Aps	ction	Area	Condition	Council Condition Reason	PWA Comments	RFS (A&I) Comments	Condition Recommendation	Council's Response	Final Condition Number
	proved Plans	Plans	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this	Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the designment.	No rejection	Endonse Condition, no adverse impact to development	Agree		1
	recovered Disease	Installation of Wastewater	consent expressly require otherwise. Wegetation must not be removed or disturbed during installation or operation of the proposed wastewaster management system other than that accorded by Council.	applies to the development Condition reason: To ensure compliance with Clarence Valley Council's Cn-Site Wastewater Management	No miertino	Endorse Condition, no adverse impact to development	Agree		>
		Management System		January 2018					*
Apr	proved Plans	Site Audit Report	The Site Audit Report(s) provided to Council must exempt Council from any claim for copyright that may restrict Council's ability to provide information to the public in accordance with the Government Information (Public Access) Act 2009.	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999	No rejection	Endorse Condition, no adverse impact to development	Agree		3
		Protection of existing remnant	All existing remnant trees located within the development area, with the exception of the tree referred to in Condition 5, are to be			Parlame Condition Landson who bloodly are additional because to			
App	proved Plans	vegetation	retained and protected	Condition reason:	Review Landscape plan	Endorse Condition, Landscape plan identifies no additional impact to remnant trees other then to on identified in condition 5	Agree		4
App	proved Plans	Removal of vegetation	The removal of the nominated tree must be completed by a qualified arborist at no cost to Council.	Condition reason: To ensure that tree removal is undertaken by a qualified arborist.	No rejection	Endorse Condition, no adverse impact to development	Agree		s
Apr	sproved Plans	Offset planting	The removal of the Blackbutt (Bucalyphus pillani) is to be offset with Blackburt trees at a rate of 5:1 within the proposed landscaped area. Should any of the offset trees die prior to reaching maturity, they are to be replaced with another Blackbutt tree.	Condition reason: To meet protect the biodiversity values of trees and vegetation in non-rural areas.	Review Landscape plan	Endorse Condition, subject to PW review of Landscape plan	Agree		ε
			area. Should any of the offset trees die prior to reaching maturity, they are to be replaced with another Blackbutt tree. Imported topsoil for planting to be supplied as a premium grade soil mix in compliance with AS 44192018 Soils for landscaping and						
App	proved Plans	Topsoil for Plantings	emported topical for planting to be supplied as a premium grade soil mix in compliance with As-44192018 soils for landscaping and garden use.	Condition reason: To comply with the Australian Standards.	Review Landscape plan	Endonse Condition, subject to PW review of Landscape documentation	Agree		7
App	proved Plans	Tree Stock for landscaping	paties use. Openful time to be sounded from necessite that gives to AZ 2002/2019 Tree stock for fundances use. Next trees (prime to AZ 2002/2018) primery to be interested. Site port case, to be placed using 1 show release feature table gar hole ended with the self-self-self-self-gar (and the self-self-self-gar (patient) self-gar (patient). Site primery to be sold to be self-self-gar (patient) be to be sold the self-self-gar (patient). Site primery to be sold the self-self-gar (patient) be to think 1 s (2005/s18000000000000000000000000000000000000	Condition reason: To comply with the Australian Standards.	Review Landscape plan	Endorse Condition, subject to PW review of Landscape plan	Agree		8
	proved Plans		New trees (grown to AS 2303/2018) planting to be minimum 45 litre pot size, to be planted using 1 slow release fertiliser tablet per hole mixed with site soil and imported topsoil (topsoil to AS 4419/2018); the trees are to be stabilised by no less than 3 x SNSS/x1800mm	Condition reason:	Review Landscape plan	Endonse Condition, Landscape plan contains 9 trees already noted as 45tr			
Арр	proved Plans	Landscaping	long hardwood stakes and 3 x hessian ties. Provide water basin under minimum 75mm hardwood chip mulch (mulch to AS 4454-2012),	Condition reason:	Review Landscape plan	PW to review Trees are indemenic and satisfy condition	Agree		9
Acr.	annual Blans	Access to other onsite uses	Webicular access to the existing Bureau of Meteorology weather station must remain obstacle free at all times. Details of how this will be achieved to be submitted to Council for approval prior to works commencing	Condition reason: To ensure that accesses for other onsite uses is maintained.	Change wording to Pedestrian only	Endorse PW recommendation to change wording, however noting Council had provisited AWD access not sure if this has been resolved recording the	Amend	As part of the existing lease agreement between CVC and BOM, vehicular access to the weather station is required. For clarity, BMD access is not required. Council as land owner, does not accept the amendment to the condition required.	10
***			be achieved to be submitted to Council for approval prior to works commencing		access	Endorse PW recommendation to change wording, however noting Council had requested 4WD access not sure if this has been resolved regarding the required vehicle access to Station. If not via RFS site?		As part of the exiding lesse agreement between CVC and RDM, vehicular access to the weather station is required. For closing, 40VD access is not required. Council, and notwer, does not accept the amendment to the condition requiring absolute in access control, as such, Condition 10 remains a originally worsted. APS has endormed noting 40VD access was also	eys to be provided
		Access to other onsite uses			Reject as construction fencing need to	Endonse PW recommendation to reject, noting not realistic to maintain	***************************************	Revelwed, accept this Condition be deleted	
Арр	sproved Plans	Access to other onsite uses	Site fencing is to be of the type which will allow free passage of native ground moving animals including Koalas.	Condition reason: To allow the free passage of native ground moving animals including koalas	Reject as construction fencing need to be compliant with WHS regs	Endorse PW recommendation to reject, noting not realistic to maintain security and allow ground moving animals to pass through fencing	Disagree	Revelwed, accept this Condition be deleted	n/a
Built	ilding Work Before Issue of Construction		No conditions apply to this section		No rejection	Endorse Condition, no adverse impact to development	Agree		
Cert	incase		Not to convenement of any solding controlling the side and an emission in accordance in the inhormation of the convenement property in the paste of controlling officer. The many 200 Controll Controlled and Refs (2) and incremental for the controlled and the controlled and the controlled and the controlled and the controlled and the following Refs (8) as 5. Remediation of that the thorse for inhormation pleasures of 50 Controlled (8) the Many (8) and (8)						
	fore Building Work Commences	Remediation of site	Assessment prepared by Earth Water Consulting dated 17 January 2024; Council's Contaminated Land Policy; State Environmental	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site	No miection	Endonse Condition, PW to ensure the environmental / contam report is incorporated into documentation so that this risk is differed to Principal	Apree		
			Planning Policy No. 55 - Remediation of Land; National Environment Protection (Assessment of Site Contamination) Measure (ASC NESM) 1999 as amended 2017; and the middlines in force under the Conteminated Lond Measurement 4rd 1997.	Contamination) Measure 1999		Contractor during Construction			
			Prior to commercement of any building construction, a detailed Validation Report stating that the land has been remediated and is	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site					
Betr	fore Building Work Commences	Suitability of Land for Intended Use	suitable for the intended use, in accordance with the Environmental Site Assessment Report prepared by Earth Water Consulting dated 17 January 2024 must be submitted to Council.	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999	No rejection	Endorse Condition, no adverse impact to development	Agree	Condition deleted as per rcommendation of independent review - No Objection RFS endorse removal of this Condition	n/a
			17 January 2024 must be submitted to Council.		***************************************				•••••
			Prior to commencement of any building construction. Council shall be furnished with a Construction (invinormental Management Plan			Endorse Condition, however has potential to impact Commencement. PW to ensure Councils CEMP requirements alion with GC21 CEMP requirements			
Set	fore Building Work Commences	Construction Environmental Management Plan	Prior to commencement of any building construction, Council shall be furnished with a Construction Environmental Management Plan (CEMP) reviewed and approved, by an appropriately qualified and experienced environmental consultant. The CEMP must include, but	Condition reason: To ensure that the surrounding environment is not detrimentally affected as a result of the	No rejection	and the time for Council to review / approval be appropriate and also align	Agree		12
		Management Plan	not be limited to:	development		with Contract program! Further not for consideration, Council will potentially bear the risk of the appropriateness of CEMP if they Approve for	***		
						Endorse Condition, however has potential to impact Commencement. PW to ensure Councils CEMP requirements align with GCIZ CEMP requirements and the time for Central to review a ground be appropriate and adult align with Cottext program. If where not for consideration, Council will potentially bear the risk of the appropriateness of CEMP if they Approve for we cettide the Contractual obligation of the Principal Contractor.			
