

**DA.2020.1351 - Construct Recreation Facilities (Indoor and Outdoor) and associated landscaping.**

**CONDITIONS OF CONSENT**

**1. APPROVED DEVELOPMENT AND PLANS (DA.03)**

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Drawing Number
<b>1. Multipurpose Stadium – Drawing Set</b>			
Cover Sheet	Oxygen Pty Ltd	E 14.01.2021	15.028.300
Multipurpose Stadium - Site Plan	Oxygen Pty Ltd	E 14.01.2021	15.028.301
Multipurpose Stadium - Floor Plan	Oxygen Pty Ltd	E 14.01.2021	15.028.302
Multipurpose Stadium - Section	Oxygen Pty Ltd	E 14.01.2021	15.028.303
Multipurpose Stadium – Elevations	Oxygen Pty Ltd	E 14.01.2021	15.028.304
Multipurpose Stadium Perspectives 01	Oxygen Pty Ltd	E 14.01.2021	15.028.305
Multipurpose Stadium Perspectives 02	Oxygen Pty Ltd	E 14.01.2021	15.028.306
Building Materials	Oxygen Pty Ltd	E 20.10.2020	15.028 30
<b>2. Major and Minor Pavilions – Drawing Set</b>			
Major Pavilion - Floor Plan	PWA Surveying & Spatial	I 04.03.2022	57859 No. 01
Minor Pavilion 1- Floor Plan	PWA Surveying & Spatial	I 04.03.2022	57859 No.2
Minor Pavilion 2 - Floor Plan	PWA Surveying & Spatial	A 04.03.2022	57859 No. 6
Major Pavilion - Elevations	PWA Surveying & Spatial	H 04.03.2022	57859 No. 3
Minor Pavilion 1 - Elevations	PWA Surveying & Spatial	B 04.03.2022	57859 No. 4
Minor Pavilion 2 - Elevations	PWA Surveying & Spatial	A 04.03.2022	57859 No. 7
Pavilion External Finishes	PWA Surveying & Spatial	A 04.03.2022	57860 No. 8
<b>3. Reconstructed Stone Clade Amenity Building – Bus Shelter – Drawing Set</b>			
Stone Clad Amenity Building /Cover Sheet 1	Spiire Pty Ltd	D/09/02/22	309501LD100
Stone Clad Amenity Building / Schedules Sheet 1	Spiire Pty Ltd	D/09/02/22	309501LD200
Stone Clad Amenity Building / General Arrangement Sheet 1	Spiire Pty Ltd	D/09/02/22	309501LD300
Stone Clad Amenity Building /Grading and Drainage Plans Sheet 1	Spiire Pty Ltd	C/09/02/22	309501LD400
Stone Clad Amenity Building /Planting Plans - Sheet 1	Spiire Pty Ltd	D/09/02/22	309501LD700
Stone Clad Amenity Building / Detailed Design Sheet 1	Spiire Pty Ltd	D/09/02/22	309501LD900
Stone Clad Amenity Building / Detailed Design Sheet 2	Spiire Pty Ltd	D/09/02/22	309501LD901
Stone Clad Amenity Building / Section and Elevation Sheet 3	Spiire Pty Ltd	D/09/02/22	309501LD902
Stone Clad Amenity Building /Roof and Floor Plan, Finishes Sheet 4	Spiire Pty Ltd	D/09/02/22	309501LD903

