

Schedule 1
Draft Advices and Conditions of Consent for DA2025/0523

Advices

High Consumption Non-residential Water and Sewer Charges

This development is subject to high consumption non-residential charges for water and sewer in lieu of Section 64 Headworks Contributions. Current 2026/27 rates are as follows:

Area	2026/27 Consumption Charge (\$/kL)	High Consumption Charge (\$/kL)
Water - All areas	\$ 3.58	\$ 5.04 ¹
Sewer - Grafton, Junction Hill & Coutts Crossing	\$ 4.86	\$ 7.70 ²
¹ Applies to that component of water consumption above 1kL/day		
² Applies to that component of sewage generation above 0.60kL/day		

Conditions

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
A050	DA-2	Site Plan	DRAArchitects PTY LTD	13/04/2026
A100	DA-1	Demo & Proposed Overlay Plan	DRAArchitects PTY LTD	17/09/2025
A110	DA-2	Proposed Ground Floor Plan	DRAArchitects PTY LTD	13/04/2026
A111	DA-1	Proposed First Floor Plan	DRAArchitects PTY LTD	17/09/2025
A310	DA-2	Elevations & Sections 1	DRAArchitects PTY LTD	13/04/2026
A311	DA-1	Elevations & Sections 2	DRAArchitects PTY LTD	17/09/2025
3646/DA02	-	Development Application Landscape Layout and Elevation	GeoLINK	21/11/2024
3646/DA02		Development Application Indicative Species	GeoLINK	21/11/2024

Approved documents

Document title	Version	Prepared by	Date of document
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	number		
Stormwater Management Report	-	Bridge Knowledge	9 September 2025
Preliminary Site Waste Minimisation and Management Plan	-	GeoLINK	Undated

In the event of any inconsistency with the approved plans/document, 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. **Legal point of stormwater discharge.**

The legal and practical point of stormwater discharge of the development is nominated as Villiers Street and Hickory Lane.

Condition reason: To ensure the development can lawfully discharge stormwater

3. **Compliance with the Building Code of Australia**

Building work must be carried out in accordance with the requirements of the Building Code of Australia.

Condition reason: To ensure compliance with the Building Code of Australia

4. **Flood compatible materials**

All building construction below 8.2m Australian Height Datum (AHD) shall be of flood compatible materials.

Condition reason: To reduce flood damage and comply with the CVC Development Control Plan

5. **Equitable access and facilities**

The building is to be provided with access and facilities for people with disabilities. The applicants' attention is directed to the Disability (Access to Premises Buildings) Standards 2010 and the National Construction Code. Details demonstrating compliance must be submitted to the certifying authority before issue of a Construction Certificate.

Condition reason: To ensure access and facilities are provided for people with disabilities

6. **Plans for access and facilities**

The Construction Certificate plans shall detail dimensional compliance with the requirements of AS 1428.1-2009 for access and facilities within the building.

Condition reason: To ensure that access and facilities requirements for persons with a disability are fully documented prior to construction

Demolition Work

Before Demolition Work Commences

7. **Archival Report**

An archival report of the existing cottage on the subject land, including the history, and heritage significance shall be prepared by a suitably qualified person in accordance with the Office of Heritage publication 'How to Prepare Archival Records of Heritage Items.' The report shall be submitted to Council prior to relocation or demolition. A supplementary archival report shall be compiled during the demolition and rebuilding phases, where applicable.

Condition reason: Ensure that the history and significance of buildings on the subject land are documented before their removal or re-use due to the age of the structures and nature of previous occupants of this land

8. **Relocation of Existing Dwelling**

The former cottage is to be offered for removal and relocation for adaptive re-use for a minimum of 90 days prior to any proposed onsite demolition taking place. If it is to be relocated, then all asbestos materials are to be removed beforehand and separate development consent must be obtained before it is relocated to another site, preference is to be given to relocation within the Clarence Valley Council area.