Set	fore Building Work Commences	Construction Environmental Management Plan	Soil Contamination - an Unexpected Find Procedure/s in the unlikely event that Asbestos Containing Material or Contamination is discovered. disturbed or occurs during the works:		No rejection	Endorse Condition, no adverse impact to development	Agree		12
	fore Building Work Commences	Management Plan Construction Environmental	flowwest, distributed or score during the work of the flowwest, distributed or score during the work of length encapement including an Unseprecial Find Procedure) in the writing seem that any term of Aborigate or non- federable intering the discovered distributed or occors during the work. Society alterings the discovered distributed or occors during the work processing annually support or other state of support or the state of support occurs and and any nocessary amoning support or other state (support occurs and support occurs and support occurs on and any nocessary amoning support or other state (support occurs and support occurs occurs and support occurs occurs on and any nocessary amoning support or other state (support occurs and support occurs occurs on and any nocessary amoning support occurs on the support occurs occurs on and any nocessary amoning support occurs occurs on any occurs occurs occurs on the support occurs occurs on the support occurs occurs occurs occurs on the support occurs occurs occurs occurs occurs on the support occurs on the support occurs o		No rejection	Endorse Condition, no adverse impact to development	Agree	***************************************	12
		Management Plan Construction Environmental	Aboriginal Heritage is discovered, disturbed or occurs during the works; Consideration of construction staffic management, frequency, resembled condition of local made thanknessed to the condition of the condi						
	fore Building Work Commences	Management Plan Construction Environmental	and any necessary warning signage or other traffic impact mitigation measures		No rejection	Endorse Condition, no adverse impact to development	Agree		12
Setr	fore Building Work Commences		Internal Pedestrian management and access to other onsite uses		No rejection	Endorse Condition, no adverse impact to development	Agree		12
Eet	fore Building Work Commences	Management Plan Construction Environmental	- Contractor Parking		No rejection	Endonse Condition, no adverse impact to development	Agree		12
	fore Building Work Commences	Management Plan Construction Environmental	Public safety, amenity and site security		No miertion	Endonse Condition, no adverse impact to development			
		Management Plan	Process Serving, excelling and size security Minist Process (All responsible and families ministron measures process for security in the secu		nu rejection		Agree		*
Befc	fore Building Work Commences		Noise Corror (Aff resourcable and feasible mitigation measures must be applied to reduce the potential noise and air quality impacts to sensitive receiver as a result of the construction of the proposal;		No rejection	Endorse Condition, no adverse impact to development	Agree		12
Set	fore Building Work Commences	Management Plan Construction Environmental	Erosion and sediment control-base information, monitoring and management;		No rejection	Endorse Condition, no adverse impact to development	Agree		12
		Management Plan Construction Environmental	- Waste management		Min minutes	Endorse Condition, no adverse impact to development	Agree		
	fore Building Work Commences	Management Plan Construction Environmental			nu njeu01				14
Befc	fore Building Work Commences	Construction Environmental Management Plan Construction Environmental	 Stormwater drainage infrastructure and quality improvement device installation methodologies 		No rejection	Endorse Condition, no adverse impact to development	Agree		12
Set	fore Building Work Commences		The CEMP shall set out the construction approach for the works and should seek to minimise disruption to the local community.		No rejection	Endorse Condition, no adverse impact to development	Agree		12
	fore Building Work Commences	Management Plan Notice of intention to commence	Bridge to words communication on a devaluationment that another are must plus another to Council of their intention to communous work. Such	Condition reason: To comply with legislative requirements	No rejection	Endorse Condition, no adverse impact to development	Agree		
		work	notice shall be submitted to Council at least two (2) days before work commences.	Condition reason: 10 comply with regularized requirements	No rejection	Endorse Condition, no adverse impact to development			12
Sefc	fore Building Work Commences	Slab design and elevations	one stab design for all buildings shall be based on a geotechnical assessment of the foundation soils sevations of the 5 is 6.5m pump soom shed shall be provided to Council prior to the commencement of works.				Agree		14
Set	fore Building Work Commences	Signs	solice shall be submitted to Council at least two (2) days before work commerces. The slab design for all buildings shall be based on a great-chricial assessment of the foundation solis. Elevations of the 5's 8.5m pump once that shall be provided to Council prior to the commercement of suchs A sign must be exected in a prominent position on any title on which building work or demolition work is being carried out:	No rejection		Endorse Condition, no adverse impact to development	Agree		15
Setr	fore Building Work Commences	Signs	Showing the name, address, and telephone number of the principal certifier for the work, and Showing the name of the principal contractor (if any) for any building work and telephone number on which that person may be		No rejection	Endorse Condition, no adverse impact to development	Agree		15
Betr	fore Building Work Commences	Signs	Showing the name of the principal contractor (if any) for any building work and telephone number on which that person may be contacted outside working hours, and		No rejection	Endorse Condition, no adverse impact to development	Agree		15
Setr	fore Building Work Commences	Signs	contacted outside working hours, and Sating that unauthorised entry to the work site is prohibited. Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work Any such sign is no be maintained while the building work or demolition work is being carried out but must be removed when the work		No rejection	Endorse Condition, no adverse impact to development	Agree		15
Betr	fore Building Work Commences	Signs	Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed. NOTE: this does not apply in relation to building work or demolition work that is carried out inside an existing building that does		No rejection	Endorse Condition, no adverse impact to development	Agree		15
Det	fore Building Work Commences	Signs	NOTE this doe does not apply in relation to building work or demolition work that is carried out inside an existing building that does		No rejection	Endorse Condition, no adverse impact to development	Agree		15
	fore Building Work Commences	Turba Facilities	set affect the external walls of the building. Tallet Facilities are to be provided on the work site at the rate of one boilet for every 20 persons or part of 20 persons employed at the site. Each battle provided must be	Condition reason: To provide cosite facilities in accordance with work health and safety requirements	No colontino	Endone Condition, no adverse impact to development	Agree		14
		Tullet Facilities	Some "Variable are as for provincial or size that is a size of a state of the state	Constitution to provide their section in account will not transfer and sawy requirement	No rejection				16
Set-	fore Building Work Commences fore Building Work Commences	Tollet Facilities Tollet Facilities	An approved temporary chemical closet.		No rejection	Endonse Condition, no adverse impact to development Endonse Condition, no adverse impact to development	Agree Agree		16
Betr	fore Building Work Commences	Tollet Facilities	The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.		needed for earthworks ?	Endorse Condition, no adverse impact to development	Agree		16
Set	fore Building Work Commences	Site Safety Management	The provision of both basis in accordance with this constitution must be compress before any other work is commerced. Studing equipment and/or materials that be contained with the work with the work that. A suitable frequent all be provided between the work with and the alignent or gark to protect members of the public. All excussions and book filling successful with the exercision and demolition of a building must be executed safely and in accordance.	Condition reason: To ensure site management measures are implemented during the carrying out of site	No rejection	Endorse Condition, no adverse impact to development	Agree		17
			work use and the anjoint car pank to protect members of the public. All excavations and back filling associated with the erection and demolition of a building must be executed safely and in accordance.	work					
	fore Building Work Commences	Site Safety Management	with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or		No rejection	Endorse Condition, no adverse impact to development	Agree		17
Setr	fore Building Work Commences fore Building Work Commences	Working Construction Hours	property. Working hours on construction or demolition shall be limited to the following: 7.00am to 6.00pm Monday to Friday	Condition reason: To protect the amenity of the surrounding area		Endorse Condition, no adverse impact to development Endorse Condition, no adverse impact to development	Agree Agree		16
					No rejection	Endorse Condition, no adverse impact to development			18
Betr	fore Building Work Commences	Working Construction Hours	8.00am to 1.00pm Saturdays		Do we want this full day?	Recommend this Condition include the ability for Contractor to undertake work outside these hours only with consent from Council.	Amend	Agree. Condition amended to allow construction outside of approved working hours subject to Council approval and notification to adjoining landowners RFS endorse this amendment to the Condition.	18
Defo	fore Building Work Commences	Working Construction Hours	No work permitted on Sundays and public holidays		To be discussed ?	Recommend this Condition include the ability for Contractor to undertake work outside these hours only with consent from Council.	Amend	Agree. Condition amended to allow construction outside of approved working hours subject to Council approval and sotification to adjoining landowners RFS endorse this amendment to the Condition.	18
