

## **Attachment A: Draft Conditions of Consent**

### **ADMINISTRATIVE CONDITIONS**

#### **Development Description:**

1. Development consent is granted only to carrying out the development described in detail below:

**(1) *Emergency Services Facility (Ambulance Station) including vegetation removal, earthworks, retaining structures and works within road reserve.***

#### **Prescribed Conditions:**

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of *Environmental Planning and Assessment Regulation 2000* as are of relevance to this development.

#### **Development in Accordance with Plans:**

3. The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No 0537/22DA).

<b>Plan and Drawing no.</b>	<b>Version</b>	<b>Prepared by</b>	<b>Dated</b>
Cover page – R21-AR-0000	H	djrd architects	15/03/2022
Demolition Plan - R21-AR-0012	H	djrd architects	15/03/2022
Proposed Site Plan - R21-AR-0103	H	djrd architects	15/03/2022
Ground Floor General Arrangement Plan - R21-AR-1101	H	djrd architects	15/03/2022
Roof Plan - R21-AR-1102	H	djrd architects	15/03/2022
Elevations - R21-AR-2001	H	djrd architects	15/03/2022
Sections - R21-AR-2501	H	djrd architects	15/03/2022
Render - R21-AR-9002	H	djrd architects	15/03/2022
Axonometric - R21-AR-9003	H	djrd architects	15/03/2022
Landscape Coversheet – R21-LA-000	E	Site Image	11/03/2022
Landscape Plan – R21-LA-101	E	Site Image	11/03/2022
Landscape Details – R21-LA-501	D	Site Image	6/12/2021

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

**Development in Accordance with Documents:**

4. The development shall be undertaken in accordance with the following documents:

Planning Documentation

- (1) Statement of Environmental Effects, prepared by GeoLink and dated 22/10/2022

Environmental Assessment Documentation

- (2) Acoustic Report for REF/DA – RAIR Coffs Harbour, prepared by JHA and dated 12/09/2021.

- (3) Remediation Action Plan - Rural Ambulance Infrastructure Reconfiguration, prepared by Alliance Geotechnical & Environmental Solutions and dated 24/03/2022

**Inconsistency between Documents:**

5. In the event of any inconsistency between:

- (1) The conditions of this approval and the drawings/documents referred to in conditions 3 and 4, the conditions of this approval prevail; and  
(2) Any drawing/document listed in conditions 3 and 4 and any other drawing/document listed in conditions 3 and 4, the most recent document shall prevail to the extent of inconsistency.

**PRIOR TO CERTIFICATION OF BUILDING WORK**

**Stormwater and Drainage Works Design:**

6. Stormwater being drained to the existing Council stormwater pit at the corner of Marcia Street and Melittas Avenue via a detention system. Design details of the system being approved by the Crown Certifier **prior to certification of building works.**
- a) The on-site drainage system is to be designed in accordance with the Northern Rivers Handbook of Stormwater Drainage Design. Calculations showing the effect of the proposed development on design storm run-off flow rates and the efficacy of proposed measures to limit the flows as set out in this condition are to be submitted with the design details. This is to include but not be limited to showing that the Water Surface (HGL) in the various design storms meets Council policy, i.e, within the site,
- in the 1 in 5 year storm the HGL remains below any stormwater pit grate level with a minimum 150mm freeboard).
  - In the 1 in 100 year event the HGL remains less than 200mm above the Finished Surface Level (FSL), and the Velocity x Depth relationship is less than 0.4 m<sup>2</sup>/s. (QUDM)

- In the 1 in 100 year event the FSL of the building is >300mm above HGL
- b) The drainage lines servicing the Access Driveway Trench Drains are to be piped east to the proposed new stormwater line exiting to the Council Pit at the corner of Marcia Street and Melitas Avenue. (as opposed to their current alignment into the Melitas Street gutter).