Title / Description	Prepared by	Issue/Revision & Date	Drawing Number
Stone Clad Amenity Block – Cover Sheet	MSH Structural Engineering	A/ Feb 22	S000
Stone Clad Amenity Block – Construction Notes Sheet 1	MSH Structural Engineering	A/ Feb 22	S001
Stone Clad Amenity Building - Footing Marking Plan and Precast Wall Dowel Setout Plans	MSH Structural Engineering	A/ Feb 22	S100
Stone Clad Amenity Block - Typical Details Sheet 1	MSH Structural Engineering	A/ Feb 22	S101
Stone Clad Amenity Block - Steel Column & Roof Steelwork Markings Plans	MSH Structural Engineering	A/ Feb 22	S105
Stone Clad Amenity Block - Steelwork Elevations Sheet 1	MSH Structural Engineering	A/ Feb 22	S200
Stone Clad Amenity Block - Steelwork Sections Sheet 1	MSH Structural Engineering	A/ Feb 22	S250
<b>4. Site Plan for Building RLs – Drawing</b>			
Final Contour Plan	Spiire Pty Ltd	A 07-09-21	308402CX590
<b>5. Pavilion Typical Cross Section Detail - Drawings</b>			
Typical Cross Sections - Sheet 1 - Minor Pavilion 1 (fields 5 & 6)	Spiire	B 10.12.21	308402CC060
Typical Cross Sections - Sheet 2 - Minor Pavilion 2 (field 2 & 4)	Spiire	B 10.12.21	308402CC061
Typical Cross Sections - Sheet 3 - Minor Pavilion 2 (fields 2 & 4)	Spiire	B 10.12.21	308402CC062
Typical Cross Sections - Sheet 4 - Major Pavilion (fields 1 & 3)	Spiire	B 10.12.21	308402CC063
Typical Cross Sections - Sheet 5 - Major Pavilion (fields 1 & 3)	Spiire	B 10.12.21	308402CC064
Grading Plan Sheet 1	Spiire Pty Ltd	B 03/02/22	308402CC200
Grading Plan Sheet 2	Spiire Pty Ltd	B 03/02/22	308402CC201
Grading Plan Sheet 3	Spiire Pty Ltd	B 03/02/22	308402CC202
Site Long Sections Sheet 1	Spiire Pty Ltd	B 03/02/22	308402CC210
<b>6. Landscape Planting Design - Drawings</b>			
Cover - Sheet 1	Spiire Pty Ltd	A 08/02/22	309445LD100
Schedules - Sheet 1	Spiire Pty Ltd	A 08/02/22	309445LD200
Schedules - Sheet 2	Spiire Pty Ltd	A 08/02/22	309445LD201
General Arrangement Plan - Sheet 1	Spiire Pty Ltd	B 08/02/22	309445LD300
General Arrangement Plan - Sheet 2	Spiire Pty Ltd	B 08/02/22	309445LD301
General Arrangement Plan - Sheet 3	Spiire Pty Ltd	B 08/02/22	309445LD302
General Arrangement Plan - Sheet 4	Spiire Pty Ltd	B 08/02/22	309445LD303
Planting Plans - Sheet 1	Spiire Pty Ltd	A 08/02/22	309445LD700
Planting Plans - Sheet 2	Spiire Pty Ltd	A 08/02/22	309445LD701
Planting Plans - Sheet 3	Spiire Pty Ltd	A 08/02/22	309445LD702
Planting Plans - Sheet 4	Spiire Pty Ltd	A 08/02/22	309445LD703
Planting Plans - Sheet 5	Spiire Pty Ltd	A 08/02/22	309445LD704
Planting Plans - Sheet 6	Spiire Pty Ltd	A 08/02/22	309445LD705
Planting Plans - Sheet 7	Spiire Pty Ltd	A 08/02/22	309445LD706
Planting Plans - Sheet 8	Spiire Pty Ltd	A 08/02/22	309445LD707
Planting Plans - Sheet 9	Spiire Pty Ltd	A 08/02/22	309445LD708

Title / Description	Prepared by	Issue/Revision & Date	Drawing Number
Planting Plans - Sheet 10	Spiire Pty Ltd	A 08/02/22	309445LD709
Planting Plans - Sheet 11	Spiire Pty Ltd	A 08/02/22	309445LD710
Planting Plans - Sheet 12	Spiire Pty Ltd	A 08/02/22	309445LD711
Planting Plans - Sheet 13	Spiire Pty Ltd	A 08/02/22	309445LD712
Planting Plans - Sheet 14	Spiire Pty Ltd	A 08/02/22	309445LD713
Planting Plans - Sheet 15	Spiire Pty Ltd	A 08/02/22	309445LD714
Planting Plans - Sheet 16	Spiire Pty Ltd	A 08/02/22	309445LD715
Planting Plans - Sheet 17	Spiire Pty Ltd	A 08/02/22	309445LD716
Planting Plans - Sheet 18	Spiire Pty Ltd	A 08/02/22	309445LD717
Planting Plans - Sheet 19	Spiire Pty Ltd	A 08/02/22	309445LD718
Planting Plans - Sheet 20	Spiire Pty Ltd	A 08/02/22	309445LD719
Planting Plans - Sheet 21	Spiire Pty Ltd	A 08/02/22	309445LD720
Details - Sheet 1	Spiire Pty Ltd	A 08/02/22	309445LD900
Details - Sheet 2	Spiire Pty Ltd	A 08/02/22	309445LD901

*Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.*

## **2. SITE AUDIT STATEMENT**

Prior to issue of a Construction Certificate a Site Audit Statement (SAS) and Site Audit Report (SAR) must be prepared by an accredited site auditor in accordance with the *Contaminated Land Management Act 1997 (CLM Act)* and be submitted to Council. The SAS must unequivocally state that the site has been remediated and validated and is suitable for its designated land use.