Seto	fore Building Work Commences	Waste Enclosure	A suitable enclosure shall be provided on site, during construction, for depositing waste materials that could become wind blown. Waste materials shall be disposed of to an approved recycling service or waste depot. No burning of waste materials shall occur.	Condition reason: To ensure waste material is appropriately disposed	No rejection	Endonse Condition, no adverse impact to development	Agree		19
Set	fore Building Work Commences	Section 68 Sanitary Plumbing & Drainage	Prior to the commencement of building suchs, approval under Section EB of the Local Government Act 7893 shall be obtained from Council for sewerage work, water planning, fire hydrant and house real system and stormstate work. This application can be lodged via the NOW Planning Partial or at Council Foot hydrautic consultant's details hall be submitted with the application.	Condition reason: To Comply with the provisions of the Local Government Act 1992	No rejection	Endonse Condition, PW to confirm this is responsibility of Contractor the lodgement and fees for this application.	Agree		20
		· +	the NSW Planning Portal or at Council's office. Hydraulic consultant's details shall be submitted with the application.						
			Four to exotic commencing, as Dissibilitation and Management PTMS Explication and a Witnesselfer Consulteries report must be substitled to a used approved by Canadi addressing the entiting and proposed Drisk Witnesself Management Systems in accordance and Centeron Willy Consort On Drisk Witnesself Andreagement Expresself SEC 1952 2012 and the consortered and least Production Confidence if the proposed system requires Indiang table and pump on on, the Report most into defen to be adequate project date in the advisor where the about the confidence of the proposed system requires date in based of the Indiangement expressing patients can be pump out proposed.			Parkers Complete Markers and the Complete Comple			
Est	fore Building Work Commences	Onsite Wastewater Consultants	succentract to, and approved by Louncil addressing the existing and proposed Onsite Wastewater Management Systems in accordance with Clarence Valley Council's Onsite Wastewater Management Strategy, AS, NES 1547-2012 and the Environment and Health	Condition reason: To ensure compliance with Clarence Valley Council's Cin-Site Wastewater Management Strategy 2016	No rejection	Endorse Condition, PW to ensure this is scheduled following the completion of theses services, also to incorporate into Northrop Design documentation to enable Contractor to comply with Condition.	Agree		21
		кероп	Protection Guidelines. If the proposed system requires holding tanks and pump outs, the Report must also address how adequate	Seranegy 2018		to enable Contractor to comply with Condition.			
Set	fore Building Work Commences	Erosion and sediment controls in place	Prior to works commencing, all erosion and sediment control measures are to be installed and maintained.	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways	No rejection	Endorse Condition, no adverse impact to development	Agree		22
								Road Safety Audit	
- 1				1	l			Name Safety Audit Note to work commencing, a Road Safety Audit shall be undertaken in accordance with the requirements in the NGVN Centre for Note they package on the Commencing of the Name Safety Audit Planciscow' and AUDICSS "Austrasia", Guide to Salad Safety Audit Planciscow' and AUDICSS "Austrasia", Guide to Salad Safety Audit The Safety Audit "The Safety Audit "The Safety Audit that container commencion traffic and operational traffic imposs which me automating local sand relevant Tylesteen that and full give their packet all imports to saking budgety and traffic. The Safety Audit The Safety Audit Safety Audit The Safety Safety to saking budgety and traffic.	1
			Prior to works commencing, a Road Safety Audit shall be submitted to and approved by Council.		Ì			Safety Audit". The Road Safety Audit shall consider construction traffic and operational traffic impacts within the surrounding local trade network (between the site and Big River Way) and their opportunit imments to askining budgetown of traffic.	1
					1	1		The first faller to the shall be be a property to the first of the fir	
			whether the existing road pavement of Airport Road. Six Mile Lane (between Airport Road and Big River Way) and Eight Mile Lane					The Road Safety Audit shall include but not be limited to, identifying potential conflict points due to limited sight distance and/or limited powement widths and provide suitable amelioration measures based on risk assessment for both construction and worst-	1
	1		Andrews Almed Read and Re Read Work and an own considerate and	Condition comes To assess traffic assessment control 1		Endonse Condition, subject to appropriness of requirement of accreditation			1
			Detween Airport Road and Big River Way) requires upgrading to ensure safe driving conditions for construction traffic, and whether there is sufficient road width to accommodate existing background + development traffic	Condition reason: To ensure traffic movements around the site are safely managed		Endorse Condition, subject to appropriness of requirement of accreditation Upgrade works will only be conducted in accordance with the design documentation for the resign and within the force boundary.		pres che apparat present present de la company de la compa	
Seto	fore Building Work Commences	Road Safety Audit	whether the existing road parement of Airport Road, Six Mile Lane (between Airport Road and Big Riser Way) and Eight Mile Lane between Airport Road and Big Riser Way) requires upgrading to ensure safe driving conditions for construction traffic, and waterher there is sufficient road width to accommodate existing background + development traffic	Condition reason: To ensure traffic movements around the site are safely managed 01/03/24 Condition Amendment: The independent review has identified concerns with the assessment	Does it need to be transport accredited	Endorse Condition, subject to appropriess of requirement of accreditation Upgrade works will only be conducted in accordance with the design documentation for the project and within the fence boundary. Make good repair works to the external randa will only be undertaken if	Agree	the operational contains and the second of t	23
Seto	are Building Work Commences	Road Safety Audit		Condition reason: To ensure traffic movements around the site are safely managed 01/03/24 Condition Amendment: The Independent review has identified concerns with the assessment regarding worst case operational traffic impacts, it has been suggested that the Road Safely Audit condition be arrended to confident worst case scenario operational traffic and declarace of road comments.	Does it need to be transport accredited ? Are we using a roadway ?	Endorse Condition, subject to appropriess of requirement of accreditation Upgrade works will only be conducted in accordance with the design documentation for the project and within the fense boundary. Make good / regard works to the external reads will only be undertaken if damaged has been caused due to construction activity.	Agree	Code operations scenarios. The Road Safety Audic report, including details of any connective actions unling from the audit findings is to be submitted to experience by Council. All-y recommended connective actions and the connective action program unling from the findings of the Road Safety Audit to midgate safety risks using construction shall from part of the Construction and Environment Management Man	23
Seto	fore Building Work Commences	Road Safety Audit	between Aryon Road and filig filies Willy require upgrading to ensure safe driving conditions for construction traffic, and whether three as sufficient and width to accommodate existing baddground + development staff or whether three as sufficient and suffici	Condition resour. To ensure traffic movements around the site are takely managed. DIGUSAC Condition Amendment: The independent review has identified concerns with the assessment, anguing owner can expension traffic impacts; that been suggested owner can expension traffic impacts; that been suggested that the Road Safety-Audit condition be amended to consider event can scenario operational traffic and adequacy of coad pawerners. Tiesas refer to the two dot points introduced on the conditions.	Does it need to be transport accredited ? Ans we using a roadway?	Endorre Condition, subject to appropries as of requirement of accorditation liggrade works will only be concluded in accordance with the design documentation for the project and within the focus boundary. Make good repair works to the varient mode will only be undersaken if damaged has been caused due to conscribion activity. Itansi approvide external to the developable awa (accordance to the late forces area) in accordance with the design will dis Control Vinnessociality.	Agree	Saw operations increases, where the property including details of any promotive actions unknown along from the sust findings in to be submitted to and property findings of the property findings or the property findings or property findings of the property findings of th	23
Starfc.	fore Building Work Commences	Road Safety Audit	The Road Safery Audit shall consider construction stuffic with the surrounding local road network (between the site and Big River Way) and their potential impacts to existing background staffic. The Road Safery Audit shall identify potential conflict points due to limited eight distance and/or limited parement width and provide suitable amelioration measures based on risk assessment.	Codition news To return to fift, recovered a round the lab are safely managed FLEQUAL Condition Annualment: The independent review has destined concerns with the assurance to the property of the same same and the same and the same and the same and the same and annualment and the same and the same and the same and the same and parameter. Please refer to the two day points stronduced in the condition.	Does it need to be transport accredited ? Ans we using a roadway ?	notions Contition, neligent to appropriesse of requirement of accordination. Spragate sorts self-independent self-independent self-independent excursation for the project and which the force boundary excursation for the project and which the force boundary that appears for provious to the retermed nated all only the undertaken of damaged has been caused due to contraction school; that appeades certain in the independent was solement to the size force areas! in accordance with the design will be Caucul's responsibility.	Agree	Consideration desiration, the process of the control of the contro	23