#### **Stormwater Management Plan:**

7. A Stormwater Management Plan complying with the relevant controls of Council's Water Sensitive Urban Design Policy being submitted to and approved by the Crown Certifier **prior to certification of building works.**

Please refer to the WSUD Information Sheet, Policy and Guideline available on Council's web site [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au).

The design is to incorporate a detention system that achieves compliance with the Coffs Harbour City Council WSUD Policy targets. Design details are to include calculations showing the effect of the proposed development on design stormwater run-off flow rates and the efficiency of proposed measures to limit the flows.

Considering the proximity of the site to Coffs Creek and The Solitary Islands Marine Park, the design must be capable of treating hydrocarbons. The design shall be accompanied by a MUSIC model, and an Operation and Maintenance Plan for the system.

#### **Road Design and Services (Building):**

8. The following works:

- (a) *Site earthworks;*
- (b) *roads;*
- (c) *shared cycleway/footpaths*
- (d) *water;*
- (e) *sewer;*
- (f) *stormwater drainage;*
- (g) *stormwater management plan works, including Water Sensitive Urban Design (WSUD) measures*

shall be provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

#### **Note:**

- (1) *Upgrade Marcia Street road width across full site frontage to match the kerb alignment to the west, allow for kerbside parallel parking where appropriate and enable future widening of the remainder of Marcia Street to the east.*
- (2) *Upgrade the existing footpath on the southern side of Marcia Street to the west of the site to a minimum 2.5 m wide shared path to enable improved access to public transport links and the wider Coffs Harbour urban area. This should also*

*be extended as a minimum 2.5 m wide shared path connection the eastern end of Marcia Street, providing connection to the existing shared path at Coffs Creek.*

Plans and specifications are to be submitted to Council and a separate **Section 138 Roads Act Approval** issued **prior to any works within the road reserve**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

#### **Car Parking Plan:**

9. A Car Parking Plan providing for 15 parking spaces, including one accessible car parking space, being submitted to and approved the Crown Certifier prior to certification of building works. The design is to include details to demonstrate compliance with relevant parts of Australian Standard AS2890 Parking Facilities.

#### **Structural Certification:**

10. **Prior to certification of building works**, the applicant must provide Council or the accredited certifier with a structural engineer's (CPEng / RPEng) report that certifies the building has been designed to withstand the forces of floodwater, debris and buoyancy, up to and including the PMF flood level for the subject property.

Note: Existing relevant flood data (at the time of consent issued); Probable Maximum Flood Level ~ 6.0 mAHD, Velocities ~ 0.3 m/s.

#### **Erosion and Sedimentation Control Measures:**

11. Erosion and sediment control measures shall be prepared by a qualified environmental or engineering consultant in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority **prior to certification of building works**.

#### **Demolition and Construction Waste Management Plan:**

12. **Prior to certification of building works**, the proponent shall submit to the satisfaction of the Crown Certifier a Demolition and Construction Waste Management Plan prepared by a suitably qualified person in accordance with Council's relevant waste policy.

The The Plan shall include the following provisions:

- Identify all demolition and construction waste type and volumes (including any hazardous waste types eg Asbestos, ASS/PASS)
- Identify the disposal facility for each waste type identified
- Identify the number and size of bins and location of bins to be used during demolition and construction to ensure separation of the waste types and volumes for transport and disposal

- all waste building materials shall be reused, recycled or disposed of to an approved waste disposal depot;
- all waste disposal receipts are to be kept and provided to Council upon request.
- no burning of materials is permitted on site.

