

Doc #	Section	Issue	Comments	Comments/Response	PA/CA Comments	PA/CA Comments	Comments/Response	Comments/Response	Final Conditions Number
1	Approved Plans	Installation of Wastewater Management System	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise. Regulation must be removed or obstructed during installation or operation of the proposed wastewater management system other than that approved by Council.	Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that apply to the development. Condition reason: To ensure compliance with Cleanwater Valley Council's On-Site Wastewater Management Strategy 2019.	No rejection	Indorse Condition, no adverse impact to development	Agree		1
2	Approved Plans	Site Audit Report	The Site Audit Report provided to Council must exempt Council from any claim for liability 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	Indorse Condition, no adverse impact to development	Agree		2
3	Approved Plans	Protection of existing remnant vegetation	All existing remnant trees located within the development area, with the exception of the trees referred to in Condition 5, are to be retained and protected.	Condition reason:	Review Landscape plan	Indorse Condition, Landscape plan identifies an additional impact to remnant trees other than those identified in condition 5.	Agree		3
4	Approved Plans	Removal of vegetation	The removal of the designated 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	Indorse Condition, no adverse impact to development	Agree		4
5	Approved Plans	Other planting	The removal of the Backstop Hedge plant is to be offset with Backstop trees at a rate of 1:5 within the proposed landscaped area. Should any of the other tree (60) prior to planting naturally, they are to be replaced with another Backstop tree.	Condition reason: To protect the biodiversity values of trees and vegetation on non-road areas.	Review Landscape plan	Indorse Condition, subject to PW review of Landscape plan	Agree		5
6	Approved Plans	Topsoil for Plantings	Topsoil must be supplied to a premium grade soil mix in compliance with AS 4193:2016 Soils for landscaping and garden use.	Condition reason: To comply with the Australian Standards.	Review Landscape plan	Indorse Condition, subject to PW review of Landscape plan	Agree		6
7	Approved Plans	The Stock for Landscaping	Specified trees to be supplied from nurseries that grow to AS 2303:2016 Tree stock for landscaping use. New trees grown to AS 2303:2016 planting to be removed at the time of sale. To be planted within 1 year of delivery unless noted per tree record with sale and reported impact (based to AS 4193:2016), the trees are to be installed by no later than 1 x 5000x1000mm bag barked stake and 1 x 10mm tie. Possible water tank under system. Possible ship mesh posts to be AS 4064:2013, mesh to form a minimum of 800mm circle around base of the tree.	Condition reason: To ensure compliance with the Australian Standards.	Review Landscape plan	Indorse Condition, subject to PW review of Landscape plan	Agree		7
8	Approved Plans	Landscaping		Condition reason:	Review Landscape plan	Indorse Condition, Landscape plan contains 7 trees already noted as 400L. To be removed at the time of sale and within condition 5.	Agree		8
9	Approved Plans	Access to other on-site use	Vehicle access to the existing Remnant weather station must remain outside the site all times. Details of how the site will be allowed to be submitted to Council for approval prior to site work commencing.	Condition reason: To ensure that access for other on-site use is maintained.	Change wording to Pedestrian only access	Indorse PW recommendation to change wording, however noting Council had requested 400L access not just 400L. This has been resolved regarding the required vehicle access to Station 1 from via RPS drive.	Amend	As part of the existing lease agreement between Council and RCM, vehicular access to the weather station is required. For 400L access is not required. Council is to land owner, does not accept the amendment to the condition requiring pedestrian access only. As such, Condition 10 remains as originally worded - RPS has endorsed noting 400L access was always to be provided	10
10	Approved Plans	Access to other on-site use	Site fencing to be of the type which will allow free passage of native ground moving animals including Tooles.	Condition reason: To allow the free passage of native ground moving animals including Tooles.	Agree as construction fencing need to be compliant with WBC Reg	Indorse PW recommendation to reject, noting not realistic to maintain security and allow ground moving animals to pass through fencing.	Disagree	Reviewed, except this Condition be deleted	n/a
11	Before Building Work Commences	Remediation of site	No conditions apply to this section.	Condition reason: To ensure compliance with the National Environment Protection (Assessment of Site Contamination) Measure 1999	No rejection	Indorse Condition, no adverse impact to development	Agree		11
12	Before Building Work Commences	Suitability of Land for Intended Use	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 Government Planning Policy No. 95 - Remediation of Land, National Environment Protection (Assessment of Site Contamination) Measure (ASCC) Part 1, 1999 as amended 2012, 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	No rejection	Indorse Condition, no adverse impact to development	Agree	Condition deleted as per recommendation of independent review - No Objection RPS endorsed removal of this Condition	n/a