Befc	fore Building Work Commences	Road Safety Audit		Condition reason. To ensure traffic increments around the labs are safely imanaged. 10.0023 Condition Amendment: the independent relate has identified concerns with the assessment regarding wort one expendition intelligence, in these imagesplent on the Rada Calley Audit condition the executed to consider worst case increase operational traffic and adequacy of each planetment. Plants refer to the two darpoints introduced in the condition.	Does it need to be transport accredited 7 Are we using a roadway ?	Indiana Condition, subject to appropriess air requirement of accordination. Dispensive residency is conducted in accordance with the design documentation for the accordance and within the less boundary, blade good register colors to the actions color with only be understand in damaged that both consideration colors and color of the color of the color of the color of the color of the color of the color of the color of the color of the color of the color of the color of accordance with the design will be Council or exponentially.	Agree	The control of control of the contro	23
Befc	tore Building Work Commences	Road Safety Audit	The Road Safery Audit shall consider construction stuffic with the surrounding local road network (between the site and Big River Way) and their potential impacts to existing background staffic. The Road Safery Audit shall identify potential conflict points due to limited eight distance and/or limited parement width and provide suitable amelioration measures based on risk assessment.	Coefficie recent for mouse that movement is must be to an while managed FIGURE Coefficie Amendment. The independent review has identified convert with the assessment for the property of th	Does it need to be transport accredited ? Are we using a roadway ?	Colors is Colorians, relayer to appropriate of requirement of concentration, together works all of the concentration is constructed in accommodate with the design documentation for the project and with the firsts boundary. All the good repeat works to the related under the glob or Autoritation of designed for the construction activity. And appropriate control for the colorians are proposed to the size for con- trol and appropriate control for the designed and see patiented to the size force areal in accordance with the design will be Council's responsibility.	Agree	The distribution of the di	23
Berlo	tore Building Work Commences	Road Safety Audit	The Road Safery Audit shall consider construction stuffic with the surrounding local road network (between the site and Big River Way) and their potential impacts to existing background staffic. The Road Safery Audit shall identify potential conflict points due to limited eight distance and/or limited parement width and provide suitable amelioration measures based on risk assessment.	Condition issues in Its news with convention and the lite on which younged in Condition Security Condition Amendment to the Literature with the presence regularly control or an operation synthesis and the Literature with the Real Security Amendment produced in consider some country operation should be added and paging of used parameter. Please reduce when has for passes inventional in the condition.	Does it need to be transport accredited 7 Are we using a roadway ?	Catero Confilms, which is appropriate of imparement of accordations, organized seal will only condensed an accordance of the design concentration for the proport and with the fines because, the proportion of the proport and with the fines because, the proportion of the proport and with the fines because of the proportion of the pr	Agree	and profession design design design design design des design des design des design des design des des design des des des design des	23
Befc	fore Building Work Constructors	Road Safety Audit	The Road Safery Audit shall consider construction stuffic with the surrounding local road network (between the site and Big River Way) and their potential impacts to existing background staffic. The Road Safery Audit shall identify potential conflict points due to limited eight distance and/or limited parement width and provide suitable amelioration measures based on risk assessment.	Coefficie research to severe with convented search the date and while younged TORGON Coefficies Annahment to the Independent readers has destribed concerns with the assessment to the coefficient and the coefficient and the coefficient concerns with the assessment annahment coefficient coefficient coefficient and the coefficient coefficient coefficient coefficient coefficient to the text date point, introduced in the coefficient.	Does it need to be transport acredited 7.Are use using a roadway?	Colore Confidence Adjust in appropriate or financement of accordations, program works and only accordance in accordance on the design department of the propriate of which are finance incoming department of the propriate of which are finance in contractions and accordance in the propriate of the contractions and contractions are propriate later consists of an incomment of the propriate of final aggregate contract in the disruptable are incomment in the life finance are accordance with the straight will be Council to require adulty.	Agree	whose commonly actions using from the sould findings to militage must order, bits during communities, built be in place pier to the commonscensed with which and at the applicant's reporter. All works associated with the corrective actions are to be undertaken to the undertaken of Council.	22
Berli	tore Building Work Commences	Road Safety Audit	The Road Safery Audit shall consider construction stuffic with the surrounding local road network (between the site and Big River Way) and their potential impacts to existing background staffic. The Road Safery Audit shall identify potential conflict points due to limited eight distance and/or limited parement width and provide suitable amelioration measures based on risk assessment.	Condition issues that I seems with convention and the lite on which younged in 2005/25 Condition Anabused. The Undependent was the Anabused Condition content will be a parameter regularly control or and operation for the Inputs. As to been suggested that the Maria Shark And Condition. And anabused is considered with the condition of the Anabused adequated of and parameter. Please refer with the last places inventional in the condition.	Does it need to be transport accredited 1 Ace see using a readiney?	Colores Carlottino, adject is appropries of requested of accorditions, graphic works of oil (in) the colorest in according on the date (in) the date (in) the colorest in according of the colorest in a colorest i	Agrae	Nacomorates actions using from the actific finding is entitied and only risk during construction, shall be in place pier to the connectmental whose has during the applicant's expense. All works associated with the connection actions are to be undertaken to the solidaristics of Council.	23
Each	tors Building Work Commences	Road Salety Audit	The Road Safery Audit shall consider construction stuffic with the surrounding local road network (between the site and Big River Way) and their potential impacts to existing background staffic. The Road Safery Audit shall identify potential conflict points due to limited eight distance and/or limited parement width and provide suitable amelioration measures based on risk assessment.	Continue search in severe with research and the search with years per property of the continue of the continue of the continue of the search of the continue	Does it need to be transport acroedled 1 Ace see using a roadway 7	Colors Collins, August to experiment of expe	Agree	Nacomorates actions using from the actific finding is entitied and only risk during construction, shall be in place pier to the connectmental whose has during the applicant's expense. All works associated with the connection actions are to be undertaken to the solidaristics of Council.	222
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		1	All works on site shall be undertaken in accordance with the approved Unexpected Heritage Finds Procedure. The Unexpected Finds			1	1		
28	During Building Work	Unespected Heritage Finds	Procedure/s must be implemented during ground disturbance and earthworks activities. All site personnel must be tool boxed on the	Condition reason: To ensure that the surrounding environment is not detrimentally affected as a result of	No rejection	Endonse Condition, no adverse impact to development	Agree		28
		Procedure	Unexpected Finds Procedure/s.	the development					
			The waste management plan submitted with this application shall be compiled with during construction work and all measures						
29	During Building Work	Waste avoidance and management	required for the ongoing use of waste management/reduction facilities in the development shall be in place prior to the issue of the	Condition reason: To minimise construction and ongoing waste	No rejection		Agree		29
			Occupation Certificate				-		
11067674									
heading only			L			Reject Occupation Certificate - This is to be delivered as a Crown DA, i.e.		L	This is a heading only and is in line with
and is in line	Before Issue of an Occupation Certificates		No conditions apply to this section		Reject, to amend wording	completed in accordance with section 6.28 of the EPA Act.	Amend	Wording to be amended	the Departments standard template. No
with the									conditions apply to this section
Derrotenant			The recommendations of the bushfire report prepared by Peterson Bushfire (Ref 23027) dated 29 May 2023 shall be compiled with and						