#### **Separation of Waste:**

13. The waste management arrangements for the proposal are to cater for the separation of both recyclables and all organics (including food) wastes from the mixed waste stream. In this regard, an area for a minimum of four (4) 240 Litre bins is required, with details being submitted to the Crown Certifier for approval **prior to certification of building work.**

#### **240 Litre Bin Storage Area:**

14. The waste bin area is to be enclosed by a roofed and screened enclosure in accordance with the provisions of Council's Waste Management Development Control Plan (DCP). The enclosure is to accommodate a minimum of four (4) 240 Litre Bins catering for general waste, recycling, organics and clinical waste streams (see DCP for dimensions). The enclosure is to be graded and drained to the sewer via a dry basket arrestor. A hose cock is to be provided in the enclosure. The bin storage area roof is to include a 100mm overhang on all sides of the storage / wash area that are open to the weather and must include a bund (a minimum 50mm high) and grading to prevent ingress of stormwater/rainwater. The design and materials of the enclosure are to be compatible with the development. Details of the enclosure being submitted and approved by the Crown Certifier **prior to certification of building works.**

### **PRIOR TO COMMENCEMENT OF WORKS**

#### **Site Notice:**

15. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
  - (1) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
  - (2) The approved hours of work;
  - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
  - (4) To state that unauthorised entry to the site is not permitted.

#### **Contact Telephone Number:**

16. Prior to the commencement of the works for each stage of the development, the proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works.

#### **Erosion and Sediment Control:**

17. Prior to commencement of work on the site for each stage of the development, erosion and sedimentation control measures are to be installed and operational including the provision of a “shake down” area where required to the satisfaction of the Principal Certifying Authority

#### **Vegetation Management Plan:**

18. **Prior to commencement of any works on the site**, a detailed Vegetation Management Plan (VMP) in accordance with Council’s ‘Guideline for Preparing Vegetation Management Plans’ in Appendix 2 of the Coffs Harbour Development Control Plan being submitted and approved by Council. The VMP must describe who is responsible for the plans implementation, including funding. Coffs Harbour City Council will not fund or be responsible for the implementation of the VMP.

The VMP shall be prepared by persons with professional qualifications and/or knowledge and experience in bush regeneration/stream rehabilitation practices and who is eligible for membership to the Australian Association of Bush Regenerators (AABR).

#### **Pre Clearing Procedures:**

19. Prior to commencement of tree removal, a search for the presence of fauna is to be conducted in the area before commencement of operations each day by a suitably qualified and experienced Ecologist.

Presence includes both physical presence within the proposed tree removal area and occurrence of fresh scat materials.

- a) All hollows shall be searched and all checks shall be carried out a minimum distance of 50m from the tree clearing area.
- b) Koala faecal pellets (scats) check is required within a three metres radius of the base of all Koala Feed Trees.
- c) If a threatened arboreal species is located, the tree must be identified (flagged with tape). No further action shall occur until the animal has moved on of its own accord. If after two nights the animal has not moved the NSW Office of Environment and Heritage should be contacted for further advice.
- d) Physical removal of the animal is not an option and shall not be attempted.
- e) All injured animals shall be reported to WIRES immediately. To secure any wildlife which may be accidentally injured during clearing process a blanket, heavy duty gloves and a large bin is required on-site (note the bin lid must have holes to permit air passage).
- f) WIRES contacts: Coffs Harbour/ Woolgoolga: (02) 6652 7119.

Note: In relation to Koalas such search should include both lower branches and upper canopy in all listed koala food species (Tallowood, Swamp Mahogany, Broad-leaved Paperbark, Flooded Gum, Blackbutt, Forest Red Gum, Small-fruited Grey Gum, Forest Oak).

#### **Demolition Works:**

20. All works including (where relevant) the handling and disposal of materials containing asbestos, are to be undertaken in accordance with the relevant requirements of WorkCover NSW, the Work Health and Safety Act 2011 and Australian Standard AS 2601-2001 "The Demolition of Structures".

#### **Traffic Management Plan:**

21. A Traffic Management Plan must be submitted with the Construction Management Plan for approval by the Crown Certifier **prior to the commencement of works**. The Plan must show the proposals for reducing any impact of the construction site on the adjacent traffic network. This plan will include traffic management of short term activities such as delivery of materials; accessing, exiting and parking in and near the work site by cranes, concrete agitator trucks; tradesmen work vehicles and the like.