Any recommendations or conditions contained within the SAR or the SAS must be implemented and any ongoing management conditions will become enforceable under this consent.

It is acknowledged that the Keane's environmental clearance certificates have been submitted as evidence of removal of non friable asbestos as category 2 works however to ensure that the obligations under Clause 7 of the *State Environment Planning Policy 55 – Remediation of Land (SEPP 55)* have been addressed a SAS and SAR is required.

*Reason: To ensure construction works only proceed after a Site Audit Statement has been received confirming that the site is capable of being remediated for a future designated land use.*

## **SPECIAL CONDITIONS**

### **3. NSW Heritage**

- a. No Aboriginal objects may be harmed without an approval from Heritage NSW.
- b. If any Aboriginal object(s) is discovered and/or harmed in, or under the land, while undertaking *the proposed development activities*, the proponent must:
  - o *Not further harm the object*
  - o *Immediately cease all work at the particular location*

- o *Secure the area so as to avoid further harm to the Aboriginal object*
- o *Notify Heritage NSW as soon as practical on 131 555 or emailing [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au), providing any details of the Aboriginal object and its location*
- o *Not recommence any work at the particular location unless authorised in writing by Heritage NSW.*
- c. If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before work may continue.
- d. In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.
- e. All work is to be undertaken in accordance with the Aboriginal Heritage Impact Permit (see AHIP **number: 4791**) **issued by the Heritage NSW.**

#### **4. NSW Police**

- a. Additional CCTV cameras to be provided within the car park in visible locations to provide comprehensive coverage of this space.
- b. A back to base alarm encompassing motion sensors inside the buildings be provided.
- c. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. A safety convention for vegetation is lower tree limbs should be above average head height, and shrubs should not provide easy *concealment (I.E keep under 70cm of height)*.

#### **5. Comply with the Building Code of Australia**

All work is to comply with the current edition of the Building Code of Australia.

*Reason: All building work is carried out in accordance with relevant construction standards. (DA.05.06)*

#### **6. Construction within Boundaries**

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

*Reason: Approved works are to be contained wholly within the subject site. (DA.05.07)*

#### **7. Copy to Owner**

A copy of this consent is to be provided to the owner.

*Reason: To ensure the owner is aware of the requirements imposed under the consent. (DA.05.08)*

## **8. Imported Fill**

All fill delivered to site has to be certified Virgin Excavated Natural Material (VENM) and Excavated Natural Material (ENM).

*Reason: Only clean and non-contaminated fill is used on site. (DA.05.13)*

## **9. Obtain Construction Certificate**

Obtain a construction certificate from accredited private certifier before undertaking any building work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least two (2) days before undertaking any building work in accordance with that construction certificate.

*Reason: Work is undertaken in accordance with this consent & relevant construction standards. (DA.05.02)*

## **CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE** **(DA.06)**

### **10. Submit a Construction Management Plan**

Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must:

- a) describe the proposed construction works and construction program and,
- b) set standards and performance criteria to be met by the construction works and,
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- d) identify procedures to receive, register, report and respond to complaints and,
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plans

*Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works. (DA.06.13)*

### **11. Submit Flood Engineer's Certificate**

Prior to the issue of any Construction Certificate (Building) a certificate from a practicing structural engineer must be submitted to the Principal Certifying Authority to certify that;

- a) for a design criteria of 48 hours, ground saturation forces transmitted by the structure to the ground can be withstood by the foundations and ground conditions existing during a flood event and,
- b) the design of the proposed works is structurally sound to withstand all flood events up to a least a 1% AEP flood.

*Reason: To ensure the structural stability of the building during a flood event. (DA.06.01)*

### **12. Water & Sewer Compliance Certificate – Design**

Prior to the release of a Section 68 application for development works in accordance with the *Water Management Act 2000* must be obtained from Council.