20	Occupation and Ongoing Use	Sushfire Protection	be installed prior to issue of the occupation certificate. In addition to these requirements it is recommended that the 493m2 stores	Condition reason: To comply with the aim and objectives of Planning for Bushfire Protection 2019.	No rejection	Requires re-wording to remove reference to OC and replace with Crown DA	Amend	Agree. Wording amended	30
			building is provided with ember protection to a SAL 12.5 standard.			SE28 of the EPA Act			
		Completion of landscape and tree	Prior to occupation of the Fire Control Centre building all landscape and tree-works must be completed in accordance with approved	Condition reason: To ensure the approved landscaping works have been completed in accordance with the		Endorse Condition, appointed project manager to ensure delivery of works			
31	Occupation and Ongoing Use	works	plans and documents and any relevant conditions of this consent.	approved landscaping plan(s)	No rejection	no adverse impact to development	Agree		31
				7		PW to confirm this is covered within Works as Executed documentation.			
		Certification of constructed Civil	Certification of constructed Civil Works by the supervising engineer and/or registered surveyor is required prior to public infrastructure	L					
32	Occupation and Ongoing Use	Works	being accepted "on maintenance" and/or "practical completion" being granted for private property works.	Condition reason: To ensure works are completed to an appropriate standard and documented	No rejection	GC21 obligations of the Contractor, or is additional design: consultation fee required to meet this condition?	Agree		12
						required to meet this condition?			1
11	Occupation and Ongoing Use	Certificate of Compliance	A Certificate of Compliance for Water works must be obtained from Council prior to occupation of the Fire Control Centre building.	Condition reason: To comply with Council's Sewer and Water Development Services Plan	No rejection	Endorse Condition, no adverse impact to development	Apree		11
Ľ			This may require payment of a fee.				Ayee		
			Prior to occupation of the Fire Control Centre building, the applicant is to provide water supply infrastructure to service the			Endonse Condition, PW to ensure this has been completed by Northrop and			
14	Occupation and Ongoing Use	Provision of Water and/or Sewer	development, in accordance with the requirements and specifications of the Clarence Valley Council Sewer & Water Connection Policy	Condition reason: To comply with Council's Sewer and Water Development Services Plan	review manual	Incorporated in the Design Documentation so that the Project complies	Agree		34
		Reticulation	and Northern Rivers Local Government Development Design and Construction Manual.			with this Condition			1
		Construction of Carparks and	Car parking, driveways, manoeuvring and access areas must be constructed in accordance with the approved plan prior to occupation	Condition reason: To ensure that vehicular access and parking are provided in accordance with Council's		Endorse Condition, appointed project manager to ensure delivery of works			
35	Occupation and Ongoing Use	A	of the Fire Control Centre building.	Engineering Specifications for Development	No rejection	no adverse impact to development	Agree		35
			or the size control centre busing. All on-site visitor parking spaces are to be clearly marked, and a sign or signs conspicuous and legible from the street are to be	Condition reason: To ensure that webicular access and parking are provided in accordance with Council's		Indorse Condition, appointed project manager to ensure delivery of works.			
36	Occupation and Ongoing Use	Onsite Visitor Parking			No rejection		Agree	1	36
			permanently displayed indicating that visitor parking is available on the site.	Engineering Specifications for Development		no adverse impact to development			
L.	L	L	Prior to occupation of the Fire Control Centre building all disturbed areas shall be stabilised and revegetated. Turf, seeding or other	L	reject as RFS may want to occupy before	L			
17	Occupation and Ongoing Use	Revegetation of Site	approved method shall be undertaken in conjunction with or immediately following completion of works.	Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways	landscaping is completed	Endorse Condition, no adverse impact to development	Agree		27
38	Occupation and Ongoing Use	Repair of Infrastructure	Prior to occupation of the Fire Control Centre Building	Condition reason: To ensure any damage to public infrastructure is rectified	No rejection	Endorse Condition, no adverse impact to development	Agree		38
			any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by,						
38	Occupation and Ongoing Use	Repair of infrastructure	but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully regained to the	Condition reason: To ensure any damage to public infrastructure is rectified	No rejection	Endorse Condition, no adverse impact to development	Agree		38
			written satisfaction of council, and at no cost to council, or						
			If the works in (a) are not carried out to council's satisfaction, council may carry out the works required and the costs of any such works						
38	Occupation and Ongoing Use	Repair of infrastructure	must be paid as directed by council and in the first instance will be paid using the security deposit required to be paid under this	Condition reason: To ensure any damage to public infrastructure is rectified	No rejection	Endorse Condition, no adverse impact to development	Agree		38
22	Occupation and Ongoing Use	Approval to Operate	An Approval to Operate the Onsite Wastewater System must be issued prior to Occupation of the Fire Control Centre building.	Condition reason: To ensure compliance with Clarence Valley Council's On-Site Wastewater Management	No rejection	Endorse Condition, no adverse impact to development	Agree		10
**	Coccepanian and Originaly Use	Approva in Operans	Per Approval to Openiar the Oriona restriction of your most of missed print to Occupation to the Prof. Control Control Statistics	Strategy 2018	No rejection		Agus		
			Any substance which could adversely affect the environment must be stored in a roofed and bunded area. The bund must have the			Endonse Condition, PW to verify the Design documentation includes bunded			
42	Occupation and Ongoing Use	Sunding Area	capacity to retain 110% of the volume of the largest container or alternatively, other acceptable means of containment must be		No rejection	requirements for Stores Building. May require consultation to confirm	Agree		an.
***	Occupation and Originity Use	autority Area	provided. Substances accumulated in the bunded area must not be discharged to the environment.		No rejection	typical storage volumes of Firefighting foam that will be in the Stores	Agree		~
				Condition reason: To ensure compliance with Council's Trade Waste Policy		building			
			At least 3D days prior to any remediation works commencing on site, a Remedial Action Plan must be submitted to Council for						
	Selons remarkation work commences	Remedial Action Plan	approval along with the notification in writing required under clause 4.55 of State Environmental Planning Policy (Resilience and		Agree to perform as part of				
41	Before remediation work commences	Remedia Action Plan	Hazards) 2021 advising on the commencement date and contact details of the responsible supervising person overseeing the	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site	contamination scope	Endorse Condition, no adverse impact to development	Agree		1
			implementation of the Remedial Action Plan	Contamination) Measure 1999					
42	Sefore remediation work commences	Unexpected finds procedure	Prior to commencement of any remediation works for the contaminated land, an Unexpected Find Procedure/s is required to be	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site	No rejection	Endorse Condition, no adverse impact to development	Agree		42
1			prepared in the unlikely event that Asbestos Containing Material or Contamination is discovered, disturbed or occurs during the works.	Contamination) Measure 1999			,		
			All erosion and sediment control measures are to be installed and maintained in accordance with the Construction Environmental	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems					
43	Before remediation work commences	Erosion and Sediment Control	Management Plan.	and waterways	No rejection	Endorse Condition, no adverse impact to development	Agree		43
			The applicant must engage an appropriately qualified and experienced supervising environmental consultant to supervise all aspects of						
44	During Remediation Work	Supervising Environmental	the development in accordance with the relevant parts of the approved Construction Environmental Management Plan for the	Condition reason: To ensure remediation works are undertaken in accordance with the Construction	Fiona to do this ? And cost not	Endorse Condition, no adverse impact to development	Agree		44
1		Consultant	development.	Environmental Management Plan	accounted for ?		,	1	
			All waste material(s) must be disposed of at an appropriately licensed waste facility for the specific waste. Receipts for the disposal of						
45	During Remediation Work	Disposal of Waste Materials	the waste must be submitted to council prior to Occupation of any buildings or structures.	Condition reason: To ensure waste is disposed of to an appropriate location.	No rejection	Endorse Condition, no adverse impact to development	Agree		45
			On completion of the remediation works, a detailed Validation Report stating that the land has been remediated and is suitable for the						
l.e	On Completion of Remediation Work	Suitability of Land for Intended Use	In completion or the remediation works, a detailed validation keport stating that the land has been remediated and is suitable for the intended use, in accordance with the Environmental Site Assessment Report prepared by Earth Water Consulting dated 17 January	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site	No rejection	Endorse Condition, no adverse impact to development	Agree		ar .
	Lori Completion or Remediation Work	number of Land for Intended Use		Contamination) Measure 1999	no rejection	amounter community in assesse impact to development	Agree .		_
H			2024 must be submitted to Council.						