The Traffic Management Plan is to include Traffic Control Plans detailing proposed methods to ensure safe vehicle access into and out of the general traffic stream, pedestrian control and safe transfer of materials from road reserve to construction site. The Traffic Management Plan should be, and associated Traffic Control Plans must be, prepared by a person authorised by Transport for NSW to prepare Traffic Control Plans. Any Traffic Control Plan must be approved by Council.

An estimate of the number of vehicles that will need to be accommodated at various stages of the construction and what arrangements have been made to accommodate that number of vehicles is to be included in the Traffic Management Plan.

Should it become necessary to occupy the road reservation for any reason not included in the approved Traffic Management Plan, even short term, then a specific Traffic Control Plan for the event or events is to be provided to Council. The submission must include the reasons that the occupation is required and any revision of the Construction Management Plan and/or Traffic Management Plan to accommodate the change in the construction methodology.

#### **DURING CONSTRUCTION**

##### **Approved Plans to be On-Site:**

22. A copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.

##### **Finished Floor Level (New Building):**

23. The finished floor level of the ground floor of the building is to be a minimum of 4.42m AHD. An accredited surveyor's certificate certifying such level is to be submitted to the Principal Certifying Authority and a copy submitted to council **prior to works proceeding above finished floor level**.

##### **Construction Waste Management:**

24. Compliance with the terms of approved construction waste management plan.

**Contaminated Land:**

25. During development works, site remediation is to be undertaken in accordance with the Remediation Action Plan - Rural Ambulance Infrastructure Reconfiguration prepared by Alliance Geotechnical & Environmental Solutions and dated 24 March 2022.

Site remediation, validation and reporting is to be undertaken in accordance with the *Contaminated Land Management Act 1997*, State Environmental Planning Policy No. 55 – Remediation of Land and the NSW Environment Protection Authority Guidelines.

**Importation of Fill:**

26. The only fill material that may be received at the development is:

- a) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations (POEO) Act);
- b) Any other waste-derived material the subject of a resource recovery exemption under Clause 51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material, excluding waste tyre.

Prior to the importation of any fill material, details shall be submitted to the Certifying Authority demonstrating the material complies with the above requirements.

Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

**Erosion and Sediment Control:**

27. All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbance by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

**Dust Control Measures:**

28. Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (1) All materials shall be stored or stockpiled at the best locations;
- (2) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that runoff occurs;
- (3) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other materials;
- (4) Cleaning of footpaths and roadways shall be carried out regularly;



- (5) Rumble grids being installed at access points to the site.

**Hours of Work:**

29. Construction works are to be limited to the following hours:

Monday to Friday	7.00 a.m. - 6.00 p.m.
Saturday	7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties, otherwise 8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sunday and Public Holidays.

**Public Way to be Unobstructed:**

30. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless approved by Council's Road and Open Spaces section.

**Cultural Heritage Spotters:**

31. Aboriginal sites monitors from Coffs Harbour & District Local Aboriginal Lands Council are engaged as "cultural heritage spotters" for ground disturbing works comprising the removal of the mango tree and stripping of the topsoil.

**Cultural Heritage:**

32. In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of the OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

**Stormwater:**

33. No new paving, excavation, filling or other work on the site is to interfere with the existing drainage system so as to pond or divert water in a concentrated flow onto adjoining properties which causes erosion.

**Water and Utility Services:**

34. Water, electricity and gas services must comply with Section 5.3.3 of Planning for Bush Fire Protection 2019.

**PRIOR TO COMMENCEMENT OF USE**

**Vegetation Management Plan:**

35. The works (other than maintenance works) prescribed in the approved Vegetation Management Plan (VMP) being completed **prior to commencement of use**. A report

from the consultant who prepared the VMP or other suitably qualified consultant being submitted to Council prior to commencement of use to the effect that all works except for maintenance works have been completed in accordance with the approved VMP.