13	Before 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 registered environmental consultant. The CEMP will include, but not be limited to:	Condition reason: To ensure that the surrounding environment is not detrimentally affected as a result of the development	No rejection	Indorse Condition, however has potential to impact Commencement, PW requires Council CEMP requirements align with GCI CEMP requirements and the time for Council to review / approve be appropriate and also align with the proposed program. Further not for Council to be responsible for potentially have the risk of the appropriateness of CEMP if they approve for an outside the Council's obligations of the Principal Contractor.	Agree		12
14	Before Building Work Commences	Construction Environmental Management Plan	Soil Contamination - an Unapproved Find Procedure in the unlikely event that Address Contaminant Material or Contamination is discovered, disturbed or occurs during the works.	No rejection	Indorse Condition, no adverse impact to development	Agree			13
15	Before Building Work Commences	Construction Environmental Management Plan	Heritage management including an Unapproved Find Procedure in the unlikely event that any items of Aboriginal or non-Aboriginal heritage is discovered, disturbed or occurs during the works.	No rejection	Indorse Condition, no adverse impact to development	Agree			14
16	Before Building Work Commences	Construction Environmental Management Plan	Construction of construction traffic management, temporary pavement condition of local roads, background traffic flow and any necessary existing signage or other traffic impact mitigation measures.	No rejection	Indorse Condition, no adverse impact to development	Agree			15
17	Before Building Work Commences	Construction Environmental Management Plan	Internal Pedestrian management and access to other on-site use.	No rejection	Indorse Condition, no adverse impact to development	Agree			16
18	Before Building Work Commences	Construction Environmental Management Plan	Contractor Parking	No rejection	Indorse Condition, no adverse impact to development	Agree			17
19	Before Building Work Commences	Construction Environmental Management Plan	Public safety, security and site security	No rejection	Indorse Condition, no adverse impact to development	Agree			18
20	Before Building Work Commences	Construction Environmental Management Plan	Noise Control (All resources and feasible mitigation measures must be put in place to reduce the potential noise and air quality such to avoid nuisance as a result of the construction of the project).	No rejection	Indorse Condition, no adverse impact to development	Agree			19
21	Before Building Work Commences	Construction Environmental Management Plan	Dropon and sediment control - base information, monitoring and management	No rejection	Indorse Condition, no adverse impact to development	Agree			20
22	Before Building Work Commences	Construction Environmental Management Plan	Waste management	No rejection	Indorse Condition, no adverse impact to development	Agree			21
23	Before Building Work Commences	Construction Environmental Management Plan	Domestic drainage infrastructure and quality improvement device installation methodologies	No rejection	Indorse Condition, no adverse impact to development	Agree			22
24	Before Building Work Commences	Construction Environmental Management Plan	The CEMP shall set out the construction approach for the works and should seek to minimise disruption to the local community.	Condition reason: To comply with legislative requirements	No rejection	Indorse Condition, no adverse impact to development	Agree		23
25	Before Building Work Commences	Hours of extension to construction work	The work commencing on a development the applicant must give notice to Council of their intention to construct work. Such notice shall be submitted to Council at least two (2) days before work commences.	No rejection	Indorse Condition, no adverse impact to development	Agree			24
26	Before Building Work Commences	Sub design and elevations	The sub design for all buildings shall be based on a geotechnical assessment of the foundation soils. Elevations of the 1:5 & 1:400 points shall shall be provided to Council prior to the commencement of works.	No rejection	Indorse Condition, no adverse impact to development	Agree			25
27	Before Building Work Commences	Signs	A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out.	No rejection	Indorse Condition, no adverse impact to development	Agree			26
28	Before Building Work Commences	Signs	Displaying the name of the principal contractor of any building work and employee number on which that person may be present on-site during work hours.	No rejection	Indorse Condition, no adverse impact to development	Agree			27
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111	Before Building Work Commences	Signs	Displaying the name of the principal contractor of any building work and employee number on which that person may be						