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Draft Conditions of Consent

General

1. Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans

Plan No	Revision	Plan Title	Drawn by	Date of plan
	number			
0100	P5	Site Plan - Existing	NBRS & Partners P/L	28 September 2023
0200	P5	Site Plan -	NBRS & Partners P/L	28 September 2023
		Proposed		
0300	P5	Site Plan -	NBRS & Partners P/L	28 September 2023
		Demolition		
1110	P5	Ground Floor Plan -	NBRS & Partners P/L	28 September 2023
		FCC		
1120	P5	Ground Floor Plan -	NBRS & Partners P/L	28 September 2023
		Stores		
1210	P5	Roof Plan - FCC	NBRS & Partners P/L	28 September 2023
1220	P5	Roof Plan - Stores	NBRS & Partners P/L	28 September 2023
1510	P5	FF&E Plan - FCC	NBRS & Partners P/L	28 September 2023
2010	P5	Ground Floor RCP –	NBRS & Partners P/L	28 September 2023
		FCC		
2020	P5	Ground Floor RCP –	NBRS & Partners P/L	28 September 2023
		Stores		
3000	P3	Site Elevations	NBRS & Partners P/L	28 September 2023
3010	P5	Elevations – FCC	NBRS & Partners P/L	28 September 2023
3020	P5	Elevations - Stores	NBRS & Partners P/L	28 September 2023
4000	Р3	Site Sections	NBRS & Partners P/L	28 September 2023
4010	P5	Sections – FCC	NBRS & Partners P/L	28 September 2023
4020	P5	Sections - Stores	NBRS & Partners P/L	28 September 2023
NBRS-DR-L-1001	Α	Planting Pallet &	NBRS & Partners P/L	27 September 2023
		Schedule		
NBRS-DR-L-2000	А	Landscape Site Plan	NBRS & Partners P/L	27 September 2023
NBRS-DR-L-3000	Α	Planting Plan 01	NBRS & Partners P/L	27 September 2023
NBRS-DR-L-3001	Α	Planting Plan 02	NBRS & Partners P/L	27 September 2023
NBRS-DR-L-4000	Α	Preliminary Details	NBRS & Partners P/L	27 September 2023

Approved documents

Approved documents						
Document title Version		Prepared by	Date of document			
	number					
Environmental Site	С	Earth Water Consulting Pty Ltd	17 January 2024			
Assessment						
(Reference 2223-						
061-02)						

In the event of any inconsistency with the approved plans or documents and a condition of this consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

2. Installation of Wastewater Management System

Vegetation must not be removed or disturbed during installation or operation of the proposed wastewater management system other than that approved by Council.

Condition reason: To ensure compliance with Clarence Valley Council's On-Site Wastewater Management Strategy 2018

3. Site Audit Report

The Site Audit Report(s) provided to Council must exempt Council from any claim for copyright that may restrict Council's ability to provide information to the public in accordance with the *Government Information (Public Access) Act* 2009.

Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999

4. Protection of existing remnant vegetation

All existing remnant trees located within the development area, with the exception of the tree referred to in Condition 5, are to be retained and protected.

Condition reason: To protect remnant vegetation

5. Removal of vegetation

The removal of the nominated tree must be completed by a qualified arborist at no cost to Council. **Condition reason**: To ensure that tree removal is undertaken by a qualified arborist.

6. Offset planting

The removal of the Blackbutt (*Eucalyptus pilularis*) is to be offset with Blackbutt trees at a rate of 5:1 within the proposed landscaped area. Should any of the offset trees die prior to reaching maturity, they are to be replaced with another Blackbutt tree.

Condition reason: To meet protect the biodiversity values of trees and vegetation in non-rural areas.

7. **Topsoil for Plantings**

Imported topsoil for planting to be supplied as a premium grade soil mix in compliance with AS 4419:2018 Soils for landscaping and garden use.

Condition reason: To comply with the Australian Standards.

8. Tree Stock for landscaping

Specified trees to be sourced from nurseries that grow to AS 2303:2018 Tree stock for landscape use.