#### **Perimeter Fencing:**

36. Permanent perimeter fencing is to be installed at the rear of the development to prevent koalas straying onto the site, **prior to commencement of use.**

#### **Flood Management:**

37. All new electrical infrastructure and equipment (wiring, power outlets, switches etc), and the any storage of oil's or hazardous materials on site is to be located at a minimum level of 4.42 mAHD or suitably waterproofed prior to commencement of use.

Means shall be available to easily disconnect from the main power supply in case of a flood evacuation.

Where feasible, electrical wiring installed below the 6.0 mAHD should be suitable for submergence in water.

Where possible electrical infrastructure and equipment should be located as close to or above 6.0 mAHD

#### **Emergency Business Continuity Plan:**

38. An Emergency Business Continuity Plan in accordance with the NSW State Emergency Service FloodSafe Guides (<https://www.ses.nsw.gov.au/local-region-information/cnr/flood-storm-and-tsunami-guides/>) is to be prepared, and a copy submitted to Council and/or Principal Certifying Authority, **prior to commencement of use.**

#### **Fire Safety Certificate:**

39. Submission of a Fire Safety Certificate to the Principal Certifying Authority **prior to commencement of use.** A copy of the Fire Safety Certificate shall be provided to the Commissioner of the NSW Fire Brigades by the owner of the building and to Council where the Council is not the Principal Certifying Authority. The Fire Safety Certificate is also to be prominently displayed in the building.

#### **Trade Waste:**

40. An *Application for Approval to Discharge Liquid Trade Waste* under Section 68 of the Local Government Act, being submitted and approved by *Coffs Harbour Water* **prior to commencement of use.**

All trade waste discharges are to conform with effluent acceptance criteria as stipulated in Coffs Harbour Water's Trade Waste Policy (Schedule A) and or any standards applied by the Environment Protection Authority for the discharge.

Please Note: Depending upon your individual circumstances, some trade waste pre-treatment equipment may need to be incorporated into the building work. You are advised to gain approval to discharge liquid trade waste prior to buildings works.

Coffs Harbour Water (Trade Waste Section) should be contacted for the issue of a Liquid Trade Waste Application Form. Please note once all the relevant information has been supplied, up to 30 days is required for approval.

#### **Landscaping Works:**

41. **Prior to commencement of use** a works as executed plan is to be submitted to the Principal Certifying Authority certifying that all landscape works have been carried out in accordance with the approved plan.

#### **Road Design and Services:**

42. The following works:

- (a) *Site earthworks;*
- (b) *roads;*
- (c) *shared cycleway/footpaths*
- (d) *water;*
- (e) *sewer;*
- (f) *stormwater drainage;*
- (g) *stormwater management plan works, including Water Sensitive Urban Design (WSUD) measures*

being provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (WSUD).

These works are to be completed **prior to commencement of use**.

All work is to be at the developer's cost.

#### **Stormwater Management Certification:**

43. **Prior to commencement of use** the consultant design engineer / landscape architect shall issue a certificate to the Principal Certifying Authority to the effect that the stormwater treatment system has been installed and complies with the approved design.

#### **Car Parking Spaces:**

44. Fifteen (15) car parking spaces as shown on the approved plans of this consent being provided on the development site **prior to commencement of use**.

All car parking and manoeuvring areas being constructed in accordance with the provisions of Australian Standard AS 2890.1 "Parking Facilities: Off-Street Car Parking" and the provisions of AS/NZS 2890.6:2009 "Parking Facilities: Part 6: Off-Street parking for people with disabilities".