29	Doing Building Work	Prevented Heritage Find Procedure	All works on site shall be undertaken in accordance with the approved Heritage Find Procedure. The Unexcavated Find Procedure must be implemented during disturbance and earthworks activities. All site personnel must be trained based on the Unexcavated Find Procedure.	Condition reason: To ensure that the surrounding environment is not detrimentally affected as a result of the development	No objection	Deliver Condition, no adverse impact to development	Agree		38
30	Doing Building Work	Waste avoidance and management	The waste management plan submitted with this application shall be completed during construction work and all measures required for the ongoing use of waste management facilities in the development shall be in place prior to the issue of the Occupation Certificate	Condition reason: To minimise contribution and ongoing waste	No objection		Agree		39
31	Occupation and Ongoing Use	Soil/Buff Protection	No conditions apply to this section	Object to amended wording			Amend	Wording to be amended	40
32	Occupation and Ongoing Use	Landfill Protection	The recommendations of the landfill report prepared by Peterson Building (Ref 23027), dated 29 May 2023 shall be complied with and be included prior to the start of the occupation certificate. In addition to these requirements it is recommended that the #43222 landfill is provided with either protection to a Bx1, 12.5 foot deep.	Condition reason: To comply with the aim and objectives of Planning for Builtform Protection 2018	No objection	Requires re-wording to remove reference to CC and replace with Crown DA S2.8 of the EPA Act.	Amend	Agree Wording amended	41
33	Occupation and Ongoing Use	Completion of landscape and tree works	Completion of landscape and tree works must be completed in accordance with approved bills of materials and any relevant conditions of this consent.	Condition reason: To ensure that approved landscaping works have been completed in accordance with the approved landscaping plan	No objection	Condition reason: approved project manager to ensure delivery of works in advance impact to development	Agree		42
34	Occupation and Ongoing Use	Certification of constructed Civil Works	Certification of constructed Civil Works by the engineering expert/registered surveyor is required prior to public infrastructure works except for 'maintenance' activities 'Service Connections' being general for private property work	Condition reason: Works are completed to an appropriate standard and documented	No objection	Condition reason: to ensure works are carried with a licensed contractor. GCT (officers) of the Contractor, or a additional design consultation have agreed to meet	Agree		43
35	Occupation and Ongoing Use	Condition 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	No objection	Deliver Condition, no adverse impact to development	Agree		44
36	Occupation and Ongoing Use	Position of Water and/or Sewer Lines	How to occupation of the Fire Control Centre building the applicant 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	Require manual	Deliver Condition, PW to ensure this has been completed by Northern and incorporated in the Design Documentation so that the Project complies with the Conditions	Agree		45
37	Occupation and Ongoing Use	Construction of Carparks and Streets	Car parking, driveways, manureways and access areas must be constructed in accordance with the approved 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	No objection	Deliver Condition, approved project manager to ensure delivery of works in advance impact to development	Agree		46
38	Occupation and Ongoing Use	On-site Vehicle Parking	All on-site vehicle parking spaces are to be clearly marked, and a sign or sign compliance with legislation that the street are to be appropriately displayed indicating that vehicle 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	No objection	Deliver Condition, approved project manager to ensure delivery of works in advance impact to development	Agree		47
39	Occupation and Ongoing Use	Integration of Site	Prior to occupation of the Fire Control Centre building all disturbed areas shall be stabilised and revegetated. Tied, weeding or other approved methods shall be undertaken in conjunction with or immediately following the completion of the works.	Condition reason: To ensure no substances other than rainwater enters the stormwater system and waterways	No objection	Deliver Condition, no adverse impact to development	Agree		48
40	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 objection	Deliver Condition, no adverse impact to development	Agree		49
41	Occupation and Ongoing Use	Repair of Infrastructure	Any public infrastructure damaged by the development must be repaired to the original standard and condition. If not repaired, the applicant must be liable to deliver vehicles, waste collection, collection, sub-contractors, connecting vehicles must be fully repaired to the original standard of condition, and as not to exceed 10%.	Condition reason: To ensure any damage to public infrastructure is rectified	No objection	Deliver Condition, no adverse impact to development	Agree		50
42	Occupation and Ongoing Use	Repair of Infrastructure	If the works in 40 are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works may be added to directed by Council under the Environmental Protection Assessment of the Development	Condition reason: To ensure any damage to public infrastructure is rectified	No objection	Deliver Condition, no adverse impact to development	Agree		51
43	Occupation and Ongoing Use	Approval to Operate	An Approval to Operate the On-site Waterworks 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 Waterworks Management Strategy 2018	No objection	Deliver Condition, no adverse impact to development	Agree		52
44	Occupation and Ongoing Use	Building Area	Any replacement material or structure must be constructed to the same or better standard and finished area. The build must have the quality to meet 100% of the values of the largest container or alternatively, other acceptable means of containment must be utilised. Substances contained in the building area must not be discharged to the environment.	Condition reason: To ensure compliance with Council's Trade Waste Policy	No objection	Deliver Condition, no adverse impact to development	Agree		53
45	Prior remediation work commences	Remedial Action Plan	All soil 100 days prior to any remediation works commencing on site at Remedial Action Plan must be submitted to Council for approval along with the notification to writing required under clause 4.5.5 of the Environmental Planning Policy (Development and Remedial) 2021. Advice on the assessment process and correct details of the responsible supervising person containing the implementation of the Remedial Action Plan.	Condition reason: To ensure compliance with the National Environment Protection Assessment of the Contaminated Media 1999	Agree to perform as part of information scope	Deliver Condition, no adverse impact to development	Agree		54
46	Prior remediation work commences	Excavated Fills procedure	Prior to commencement of any remediation works for the contaminated land, an Excavated Fills Procedure is required to be prepared in the unlikely event that Asbestos Containing Material or Contamination is discovered, disclosed or occurs during the works.	Condition reason: To ensure compliance with the National Environment Protection Assessment of the Contaminated Media 1999	No objection	Deliver Condition, no adverse impact to development	Agree		55
47	Prior remediation work commences	Excavated Fills procedure	Excavated and control measure are to be installed and maintained in accordance with the Construction Environmental Management Plan.	Condition reason: To ensure sediment laden runoff and dirt debris do not impact local downstream systems and waterways	No objection	Deliver Condition, no adverse impact to development	Agree		56
48	Doing Remediation Work	Excavated Fills procedure	The applicant must engage an appropriate qualified and experienced supervising person to undertake the supervision of aspects of remediation in accordance with the relevant parts of the Approved Construction Management Plan for the site.	Condition reason: To ensure remediation works are undertaken in accordance with the Construction Environmental Management Plan	Provide to this 7 day 7 and not 10 days 7	Deliver Condition, no adverse impact to development	Agree		57
49	Doing Remediation Work	Support of Water Main(s)	All water materials must be disposed of at an appropriately licensed waste facility for the specific waste. Receipts for the disposal of all water materials must be provided to Council.	Condition reason: To ensure waste is disposed of at an appropriate location.	No objection	Deliver Condition, no adverse impact to development	Agree		58
50	On Completion of Remediation Work	Suitability of Land for Intended Use	On completion of the remediation works, a Detailed Validation Report stating that the land has been stabilised and suitable for the intended use. Review with the Environmental Site Assessment Report prepared by GWH Water Consulting dated 17 January 2024 must be submitted to Council.	Condition reason: To ensure compliance with the National Environment Protection Assessment of the Contaminated Media 1999	No objection	Deliver Condition, no adverse impact to development	Agree		59