Condition reason: To comply with the Australian Standards.

9. Landscaping

New trees (grown to AS 2303:2018) planting to be minimum 45 litre pot size, to be planted using 1 slow release fertiliser tablet per hole mixed with site soil and imported topsoil (topsoil to AS 4419:2018); the trees are to be stabilised by no less than 3 x 50x50x1800mm long hardwood stakes and 3 x hessian ties. Provide water basin under minimum 75mm hardwood chip mulch (mulch to AS 4454-2012), mulch to form a minimum of 800mm circle around base of the tree.

Condition reason: To comply with the Australian Standards

10. Access to other onsite uses

Vehicular access to the existing Bureau of Meteorology weather station must remain obstacle free at all times. Details of how this will be achieved to be submitted to Council for approval prior to works commencing.

Condition reason: To ensure that accesses for other onsite uses is maintained.

Building Work

Before Issue of a Construction Certificate

No conditions apply to this section

Before Building Work Commences

11. Remediation of site

Prior to commencement of any building construction, the site must be remediated in accordance with the Environmental Site Assessment prepared by Earth Water Consulting dated 17 January 2024; Council's Contaminated Land Policy; State Environmental Planning Policy (Resilience and Hazards) 2021; National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM, 1999 as amended 2013); and the guidelines in force under the *Contaminated Land Management Act* 1997.

Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999

12. Construction Environmental Management Plan

Prior to commencement of any building construction, Council shall be furnished with a Construction Environmental Management Plan (CEMP) reviewed and approved, by an appropriately qualified and experienced environmental consultant. The CEMP must include, but not be limited to:

- Soil Contamination an Unexpected Find Procedure/s in the unlikely event that Asbestos Containing Material or Contamination is discovered, disturbed or occurs during the works;
- Heritage management including an Unexpected Find Procedure/s in the unlikely event that any items of Aboriginal or non-Aboriginal Heritage is discovered, disturbed or occurs during the works;
- Consideration of construction traffic management, frequency, pavement condition of local roads, background traffic peak hour and any necessary warning signage or other traffic impact mitigation measures
- Internal Pedestrian management and access to other onsite uses
- Contractor Parking
- Public safety, amenity and site security
- Noise Control (All reasonable and feasible mitigation measures must be applied to reduce the potential noise and air quality impacts to sensitive receivers as a result of the construction of the proposal);
- Erosion and sediment control- base information, monitoring and management;
- Waste management
- Stormwater drainage infrastructure and quality improvement device installation methodologies

The CEMP shall set out the construction approach for the works and should seek to minimise disruption to the local community.

Condition reason: To ensure that the surrounding environment is not detrimentally affected as a result of the development

13. Notice of intention to commence work

Prior to work commencing on a development the applicant must give notice to Council of their intention to commence work. Such notice shall be submitted to Council at least two (2) days before work commences.

Condition reason: To comply with legislative requirements

14. Slab design and elevations

The slab design for all buildings shall be based on a geotechnical assessment of the foundation soils. Elevations of the 5 x 8.5m pump room shed shall be provided to Council prior to the commencement of works.

Condition reason: To ensure that the works comply with the state building regulations

15. Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- a Showing the name, address, and telephone number of the principal certifier for the work, and
- b Showing the name of the principal contractor (if any) for any building work and telephone number on which that person may be contacted outside working hours, and
- c Stating that unauthorised entry to the work sit is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed.

NOTE: this doe does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Condition reason: Prescribed condition EP&A Regulation, clauses 98A (2) and (3)

16. Toilet Facilities

Toilet Facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a A standard flushing toilet, connected to a public sewer, or
- b An approved temporary chemical closet.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

Condition reason: To provide onsite facilities in accordance with work health and safety requirements

17. Site Safety Management

Building equipment and/or materials shall be contained wholly within the work site. A suitable fence shall be provided between the work site and the airport car park to protect members of the public. All excavations and back filling associated with the erection and demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

Condition reason: To ensure site management measures are implemented during the carrying out of site work

18. Working Construction Hours

Working hours on construction or demolition shall be limited to the following:

- i 7.00am to 6.00pm Monday to Friday
- ii 8.00am to 1.00pm Saturdays
- iii No work permitted on Sundays and public holidays

Construction work outside of the approved hours may be considered with the approval of Council subject to notification to adjoining land owners.

Condition reason: To protect the amenity of the surrounding area

19. Waste Enclosure

A suitable enclosure shall be provided on site, during construction, for depositing waste materials that could become wind blown. Waste materials shall be disposed of to an approved recycling service or waste depot. No burning of waste materials shall occur.

Condition reason: To ensure waste material is appropriately disposed

20. Section 68 Sanitary Plumbing & Drainage

Prior to the commencement of building works, approval under Section 68 of the *Local Government Act 1993* shall be obtained from Council for sewerage work, water plumbing, fire hydrant and hose reel system and stormwater work. This application can be lodged via the NSW Planning Portal or at Council's office. Hydraulic consultant's details shall be submitted with the application.

Condition reason: To Comply with the provisions of the Local Government Act 1993

21. Onsite Wastewater Consultants Report

Prior to works commencing, a Wastewater Consultants report must be submitted to and approved by Council addressing the existing and proposed Onsite Wastewater Management Systems in accordance with Clarence Valley Council's Onsite Wastewater Management Strategy, AS/NZS 1547:2012 and the Environment and Health Protection Guidelines. If the proposed system requires holding tanks and pumpouts, the Report must also address how adequate pump-outs are to be achieved when roads are closed due to hazard events, preventing tanker access for pump-out purposes.

Condition reason: To ensure compliance with Clarence Valley Council's On-Site Wastewater Management Strategy 2018

22. Erosion and sediment controls in place

Prior to works commencing, all erosion and sediment control measures are to be installed and maintained.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways

23. Road Safety Audit

Prior to works commencing, a Road Safety Audit shall be undertaken in accordance with the requirements in the NSW Centre for Road Safety publication "Guidelines for Road Safety Audit Practices" and AGRS06 "Austroads Guide to Road Safety Part 6: Road Safety Audit". The Road Safety Audit shall consider construction traffic and operational traffic impacts within the surrounding local road network (between the site and Big River Way) and their potential impacts to existing background traffic.

The Road Safety Audit shall include but not be limited to, identifying potential conflict points due to limited sight distance and/or limited pavement widths and provide suitable amelioration measures based on risk assessment for both construction and worst-case operational scenarios (i.e. up to 100 people attending for meetings, training events or during a bushfire emergency).

The Road Safety Audit report, including details of any corrective actions arising from the audit findings, is to be submitted to and approved by Council. Allny recommended corrective actions and the corrective action program arising from the findings of the Road Safety Audit to mitigate safety risks during construction shall form part of the Construction and Environmental Management Plan (CEMP). The CEMP is to be submitted to and approved by Council prior to commencement of works. Council approval of the CEMP will retain all recommendationed corrective actions and the corrective action program arising from of-the Road Safety Audit.

Anyll corrective actions arising from the audit findings to mitigate road safety risks during construction, shall be in place prior to the commencement of works and at the applicant's expense. All works associated with the corrective actions are to be undertaken to the satisfaction of Council.

Implementation of any Road Safety Audit findings, including any road upgrades, relating to the safety impacts of operational traffic on the local road network under operational capacity, reincluding details of any corrective actions arising from the audit findings, shall be considered referred to Council, as the roads authority, for their consideration. Council will review and assess each deficiency and develop an appropriate corrective action. A corrective action program will be developed and implemented by Council, at no cost to the applicant, prior to the commencement of operation.

