestos) being identified during works, a qualified and experienced consultant must inspect, review and advise on remediation or mitigation prior to further construction proceeding. Council must be notified if this occurs and must be provided with any resulting reports and recommendations.
48. 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.
49. Prior to the issue of the Occupation Certificate a Validation report must be submitted to the Council verifying that the land is suitable for the proposed use and that the remediation and validation of the site has been undertaken in accordance with the approved RAP (refer to Condition 45.)

SERVICES & EQUIPMENT

50. For the purposes of clause (94) of the *Environmental Planning and Assessment Regulation 2000* **prior to issue of an Occupation Certificate** portable fire extinguishers shall be installed within the building in accordance with clause E1.6 (Volume 1) of the Building Code of Australia (2019) and Australian Standard 2444.
51. For the purposes of clause 94 of the Environmental Planning and Assessment Regulation 2000, prior to issue of an Occupation Certificate, the enclosed space under the main internal stairs in the town hall foyer shall be upgraded to achieve compliance with the D2.8(b) of the Building Code of Australia 2019. This may be achieved by:
 - (i) fire rating the enclosing walls and ceiling to have an Fire Resistance Level of not less than 60/60/60, or
 - (ii) modifying the space under the stairs to be open, or
 - (iii) provision of a performance based alternate solution that achieves the requirements of DP1 to DP6.
52. For the purposes of clause 94 of the Environmental Planning and Assessment Regulation 2000, prior to issue of an Occupation Certificate, hose reels shall be

installed within the town hall building to service the class 9b parts in accordance with Clause E1.4 of the Building Code of Australia 2019 and Australian Standard 2441 - 2005, alternatively a performance based solution utilising portable fire extinguishers may be provided that meets the requirements of EP1.1 and EP1.2.

- 53. For the purposes of clause 94 of the Environmental Planning and Assessment Regulation 2000, prior to issue of an Occupation Certificate, the front entry doors servicing the town hall foyer shall be fitted with hold open devices to enable the doors to be held in an open position if needed.
- 54. For the purposes of clause 94 of the Environmental Planning and Assessment Regulation 2000, prior to issue of an Occupation Certificate, the main electrical switchboard in the town hall building that sustains emergency equipment operating in emergency mode shall be fire separated from the remainder of the building to so as achieve a 2 hour fire resisting construction.
- 55. For the purposes of clause 94 of the Environmental Planning and Assessment Regulation 2000, prior to issue of an Occupation Certificate, openings in the external wall of the town hall building that are within 3 metres of the proposed administration building shall be protected in accordance with C3.4 of the Building Code of Australia 2019.

HERITAGE

- 56. Prior to the issue of the required Roads Act Approval a detailed plan and specification is to be prepared and submitted to Council for managing the existing sandstone kerb and guttering on the site. This is to include details of planned repair and reinstatement for all street boundaries on the site. A design profile is to be included which demonstrates how new kerb and guttering will be connected with this sandstone.
- 57. A comprehensive heritage site induction shall be prepared and implemented during construction.
- 58. Prior to the commencement of any demolition works on site, a photographic archival recording shall be undertaken in accordance with the NSW Heritage Office Heritage Information Series, *'How to Prepare Archival Records of Heritage Items'* and *'Photographic Recording of Heritage Items Using Film or Digital Capture'*. The recording shall be undertaken by a suitably experienced heritage specialist in the field. This is to specifically include the weatherboard cottage on Grant Street and the former Terrace Houses on Devonshire Street.
- 59. The applicant must obtain approval under s140 of the Heritage Act prior to any ground disturbing activities commencing. This application will need to include a revised archaeological assessment, research design and methodology and clearly outlined what measures are proposed to avoid harm to any significant depositions

60. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics are discovered, work must cease in the affected area(s) and the Heritage Council of NSW or its delegate must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.
61. 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.
62. Prior to commencement of works relating to the relocation of the Kleeburg Memorial a plan is to be provided to Council for approval detailing the intended process and works involved including an identified site on which the memorial is to be located.
63. Prior to the removal of the existing lattice above the Town Hall entry, further details are to be provided to Council for approval of the intended replacement material
64. Prior to the issue of the Construction Certificate final brick samples are to be submitted to and approved by Council.
65. Prior to the issue of the Occupation Certificate the applicant shall supply a copy of written correspondence from the NSW Heritage Council or its delegate confirming that their requirements under any Heritage Act 1977 approval have been satisfied.