A water and sewer compliance certificate is to be applied for in conjunction with application for Section 68 application.

*Reason: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications. (DA.06.03)*

### **13. On-Site Detention System Design**

Prior to Construction Certificate being issued, an on-site detention system design conforming to Council's Development Design specification shall be submitted to Council. The design shall be accompanied by a certification from a suitably qualified hydraulics engineer.

*Reason: To ensure on site detention is designed in accordance with the Council's specification.*

## **CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (DA.08)**

### **14. Appoint Principal Certifying Authority()**

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed PCA to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

*Reason: To provide for supervision of the subdivision works. (DA.08.01)*

### **15. Site Identification**

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that "unauthorised entry to the work site is prohibited".

*Reason: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. (DA.08.03)*

### **16. Traffic Management**

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Council under Section 138 of the *Roads Act 1993*. Where occupancy of the road reserve is required, a Section 138 application shall accompany the Traffic Management Plan for Local Roads or an approved ROL from the Roads and Maritime Service for State Roads.

*Reason: To ensure that works carried out comply with the Roads Act. (DA.08.04)*

### **17. Section 138 Consent**

Prior to undertaking any works within a public road reserve, an application under Section 138 of the *Roads Act 1993* is to be submitted to and approved by Queanbeyan-Palerang Regional Council.

*Reason: To ensure that works carried out comply with the Roads Act. (DA.08.04)*

## **18. Sediment and Erosion Control Plan**

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication *Managing Urban Stormwater -Soils and Construction* (4th Edition 2004- "Blue Book").

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

*Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution. (DA.08.07)*

## **19. Sediment and Erosion Controls**

Install and maintain sediment and erosion controls, prior to and during construction activities, in accordance with the approved Erosion and Sediment Control Plan, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows,

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

*Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution. (DA.08.08)*

## **20. Retain and Protect Trees on Public Land**

All trees located on Council owned or managed lands, including the verge between the property boundary and the street kerb and gutter, must be protected in accordance with 'AS4970-2009 Tree Protection on Development Sites' and the following measures:

- a) During construction, ensure retained trees are protected by cyclone/chain mesh fencing

The fencing must:

- 1) extend around the drip line of the tree,
- 2) be a minimum of 1.8 metres high,
- 3) consist of a minimum of 4 panels,
- 4) be erected prior to commencement of any work; and
- 5) remain in place until all site works have been completed.

- b) Comply with the measures outlined within the approved Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist (If applicable).

Please note that verge surfaces, including soft and hardscape areas, are subject to protection measures during construction according to other Council policies.

*Reason: To ensure that tree(s), including street trees, are protected from damage during construction.*

## **CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/ OR BUILDING WORKS**

### **(DA.09)**

#### **21. Hours of Operation for Works**

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays: 7.00am to 6.00pm

Saturdays: 8.00am to 4.00pm

Sundays and Public Holidays: NIL

*Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. (DA.09.01)*

#### **22. Approval Documents**

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

*Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check. (DA.09.02)*

#### **23. Construction Facilities**

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

*Reason: To provide adequate facilities to the work site. (DA.09.04)*

#### **24. Unexpected Finds**

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

*Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. (DA.09.05)*

#### **25. All Works to Be Confined to the Site**

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.
- b) Comply with the requirements of AS 2601-2001 – The demolition of structures.
- c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

*Reason: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired. (DA.09.08)*



## **26. Construction Waste Management**

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

*Reason: To ensure adequate waste management practices are in place during the construction phase. (DA.09.10)*

## **27. Protection of Adjoining structures**

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an appropriate manner, and
- (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- (d) satisfy the requirements of SafeWork.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

## **28. Unauthorised Use of Public Land**

No building materials are to be stored or construction activities undertaken on public or adjoining land without Prior written approval from Council.

*Reason: To prevent unnecessary disturbance to public land. (DA.09.13)*

## **29. Work on Adjoining Land Is Limited**

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:

- a) Installation of a temporary, stabilised construction access across the verge.
- b) Installation of services.
- c) Construction of an approved permanent verge crossing.

*Reason: To minimise interference with the verge and its accessibility by pedestrians. (DA.09.14)*

## **30. Works Sites to Be Fenced**

A perimeter safety fence must be erected between the development site and public places before commencement of any other work.

*Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. (DA.09.19)*

## **31. Temporary Vehicle Access**

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as

required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

*Reason: To minimise transfer of soil from the site onto the road pavement. (DA.09.20)*

### **32. Submit Survey Plan Showing Boundary Setbacks**

The car park and associated structures must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries must be prepared upon completion of the base course brickwork and then be submitted to the Principal Certifying Authority.

*Reason: To ensure building has been sited in accordance with the approved plans. (DA.09.21)*

### **33. Storage of Dangerous Substances is Prohibited (Flooding)**

The storage of the following substances in quantities, other than for isolated or occasional household purposes, is prohibited for this development;

Acetone	Celluloid	Magnesium
Ammonia	Chlorine	Nitric Acid
Benzine	Petrol	Phosphorus
Sodium	Sulphur	Potassium
Carbon	Disulfide	Hydrochloric Acid

*Reason: To ensure that substances that are extremely vulnerable to flood conditions are not stored in quantities that will cause adverse impacts in the event of a flood as the land is located within a "designated flood" area as defined in Section 2.5 "Flood Management" of Queanbeyan Development Control Plan 2012. (DA.09.28)*

### **34. Electrical Services in New Buildings (Flooding)**

All electrical power connections, switch boards and transformers must be installed at a level above RL583.65mAHD.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding. (DA.09.29)*

### **35. Equipment Storage below Flood Planning Level (Flooding)**

All electrical and mechanical services and equipment that has to be installed below RL 583.65mAHD must conform to the following:

- *Equipment*

All electrical and mechanical equipment must be capable of disconnection by a single plug and socket assembly.

- *Services*

A sign, advising that electrical and mechanical services must be thoroughly cleaned or replaced and be checked by a qualified electrical contractor before commencement of reuse, must be installed in close proximity to those services.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding. (DA.09.31)*

### **36. Floor Level above the 1% AEP Flood Level (Flooding)**

The floor level of the minor pavilion building adjacent to Jerrabomberra Creek must be a minimum 300mm above the 1% AEP flood level (RL583.65mAHD) which for this allotment is

at RL583.35mAHD. A survey plan that identifies the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority.

*Reason: To ensure that the floor level of the building is set at or above the 1% AEP flood level so as to minimise the risk of flood damage to the building and its occupants. (DA.09.32 )*

### **37. Flood Management Plan**

Prior to the issue of the any Occupation Certificate a detailed Flood Management Plan, incorporating flood protection measures for goods and equipment must be submitted to, and endorsed by Council.

*Reason: To protect goods and equipment in the event of a flood. (DA.10.89)*

### **38. Sewage Connection**

Prior to completion connect all buildings (basketball stadium, major pavilion, and two minor pavilions) with amenities to Queanbeyan-Palerang Regional Council's sewerage infrastructure.

*Reason: Premises are connected to available sewerage system. (DA.10.010)*

### **39. Sewage Reflux Valve**

A sewer reflux valve shall be fitted in accordance with AS/NZS 3500 – Plumbing and Drainage to the internal sewer drainage system upstream of the property boundary trap / shaft so as to prevent the backflow from the sewer from the authority's sewer entering the buildings (basketball stadium, major pavilion, and two minor pavilions).

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding. (DA.10.011 )*

### **40. Lighting in Car Parks and Public Spaces**

Lighting throughout the car parking areas and in public spaces must comply with AS/NZS 2890.1:2004 - Parking Facilities - Off-Street Car Parking, and AS/NZS 1158 - Lighting for Roads and Public Spaces.

*Reason: To ensure the provision of adequate lighting within the development. (DA.10.102)*

### **41. Vehicle and Goods Storage Confined to the Site**

All loading and unloading activities in connection with the development must be carried out wholly within the site and all goods and vehicles associated with the development must be accommodated wholly within the site.

*Reason: To ensure free flow of vehicular and pedestrian traffic on the road and the verge. (DA.12.03 )*

## **CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

### **42. Water and Sewer Compliance Certificate - Service**

Prior to the release of a Completion Certificate, a certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council.

*Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.*

**Note:** This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure. (DA.11.03)

### **43. Repair damaged public property**

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

*Reason: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. (DA.10.17)*

#### **44. Submit Approval by Essential Energy**

A written declaration from Essential Energy that all clearances from the **proposed parking lot** to power lines have been achieved must be submitted to Council within seven days of installation.