Any necessary works will require Section 138 approval prior to commencement and any such application shall be accompanied by traffic control plans.

Condition reason: To ensure traffic movements to and from around the site are safely managed

24. Stormwater Management

All stormwater falling on the property is to be collected within the property and discharged in accordance with the relevant parts of the applicable Clarence Valley Council Development Control Plans and Northern Rivers Design and Construction Manual (NRDC). A Stormwater Management Plan must be prepared to reflect these standards and guidelines.

The Stormwater Management Plan (SWMP) that demonstrates **NorBe** must be prepared in accordance with NRDC and accepted by Council prior to the commencement of works.

Condition reason: To ensure that adequate infrastructure and services are provided in accordance with Council's Engineering Specifications for Development

25. Construction of Infrastructure and Services

Construction of required infrastructure and services is to be in accordance with the applicable Clarence Valley Council Development Control Plans, AS2890, and Northern Rivers Local Government Development Design.

Condition reason: To ensure that adequate infrastructure and services are provided in accordance with Council's Engineering Specifications for Development

26. Unexpected Finds Procedure

Prior to the commencement of construction, an Unexpected Heritage Finds Procedure for Aboriginal and non-Aboriginal Heritage must be prepared should actual or potential items or areas of Heritage be discovered during construction activities. This procedure must be tool boxed with all work crews and implemented during construction works. Should any Aboriginal or non-Aboriginal relics or artefacts be uncovered during works on the site, all work is to cease and Heritage NSW shall be contacted immediately and any directions or requirements of the Service complied with.

Condition reason: To protect and conserve cultural heritage

27. Obstacle Limitation Surface

All tree plantings must comply with the Civil Aviation Safety Authority obstacle limitation surface requirements for the Grafton Regional Airport. Details of compliance to be provided to Council prior to the commencement of building works.

Condition reason: To comply with the Civil Aviation Safety Authority Regulations

During Building Work

28. Unexpected Heritage Finds Procedure

All works on site shall be undertaken in accordance with the approved Unexpected Heritage Finds Procedure. The Unexpected Finds Procedure/s must be implemented during ground disturbance and earthworks activities. All site personnel must be tool boxed on the Unexpected Finds Procedure/s. **Condition reason:** To ensure that the surrounding environment is not detrimentally affected as a result of the development

29. Waste avoidance and management

The waste management plan submitted with this application shall be complied with during construction work and all measures required for the ongoing use of waste management/reduction facilities in the development shall be in place prior to the issue of the Occupation Certificate.

Condition reason: To minimise construction and ongoing waste

Before Issue of an Occupation Certificates

No conditions apply to this section.

Occupation and Ongoing Use

30. **Bushfire Protection**

The recommendations of the bushfire report prepared by Peterson Bushfire (Ref 23027) dated 29 May 2023 shall be complied with and be installed prior to occupation of the fire control centre building. In addition to these requirements, it is recommended that the 493m2 stores building is

provided with ember protection to a BAL 12.5 standard.

Condition reason: To comply with the aim and objectives of Planning for Bushfire Protection 2019.

31. Completion of landscape and tree works

Prior to occupation of the Fire Control Centre building all landscape and tree-works must be completed in accordance with approved plans and documents and any relevant conditions of this consent.

Condition reason: To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s)

32. Certification of constructed Civil Works

Certification of constructed Civil Works by the supervising engineer and/or registered surveyor is required prior to public infrastructure being accepted "on maintenance" and/or "practical completion" being granted for private property works.

Condition reason: To ensure works are completed to an appropriate standard and documented

33. Certificate of Compliance

A Certificate of Compliance for Water works must be obtained from Council prior to occupation of the Fire Control Centre building. This may require payment of a fee.

Condition reason: To comply with Council's Sewer and Water Development Services Plan

34. Provision of Water and/or Sewer Reticulation

Prior to occupation of the Fire Control Centre building, the applicant is to provide water supply infrastructure to service the development, in accordance with the requirements and specifications of the Clarence Valley Council Sewer & Water Connection Policy and Northern Rivers Local Government Development Design and Construction Manual.

Condition reason: To comply with Council's Sewer and Water Development Services Plan

35. Construction of Carparks and Access

Car parking, driveways, manoeuvring and access areas must be constructed in accordance with the approved plan prior to occupation of the Fire Control Centre building.

Condition reason: To ensure that vehicular access and parking are provided in accordance with Council's Engineering Specifications for Development

36. **Onsite Visitor Parking**

All on-site visitor parking spaces are to be clearly marked, and a sign or signs conspicuous and legible from the street are to be permanently displayed indicating that visitor parking is available on the site.

Condition reason: To ensure that vehicular access and parking are provided in accordance with Council's Engineering Specifications for Development

37. Revegetation of Site

Prior to occupation of the Fire Control Centre building all disturbed areas shall be stabilised and revegetated. Turf, seeding or other approved method shall be undertaken in conjunction with or immediately following completion of works.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways

38. Repair of infrastructure

Prior to occupation of the Fire Control Centre Building:

- a any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of council, and at no cost to council, or
- b if the works in (a) are not carried out to council's satisfaction, council may carry out the works required and the costs of any such works must be paid as directed by council.

Condition reason: To ensure any damage to public infrastructure is rectified

39. **Approval to Operate**

An Approval to Operate the Onsite Wastewater System must be issued prior to Occupation of the Fire Control Centre building.

Condition reason: To ensure compliance with Clarence Valley Council's On-Site Wastewater Management Strategy 2018

40. **Bunding Area**

Any substance which could adversely affect the environment must be stored in a roofed and bunded area. The bund must have the capacity to retain 110% of the volume of the largest container or alternatively, other acceptable means of containment must be provided. Substances accumulated in the bunded area must not be discharged to the environment.

Condition reason: To ensure compliance with Council's Trade Waste Policy

Remediation Work

Before Remediation Work Commences

41. Remedial Action Plan

At least 30 days prior to any remediation works commencing on site, a Remedial Action Plan must be submitted to Council for approval along with the notification in writing required under clause 4.55 of *State Environmental Planning Policy (Resilience and Hazards) 2021* advising on the commencement date and contact details of the responsible supervising person overseeing the implementation of the Remedial Action Plan.

Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999

42. Unexpected finds procedure

Prior to commencement of any remediation works for the contaminated land, an Unexpected Find Procedure/s is required to be prepared in the unlikely event that Asbestos Containing Material or Contamination is discovered, disturbed or occurs during the works.

Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999

43. Erosion and Sediment Control

All erosion and sediment control measures are to be installed and maintained in accordance with the Construction Environmental Management Plan.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways

During Remediation Work

44. Supervising Environmental Consultant

The applicant must engage an appropriately qualified and experienced supervising environmental consultant to supervise all aspects of the development in accordance with the relevant parts of the approved Construction Environmental Management Plan for the development.

Condition reason: To ensure remediation works are undertaken in accordance with the Construction Environmental Management Plan

45. **Disposal of Waste Materials**

All waste material(s) must be disposed of at an appropriately licensed waste facility for the specific waste. Receipts for the disposal of the waste must be submitted to council prior to Occupation of any buildings or structures.

Condition reason: To ensure waste is disposed of to an appropriate location.

On Completion of Remediation Work

46. Suitability of Land for Intended Use

On completion of the remediation works, a detailed Validation Report stating that the land has been remediated and is suitable for the intended use, in accordance with the Environmental Site Assessment Report prepared by Earth Water Consulting dated 17 January 2024 must be submitted to Council.

Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999