Condition reason: To encourage the relocation and adaptive re-use of the building

During Demolition Work

9. **Handling of asbestos during demolition**

While demolition work is being carried out, any work involving the removal of asbestos must comply with the following requirements:

- a Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling and disposal of any asbestos material;
- b Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and
- c Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA online reporting tool WasteLocate.

Condition reason: To ensure that the removal of asbestos is undertaken safely and professionally

10. **Demolition work**

Demolition work is to be carried out in accordance with AS2601.

Condition reason: To ensure that demolition work is carried out safely

On Completion of Demolition Work

11. **Waste disposal verification statement**

On completion of demolition work:

- a a signed statement must be submitted to the certifier or Council (where a certifier is not required verifying that demolition work, and any recycling of materials, was undertaken in accordance with the waste management plan approved under this consent, and
- b if the demolition work involved the removal of asbestos, an asbestos clearance certificate issued by a suitably qualified person, must be submitted to the certifier or Council (where a certifier is not required) within 14 days of completion of the demolition work.

Condition reason: To provide for the submission of a statement verifying that demolition waste management and recycling has been undertaken in accordance with the approved waste management plan

Building Work

Before Issue of a Construction Certificate

12. **Construction Site Management Plan**

Before the issue of a Construction Certificate, a construction site management plan must be prepared, and provided to the certifier. The plan must include the following matters:

- a) The location and materials for protective fencing and hoardings on the perimeter of the site;
- b) Provisions for public safety;
- c) Pedestrian and vehicular site access points and construction activity zones;
- d) Details of construction traffic management including:
 - ii) Estimated frequency of truck movements; and
 - iii) Measures to ensure pedestrian safety near the site; and
 - iii) Measures to ensure pedestrian safety near the site;
- e) Details of bulk earthworks to be carried out;
- f) The location of site storage areas and sheds;
- g) The equipment used to carry out works;
- h) The location of a garbage container with a tight-fitting lid;
- i) Dust, noise and vibration control measures;
- j) The location of temporary toilets;
- k) The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with AS 4970 - Protection of trees on development sites;

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction

13. **Erosion and sediment control plan**

Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the Certifier or Council (where a certifier is not required):

- a) Council's relevant development control plan, and
- b) the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction' (the Blue Book) (as amended from time to time).

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

14. **Section 68 Sanitary Plumbing & Drainage**

Prior to issue of a Construction Certificate approval under Section 68 of the *Local Government Act 1993* shall be obtained from Council for any proposed sewerage work, water plumbing and stormwater work. This application can be lodged via the NSW Planning Portal or at Council's office.

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

15. **Section 138 Driveway Access Crossing**

Before the issue of a Construction Certificate obtain an approval under Section 138 of the NSW *Roads Act 1993* for all works required within the road reserve by making application on the NSW Planning Portal. (NB the application is to be lodged as a Subdivision Works Certificate (SWC) and selecting Section 138 Roads Act within the SWC).

The application is to be accompanied by detailed design drawings, reports and other documentation prepared by a suitably experienced and qualified professional in accordance with the Northern Rivers Local Government "Development Design and Construction Manual", and relevant Austroads specifications.

Design drawings, reports and documentation will be required to address the following works within the road reserve:

- a) Dish drain on the western side of Hickory Lane across the frontage of the site, with a v-grated inlet pit and connection to Council's stormwater pit with a 375mm reinforced concrete pipe and junction pit.
- b) Proposed vehicle crossing. Details to include the longitudinal section, road levels, garage levels, property boundary and other site-specific considerations.
- c) Pavement widening / tie-in from the existing pavement in Hickory Lane to the proposed dish drain and vehicle crossing.
- d) Any existing vehicular crossings from Villiers Street rendered unnecessary by this development are to be removed, and the kerb restored to match the existing kerb profile.

The Section 138 application must be approved by Council prior to the issue of the Construction Certificate.

