

**PROPOSED CONDITIONS**

Condition	Comment	Request
<p><b>18 Easements</b>            Sites located adjacent to Council’s drainage easement and affected by flooding shall comply with the following:</p> <p>a. <b>The proposed building(s) including eaves and gutters shall be located clear of existing and proposed Council easements within the site.</b>            Plans demonstrating this requirement are to be submitted to the certifier before the issue of the construction certificate. All approved construction details shall be consistent with this requirement. Proposed buildings shall be located clear of floodway through the site.</p> <p>....</p>	<p>The proposed building (deck between the pavilions) is to be constructed over the east west drainage easement.</p> <p>This condition would appear to preclude this.</p> <p>The proposed suspended ground floor slab on top of the existing drainage pipe will comprise removable honed precast concrete pavement. This will allow access for maintenance and is understood to be acceptable to Council.</p> <p>Condition appears to standard and not applicable.</p>	<p>Delete 18(a)</p>
<p><b>19. Stormwater drainage</b>            Stormwater drainage from the development shall be designed so as to comply with Council's Development Engineering Standards and the requirements of the BASIX Certificate. <b>For this development, Council requires that the stormwater runoff from within the development site shall be collected and controlled by means of an on-site stormwater detention system, in accordance with Council's Development Engineering Standards.</b> A final detailed stormwater drainage design shall be prepared by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 in accordance with the above requirements and shall generally be in accordance with the approved concept stormwater plan as shown in the table below. The final plan shall be certified by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 that it complies with Council's Development Engineering Standards, the BASIX Certificate and the relevant Australian Standards.</p> <p>....</p>	<p>The site is subject to flooding and therefore consistent with Council’s requirements no OSD is proposed as shown on the stormwater plans to be approved as part of the development.</p> <p>Highlighted part of condition appears to standard and not applicable.</p>	<p>Delete highlighted wording</p>