*Reason: To ensure signs do not interfere with electricity supply lines. (DA.10.101)*

#### **45. Stormwater Disposal Requirements**

All stormwater from the site must be trapped and piped to the stormwater pit via an on-site detention system to limit the discharge from the site to the pre-development rate in accordance with Council's D5 Development Design Specification.

*Reason: To provide satisfactory stormwater disposal. (DA.10.124)*

#### **46. Car Parking to Comply with AS/NZS2890**

All car parks must comply with AS/NZS2890 - 2004 Parking Facilities. Pavement line marking with bay dimensions to comply with AS/NZS2890.1-2004 and AS/NZS2890.6 - 2009, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bay/s.

*Reason: To provide adequate off-street car parking. (DA.10.125)*

#### **47. Provide Water Service and Water Meter**

A new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.

The main meter shall be installed in an easily accessible position in the common property at the front of the site, or other accessible position approved by Council.

*Reason: To ensure that the development is appropriately water metered. (DA.10.128 )*

*Note: The water meter configuration is to be an 'In-Series water meter layout' as shown in Attachment A of Council's 'Water Meters and Water Supply Policy' - available on the Queanbeyan Palerang Regional Council website.*

#### **48. Works as Executed – On-Site Detention System**

Prior to Occupation Certificate, Work as Executed drawings of the constructed on site detention system certified by the designer are to be submitted to Council accompanied by evidence of restriction of land use of the land and positive covenant over the lot in favour of Council.

*Reason: To ensure on site detention is constructed in accordance with the designed system and that its ongoing maintenance is enforceable by law. (DA.10.130)*

#### **49. All Surfaces to Be Concrete or Bitumen Sealed or Asphalt**

All parking spaces, loading bays, driveways and turning aisles must be concrete or bitumen sealed or asphalt, with all parking spaces line marked.

*Reason: To ensure car parking spaces are functional prior to use of the premises. (DA.11.24)*

#### **50. Maintain Car Parking Areas and Driveway Seals**

All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition, including line/pavement marking.

*Reason: To ensure car park areas are useable. (DA.12.01)*

#### **51. Work In Accordance with Engineering Specifications**

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Design and Construction Specifications*.

*Reason: To ensure construction and restoration work is in accordance with Council's requirements. (DA.11.54)*

#### **52. Obtain Occupation Certificate**

Do not occupy or use the premises until an occupation certificate has been issued by an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

*Reason: Ensure that the building complies with relevant standards.*

#### **53. Water and Sewer Compliance Certificate - Service**

Prior to the release of an Occupation Certificate, a certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council.

*Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.*

**Note:** This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.

#### **54. Work in Accordance with Engineering Specifications**

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Design and Construction Specifications*.

*Reason: To ensure construction and restoration work is in accordance with Council's requirements.*

### **CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES**

#### **55. Vehicle and Goods Storage Confined to the Site**

All loading and unloading activities in connection with the development must be carried out wholly within the site and all goods and vehicles associated with the development must be accommodated wholly within the site.

*Reason: To ensure free flow of vehicular and pedestrian traffic on the road and the verge.*

#### **56. Car Parking Spaces to be Kept Free at all Times**

All car parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas

must not be used for the storage of any goods or materials and must be available for their intended use at all times. The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.

*Reason: To ensure such areas are available for occupants and visitors of the site and parking on site is used for the development.*

#### **57. Surface Water**

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

*Reason: Stormwater disposal does not impact on the building or neighbouring properties.*

#### **58. Essential Fire Safety**

The owner of the building must maintain each essential fire safety measure in the building premises to a standard no less than that specified in the schedule.

*Reason: To ensure compliance with Environmental Planning and Assessment Regulation 2000.*

#### **59. Plumbing and Drainage Installation Regulations**

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2005, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

*Reason: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2005.*

#### **60. Inspection of Plumbing and Drainage**

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

*Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.*

#### **61. Floor Level to Be 150mm Above Yard Gully**

The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

*Reason: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system.*

#### **62. Heated Water Not To Exceed 50 Degrees C**

All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.

All heated water installation for any accessible facility must deliver hot water at a temperature not exceeding 45° Celsius.

*Reason: To prevent accidental scalding.*