Condition reason: To Comply with the provisions of Clarence Valley Council's DCP Residential Development and the Northern Rivers Local Government Development Design and Construction Manual

16. **Building in close proximity to sewer**

Prior to issue of the Construction Certificate details of special footing / sewer main protection works will be required for buildings or any other works over or within the zone of influence of sewer mains is to be submitted to Council for approval.

Design shall be in accordance with Clarence Valley Council's Policy for building in close proximity to sewers. It is recommended that, prior to commencement of design, the matter be discussed with Council's Water Cycle Section.

Condition reason: To ensure compliance with Clarence Valley Council's Policy for building in close proximity to sewers

17. **Stormwater Management Plan**

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 Local Government Development 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

generally in accordance with the Stormwater Management Plan prepared by Bridge Knowledge and dated 9 September 2025.

The SWMP must consider any adjacent property or infrastructure affected by the development. Design details of the drainage system and point of discharge must be submitted with the Stormwater Management Plan for approval by Council and/or accredited private certifier prior to issue of the Building Construction Certificate. Connection to the public drainage system requires the approval of Council under the NSW Local Government Act.

The Stormwater Management Plan must include a management plan for any Water Sensitive Urban Design systems. The management plan must consider construction and operational phases.

DRAINS and Music modelling is to accompany the SWMP.

Condition reason: To ensure drainage works are provided in accordance with Council's Engineering Specifications for Development

18. **Adequacy of Car Parking**

Prior to the issue of the Construction Certificate the adequacy of parking, car parks, driveways, garages and vehicular accesses for the development is to be demonstrated by the submission of standard scale plans with manoeuvring paths shown in accordance with AS2890. This must clearly demonstrate that the parking area will function as intended. The parking area plans are to be submitted and approved by Council or accredited private certifier.

Car parking spaces and the shared area shall be delineated in accordance with the requirements of AS 2890, Parts 1 and 6.

The car parking classification is Class 3 and 4 for the internal parking and is to be designed in accordance with AS2890, the relevant parts of the applicable Council Development Control Plan and Northern Rivers Local Government Development Design and Construction Manual. All car parking spaces must be accessible by B99 vehicles.

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

19. **Certification of structural adequacy in flooding event**

Prior to issue of the Construction Certificate a Structural Engineers certificate shall be submitted to the principal certifier confirming that the building will withstand all likely forces imposed on it by the defined flood event, being the 1% Annual Exceedance Probability (AEP) Flood 2090 climate change scenario, including hydrostatic, hydrodynamic, debris, wave, erosion and scour actions.

Condition reason: To ensure that the structural integrity of the building will not be affected by the defined flood event (ie 1:100 year flood including climate change calculation)

20. **Schedule of external finishes and colours**

A schedule of all external finishes and colours, sympathetic to the significance and setting of the Heritage Item and/or Heritage Conservation Area, in accordance with the provisions of the *Clarence Valley Local Environmental Plan 2011* and Residential Zones Development

Control Plan 2011, are to be submitted to, and approved by Council prior to release of the Construction Certificate. Primary, bold, vivid and neon colours are not to be used. Corporate signage is to be restricted to the awning fascia and small areas of the building. The main colour of the building façade is to be in neutral colour.

Condition reason: To ensure the proposed development is compatible with heritage significance and values on the subject land and/or adjacent land

21. **Landscape Plan**

A landscape plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Construction Certificate. The plan shall indicate the mature height, location, quantity and species of all plantings and shall provide details of soil conditions, the planting method and maintenance program.