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 number	Plan Title	Drawn by	Date of plan
0100	P5	Site Plan - Existing	NBRS & Partners P/L	28 September 2023
0200	P5	Site Plan - Proposed	NBRS & Partners P/L	28 September 2023
0300	P5	Site Plan - Demolition	NBRS & Partners P/L	28 September 2023
1110	P5	Ground Floor Plan - FCC	NBRS & Partners P/L	28 September 2023
1120	P5	Ground Floor Plan - Stores	NBRS & Partners P/L	28 September 2023
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 – FCC	NBRS & Partners P/L	28 September 2023
2020	P5	Ground Floor RCP – Stores	NBRS & Partners P/L	28 September 2023
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	P3	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	A	Planting Pallet & Schedule	NBRS & Partners P/L	27 September 2023
NBRS-DR-L-2000	A	Landscape Site Plan	NBRS & Partners P/L	27 September 2023
NBRS-DR-L-3000	A	Planting Plan 01	NBRS & Partners P/L	27 September 2023
NBRS-DR-L-3001	A	Planting Plan 02	NBRS & Partners P/L	27 September 2023
NBRS-DR-L-4000	A	Preliminary Details	NBRS & Partners P/L	27 September 2023

Approved documents

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

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 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 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 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. ~~All~~ 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 recommended corrective actions and the corrective action program arising from of the Road Safety Audit.~~

~~All~~ 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, , including 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 ~~Nor~~**Be** 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 banded 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 banded 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