#### **Validation Report (Contaminated Land):**

45. A Validation Report shall be prepared detailing the remedial actions and validation sampling results, and shall be submitted to the Crown Certifier and Council within one month of the successful completion of the remediation and validation, and **prior to commencement of use.**

#### **Construction Standards:**

46. All external open-able windows (including louvers) and doors will be fitted with non-corrosive steel, bronze or aluminium mesh screens with a maximum aperture size of 1.8 mm in such a way that the entire opening remains screened when the windows and/ or doors are open.
47. External wall breather vents will be covered with spark guards made from non-corrosive steel, bronze or aluminium mesh screens with a maximum aperture size of 1.8 mm.
48. The roof/ wall junction will be sealed either by the use of fascia's and eaves linings, or by sealing the gaps between the rafters with a suitable non-combustible material.
49. The building shall be fitted with an approved leaf guard system with a flammability index of not greater than five when tested in accordance with AS1530.3
50. New electrical services associated with the development will be located underground or within suitable non-combustible structures.

#### **OPERATIONAL MATTERS**

##### **Car Parking Areas:**

51. Car Parking areas as shown on the approved plans are to be maintained in a serviceable condition at all times.

##### **Waste Management**

52. Provision being made on the site (*or within the premises*) for the separation of recycling and organic waste, including food waste and other putrescible wastes from the general waste stream in accordance with Council's requirements. The waste management practices of the premises should provide for the continued separation of recycling and organic waste from the general waste stream.

##### **Landscape Works:**

53. Landscaping is to be maintained in accordance with the approved landscape plans at all times.

##### **Stormwater:**

54. All stormwater management systems must be maintained in accordance with the approved stormwater plans.

##### **Inner Protection Area:**

55. From the commencement of building works and in perpetuity, the ambulance station footprint and associated landscaping will be managed as an Inner Protection Area in accordance with Appendix 4 of Planning for Bush Fire Protection 2019.

**Noise (Operation):**

56. The use of ambulance sirens is to be minimised whenever possible and safe to do so in accordance with Acoustic Report for REF/DA – RAIR Coffs Harbour, prepared by JHA and dated 12/09/2021, Appendix B - NSW Ambulance Policy Directive, Document No. PD2016-003.

**Waste Collection:**

57. Non-Council serviced waste collection is to be done during daylight hours where possible.

**ADVISORY NOTES**

**Flood compatible Material:**

All areas of the building should be should be constructed of flood compatible material to the PMF level of 6.0mAHD.

**Civil Works Certificate:**

A Civil Works Certificate means a:

- Subdivision Works Certificate (SWCs) in accordance with the Environmental Planning and Assessment Act 1979 Part 6;
- Section 138 & 139 Roads Act 1993 (road opening) approval issued by Council and/or Transport for NSW (TfNSW);
- Section 68 Local Government Act (drainage, water & sewer) approval; and
- Approval of Civil engineering works for development on private property. (Refer Environmental Planning and Assessment Act 1979 Part 6, Section 74A Building Professionals Act - Categories C1 to C6 inclusive and Section 20C 'Building Professionals Regulations').

A **Civil Works Certificate** may be issued by Council and/or accredited private certifier subject to the applicable NSW legislation.

**Issuing of Civil Works Certificates:**

A private certifier accredited for Civil Construction may be engaged for all or part of the civil engineering works, noting the following;

- A private certifier accredited for Civil Construction under the NSW Building Professionals Act 2005 (Categories B and/or C), may be engaged for all or part of civil works (subdivision and/or on private property) other than public infrastructure, water and sewer reticulation works;
- Accreditation of private certifiers for public sewer and water reticulation works is not offered under the Building Professionals Act 2005

- Connection to Council drainage, water and sewer systems require the approval of Council under the NSW Local Government Act.
- Works within public road reserves require the approval of the Road Authority as defined in the NSW Roads Act.

A private certifier who issues a **Civil Works Certificate** must forward a copy of the Certificate along with a copy of the approved plans and **ITP** to Council two days before work commences on the development. Council attendance at any required inspections will be charged in accordance with the adopted 'Fees & Charges' current at the time of the inspections. Payment is required prior to any inspections.