Condition reason: To ensure that the development is adequately landscaped and maintained, and in accordance with the approved plans

22. **External lighting**

Before the issue of a Construction Certificate, plans detailing external lighting must be prepared by a suitably qualified person. The lighting plan must be consistent with the approved plans and documents, and the following requirements:

- a) comply with AS 1158: Lighting for Roads and Public Spaces;
- b) comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting
- c) lighting must be placed at all entrances to, and exits from the premises
- d) lighting must provide coverage of the premises and surrounding areas for visibility and to reduce hidden areas;
- e) lighting must not interfere with traffic safety;
- f) lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and
- g) external lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance.
- h) Relevant council development control plan
- i) Any illumination of signs must not include up-lighting or flashing lights and must be fitted with a dimmer switch if internal illumination is proposed.

The lighting plan must be submitted to the certifier.

Note – All above documents refer to the version in effect at the time the consent is granted.

Condition reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area.

23. **Acoustic Report**

Prior to the issue of a Construction Certificate and once plant and mechanical equipment is determined, an updated acoustic report in accordance with relevant NSW guidelines and standard is to be prepared by a suitably qualified acoustic consultant who is accredited by The Association of Australasian Acoustic Consultants or Australian Acoustical Society.

Detailed plans must be prepared by a suitably qualified person and provided to the Certifier that detail Acoustic measures as identified/recommended in the approved Acoustic Report.

Condition reason: To protect the amenity of the local area

24. **Reuse of Materials**
Prior to the issue of a Construction Certificate, should the dwelling be unable to be relocated, details of how heritage fabric and elements of the cottage will be reused and/or displayed, must be submitted to Council for approval. Reuse of the material must be maximised. In the event that heritage fabric or moveable elements cannot be reused suitable justification must be submitted to and approved by Council.
Condition reason: To encourage the reuse of material and conserve heritage fabric

Before Building Commences

25. **Erosion and sediment controls in place**
Before any site work commences, the Principal Certifier or Council (where a principal certifier is not required), must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction' (the Blue Book) (as amended from time to time).
Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways
26. **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
27. **Traffic Guidance Scheme**
A Traffic Guidance Scheme (TGS) shall be prepared by a transport for NSW accredited person for the temporary traffic signage layout and vehicle movements to be used during the demolition/construction process. The TGS shall be submitted to and approved by Council prior to works commencing.
Condition reason: To ensure traffic movements around the site are safely managed
28. **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)

29. **Issue of Construction Certificate**

No Construction is to be commenced until a Construction Certificate has been issued.

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

30. **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

31. **Dilapidation Report**

Submit to Council a dilapidation report detailing the condition of all Public assets within the vicinity of the development. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs, street lights or any other Council or Public assets in the vicinity of the development. The dilapidation report will be required to be submitted to Council prior to the issue of the Section 138 Roads Act Works approval or the issue of any construction certificate for works on the site. The dilapidation report may be updated with the approval of Council prior to the commencement of works. The report will be used by Council to establish damage to Council's assets resulting from the development works.

Condition reason: To establish and document the condition of public assets.

During Building Work

32. **Discovery of relics and Aboriginal objects**

While site work is being carried out, if a person reasonably suspects a relic of Aboriginal object is discovered:

- a the work in the area of the discovery must cease immediately;
- b the following must be notified
 - i) for a relic - the Heritage Council; or
 - ii) for an Aboriginal object - the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

Site work may recommence at a time confirmed in writing by:

- a for a relic - the Heritage Council; or
- b for an Aboriginal object - the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the *National Parks and Wildlife Act 1974*, section 85.

Condition reason: To ensure the protection of objects of potential significance during works

33. **Implementation of the site management plans**

While site work is being carried out:

- a the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times, and
- b a copy of these plans must be kept on site at all times and made available to council

officers upon request.

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

34. **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 Austroads, AS2890 and Northern Rivers Local Government Development Design and Construction Manual.

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

35. **Procedure for critical stage inspections**

While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant Construction Certificate.

Condition reason: To require approval to proceed with building work following each critical stage inspection

36. **Surveys by a registered surveyor**

While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor and provided to the principal certifier:

- a All footings / foundations in relation to the site boundaries and any registered and proposed easements
- b At other stages of construction - any marks that are required by the principal certifier.