FLOODING

66. All ground level electrical services are to be connected to a 'residual current device' (RCD) to the requirements of the energy supply authority to reduce the risk of electrocution in a flood event where inundation of the ground level occurs.
67. The building shall be constructed such that it will withstand the effects of flooding in the locality. In this regard, an Engineer's Certificate stating that the structure as shown on the plans is capable of withstanding the characteristics of flooding at the proposed site, is to be provided to the Accredited Certifier **prior to release of the**

Construction Certificate. The flood hazard parameters to be considered are a 1% AEP flood level of RL 9.73m AHD and a velocity of 1m/s.

68. Wherever possible, the premises should be designed to ensure that plant, equipment, storage or other fixtures or fittings liable to damage by floods are located within the building above the Flood Standard or be movable to levels above the Flood Standard.

ACCESSIBILITY

69. The detailed building design is to comply with the recommendations of the *Disability Access Report prepared by Lindsay Perry Access, March 2019*.
70. **Prior to the issue of the Occupation Certification** a disabled access audit of the new building works is to be prepared and submitted to the Council detailing compliance with condition 69.

CRIME PREVENTION MEASURES

71. The recommendations in the Crime Prevention through Environmental Design report (Urbis 1 April 2019) are to be implemented in the final detailed building design and a written report provided to Council detailing compliance with these measures is to be provided **prior to the issue of the Occupation Certificate**.

LIGHTING

72. All lighting is to be installed and maintained in accordance with Australian Standards so as to avoid nuisance and annoyance to adjacent properties whilst ensuring safe pedestrian and vehicle movements at night.

OPERATIONAL EVENT MANAGEMENT

73. For major events in the Town Hall, as specified in Council's Special Events Policy, a Traffic and Car Parking Management Plan shall be prepared and submitted to Council at least two (2) months prior to such an event. This plan shall be prepared in consultation with Council, Police, Local Emergency Services etc to manage traffic, parking, pedestrian and disabled access to and from the site for the event to ensure the safety of patrons and minimise impacts on the surrounding road network, properties and car parking generally.

ADVICES

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 further consent for a driveway across the footway verge must be obtained. *Inspections* of works (eg formwork & reinforcement **MUST** be carried out by Council. (See Council’s “*Application To Construct Private Works On Footway*”). You should contact Council (ph. 49 34 9700), giving at least 24 hours notice for inspections.
- 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.
- J** You are advised to give due consideration to the opportunity to provide public access to any potential archaeological investigations / digs as an education opportunity.
- K.** **In relation to the proposed landscaping scheme** you are advised to give further consideration to an alternative species of trees for the car parking area which provide for a larger canopy and strong shape and definition to complement the Victorian character of the Town Hall and surrounding precinct eg (Tuckeroo) together with a more formal landscaped outcome to reflect the formal civic setting of the site.
- L** The detailed design documentation should include a review of finishes and colours for the Town Hall in accordance with the actions in the Statement of Heritage Impact
- M.** You are advised that any hoarding in a public place requires a separate approval under the Roads Act 1977.

SCHEDULE OF LEGAL LAND DESCRIPTION

Lot	DP
1	41991
1	46798
4	50958
5	56486
1	117532
18	540622
665	553448
666	553448
1	996579
41	1085450
42	1085450
413	1095071
412	1095071
51	1095739
10	1096416
11	1096416
12	1096416
13	1096416
14	1096416
667	1096570
668	1096570
663	1096616
414	1096629
6	1096694
7	1096694
23	1096701
415	1096861
2	1125681
3	1125681