Condition reason: To ensure buildings are sited and positioned in the approved location

37. **Unexpected Finds Procedure**

All works on site shall be undertaken in accordance with the approved Construction Management Plan. 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

38. **Working Construction Hours - Commercial**

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 6.00pm Saturdays
- iii No work permitted on Sundays and public holidays

Site work is not to be carried out outside of these times except where there is an emergency, for urgent work directed by a police officer/public authority or in extenuating circumstances with written approval from Clarence Valley Council. Evidence of prior consultation with any nearby residents will need to be supplied to Council with any request to vary hours.

Condition reason: To protect the amenity of the surrounding area

39. **Site Safety Management**

Building equipment and/or materials shall be contained wholly within the site and not be stored or operated on the footpath or roadway unless specific written approval has been obtained from Council beforehand.

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

40. **Shoring and Adequacy of Adjoining Property**

If the development involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense:

- a Protect and support the building, structure or work from possible damage from the excavation, and
- b Where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Condition reason: Prescribed condition - EP&A Regulation clause 74

41. **Approved Plans Onsite**

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

Condition reason: To provide certainty on the terms of approval and approved plans.

42. **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 of

43. **Waste management Plan**

The waste management plan submitted with this application shall be complied with during demolition/construction work.

Condition reason: To recycle and reuse resources where possible and reduce the amount of construction waste going to landfill

44. **Filling Material**

Filling material must be limited to the following:

- a Virgin excavated natural material (VENM)
- b Excavated natural material (ENM) certified as such in accordance with the *Protection of the Environment Operations (Waste) Regulations 2014*.

Material subject to a Waste exemption under Clauses 91 and 92 *Protection of the Environment Operations (Waste) Regulations 2014* and certified by the NSW Environment Protection Authority as being "fit for purpose" with respect to the development subject of this application.

Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants

Before Issue of an Occupation Certificates

45. **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

46. **Work-As-Executed Plans**

In accordance with the Northern Rivers Local Government Development Design and Construction Manual and prior to the release of the Occupation Certificate, the applicant must provide Work as Executed (WAE) plans for all civil engineering works and certification from the supervising professional engineer or registered surveyor, that the works have been constructed in accordance with the approved plans and specifications.

Where sewer works are involved the WAE plans must include sewer junction sheet records in accordance with the requirements of Clarence Valley Council.

For the construction of Water Sensitive Urban Design systems the WAE plans shall include detailed records of the materials used, inspection and testing.

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

47. **Maintenance Bond**

Prior to release of the Occupation Certificate, where the total value of works to become Council infrastructure is greater than \$10,000, a maintenance bond is required for 5% of the contract value for works that will become Council infrastructure or \$2,500 whichever is greater. This is required in each stage of the development

All work is subject to a maintenance period of six (6) months from the date of Practical Completion as certified by Council or accredited private certifier. The maintenance period may be extended due to material or construction work compliance reasons or should the application for an Occupation Certificate be delayed beyond the maintenance period. The maintenance period and bond amounts for Water Sensitive Urban Design components must be in accordance with the Council approved stormwater management plan.

At the end of the Maintenance Period an ‘Off Maintenance’ inspection must be held with Council or accredited private certifier to confirm the compliance and performance of the constructed works, in accordance with the Northern Rivers Local Government Development Design and Construction Manual (NRDC).

Where constructed works to become public infrastructure have been controlled by private certifier Council must attend the ‘Off Maintenance’ inspection. The documentation, compliance and performance of the constructed works must be in accordance with NRDC for Council to accept responsibility for the infrastructure.

The Council will hold a bond in accordance with Council's fees and charges for constructed public infrastructure works until such time as Council accept the works 'Off Maintenance'.

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

48. **Certification of acoustic measures**

Before the issue of an Occupation Certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the acoustic measures have been installed in accordance with the acoustic report approved under this consent.

Condition reason: To protect the amenity of the local area

49. **Heritage Interpretation**

A Heritage Interpretation Plan is to be prepared by a suitably qualified person to identify significant themes and narratives for interpretation associated with the former cottage, and identify locations, media and indicative content for interpretation of the site. This may include the repurposing of heritage fabric and moveable elements salvaged from the original cottage. Detailed drawings of interpretation devices, and content for the subject site are to be submitted to and approved by Council. Elements of the heritage interpretation plan are to be installed prior to issue of the Occupation Certificate.

Condition reason: Ensure that the history and significance of buildings on the subject land are documented and preserved

50. **Certificate of Compliance**

A Certificate of Compliance for Water and Sewer works must be obtained from Council prior to issue of the Building Occupation Certificate. This may require payment of a fee.

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

51. **Construction of Carparks and Access**

Car parking, driveways, manoeuvring and access areas must be constructed, sealed, line marked and drained in accordance with the approved plan prior to issue of the Occupation Certificate.

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

52. **Revegetation of Site**

Prior to issue of the Occupation Certificate 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

53. **Repair of infrastructure**

Before the issue of an Occupation Certificate:

- 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

54. **Occupation Certificate**

The development is not to be occupied or used until such time as an Occupation Certificate has been issued.

Condition reason: To ensure the safety of the occupants

55. **Display of street/road number**

The Road Number 8 Villiers Street has been allocated to the premises and shall be clearly displayed so it is visible from the road. The site and size of any mail boxes should meet Australia Post guidelines.

Condition reason: To reduce confusion and assist Australia Post, emergency services and the general community in locating the premises

56. **Completion of landscape and tree works**

Before the issue of the Occupation Certificate, the certifier must be satisfied all landscape and tree-works have been 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)

57. **Certification of acoustic measures**

Before the issue of an Occupation Certificate, a suitably qualified person must provide details demonstrating compliance to the principal certifier that the acoustic measures have been installed in accordance with the acoustic report approved under this consent.

Condition reason: To protect the amenity of the local area

58. **Plan of Management**

Prior to the issue of the Occupation Certificate, a Plan of Management for the operation of the use shall be submitted to and approved by Council. The Plan of Management must detail mitigation and management measures of potential social impacts, including (but not limited to):

- a Detailing hours of operation,
- b Proposed activities schedules including scheduling loud music sessions during the day to reduce impact on neighbours,
- c Implementation of complaints and issues management procedures, including:
 - i. Central location for ensuring all complaints are properly recorded and tracked.
 - ii. Transparent internal complaints management procedure.

Condition reason: To protect the amenity of the local area

59. **Installation of bicycles spaces**

Prior to the issue of the Occupation Certificate, 5 bicycle spaces must be installed on the site. All bicycle parking spaces must comply with AS2890.3 (2015), or as amended.

Condition reason: To protect the amenity of the local area

Occupation and Ongoing Use

60. **Maintenance of wastewater and stormwater treatment device**

During occupation and ongoing use of the building, all stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable).

Condition reason: To protect sewerage and stormwater systems

61. **Noise Complaints**

Should a complaint be received by Council and the noise determined to be “offensive noise” as defined under the *Protection of the Environment Operations*, the applicant shall engage a suitably qualified acoustic consultant who is accredited by The Association of Australasian Acoustic Consultants or Australian Acoustical Society at their expense to prepare or review a Noise Impact Assessment (NIA) and recommend reasonable and feasible methods of attenuation to be undertaken if deemed necessary. The operator/owner is to implement the recommendations of the NIA within a timeframe specified by Council's authorised officer.

Condition reason: To ensure attenuation measures are installed in accordance with an accredited consultant report if offensive noise is identified

62. **Managing noise**

During ongoing use of the premises, the premises must be operated in accordance with the acoustic report and plan of management approved under this consent.

Condition reason: To protect the amenity of the local area