**CONDITIONS OF CONSENT (DRAFT / PROPOSED)**

**DA.2021.1549**

**APPROVED DEVELOPMENT AND PLANS**

1. **APPROVED DEVELOPMENT AND PLANS**

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Drawing Number** | **Drawing Title** | **Drawing Date** | **Revision** | **Author** |
| **Engineering and Utilities Design** | | | |  |
| 308534CA005 | General Arrangement Plan Layout RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA010 | Existing Services Plan | 15/06/2022 | B | Spiire |
| 308534CA060 | Construction Management Concept Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA061 | Construction Management Concept Plan - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA062 | Construction Management Concept Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA100 | Street Hierarchy Plan Layout - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA110 | Path Network Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA120 | Typical Cross Sections - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA121 | Typical Cross Sections - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA122 | Typical Cross Sections - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA123 | Typical Cross Sections - sheet 4 | 15/06/2022 | B | Spiire |
| 308534CA124 | Typical Cross Sections - sheet 5 - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA150 | Typical Details - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA151 | Typical Details - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA152 | Typical Details - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA153 | Typical Details - sheet 4 | 15/06/2022 | B | Spiire |
| 308534CA170 | Bus Route Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA180 | Driveway Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA181 | Driveway Plan - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA182 | Driveway Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA200 | Grading Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA201 | Grading Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA202 | Grading Plan - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA203 | Grading Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA300 | Intersection Details - sheet 1 - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA301 | Intersection Details - sheet 2 - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA302 | Intersection Details - sheet 3 - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA303 | Intersection Details - sheet 4 | 15/06/2022 | D | Spiire |
| 308534CA310 | Intersection Sight Distance - sheet 1 | 15/06/2022 | C | Spiire |
| 308534CA311 | Intersection Sight Distance - sheet 2 | 15/06/2022 | C | Spiire |
| 308534CA312 | Intersection Sight Distance - sheet 3 - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA313 | Intersection Sight Distance - sheet 4 - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA320 | Intersection Turning Movements - sheet 1 - RED AMENDED BY COUNCIL | 15/06/2022 | B | Spiire |
| 308534CA321 | Intersection Turning Movements - sheet 2 | 15/06/2022 | D | Spiire |
| 308534CA330 | Neighbourhood Centre Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA331 | Neighbourhood Centre Plan - sheet 2 | 15/06/2022 | C | Spiire |
| 308534CA332 | Neighbourhood Centre Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA340 | Road Details - NH3 Intersections | 15/06/2022 | B | Spiire |
| 308534CA341 | Road Details - NH4 reserve | 15/06/2022 | B | Spiire |
| 308534CA350 | Sewer Catchment Plan - Layout | 15/06/2022 | B | Spiire |
| 308534CA360 | Sewer Catchment Details - sheet 1 | 15/06/2022 | C | Spiire |
| 308534CA361 | Sewer Catchment Details - sheet 2 | 15/06/2022 | C | Spiire |
| 308534CA370 | Sewer Concept Master Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA371 | Sewer Concept Master Plan - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA372 | Sewer Concept Master Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA380 | Sewer Pump Station General Arrangement - SPS 04 | 15/06/2022 | B | Spiire |
| 308534CA385 | Sewer Rising Main Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA390 | Sewer Main Long Sections - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA391 | Sewer Main Long Sections - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA392 | Sewer Main Long Sections - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA400 | Water Concept Master Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA410 | Water Concept Plan Potable - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA411 | Water Concept Plan Potable - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA412 | Water Concept Plan Potable - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA413 | Water Concept Plan Potable - Node Details | 15/06/2022 | B | Spiire |
| 308534CA420 | Water Concept Plan Recycled - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA421 | Water Concept Plan Recycled - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA422 | Water Concept Plan Recycled - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA423 | Water Concept Plan Recycled – Node Details | 15/06/2022 | B | Spiire |
| 308534CA500 | Drainage Catchment Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA510 | Drainage Catchment Details - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA520 | Drainage Concept Master Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA521 | Drainage Concept Master Plan - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA522 | Drainage Concept Master Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA600 | Water Sensitive Urban Design Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA601 | Water Sensitive Urban Design Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA602 | Water Sensitive Urban Design Plan - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA603 | Water Sensitive Urban Design Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA630 | Water Sensitive Urban Design Details - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA650 | Bunyip Drive Culvert Crossing Layout | 15/06/2022 | B | Spiire |
| 308534CA651 | Bunyip Drive Culvert Crossing Sections | 15/06/2022 | B | Spiire |
| 308534CA655 | Gorman Drive Bridge Crossing Layout | 15/06/2022 | B | Spiire |
| 308534CA656 | Gorman Drive Bridge Crossing Sections | 15/06/2022 | B | Spiire |
| 308534CA670 | Riparian Corridor Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA671 | Riparian Corridor Plan - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA672 | Riparian Corridor Plan - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA673 | Riparian Corridor Plan - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA700 | Soil and Water Management Plan - General Notes and Details | 15/06/2022 | B | Spiire |
| 308534CA701 | Soil and Water Management Plan - phase 1 - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA702 | Soil and Water Management Plan - phase 1 - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA703 | Soil and Water Management Plan - phase 1 - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA704 | Soil and Water Management Plan - phase 2 - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA705 | Soil and Water Management Plan - phase 2 - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA706 | Soil and Water Management Plan - phase 2 - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA750 | Utility Concept Master Plan Layout | 15/06/2022 | B | Spiire |
| 308534CA800 | Typical Shared Trench Arrangement - sheet 1 | 15/06/2022 | B | Spiire |
| 308534CA801 | Typical Shared Trench Arrangement - sheet 2 | 15/06/2022 | B | Spiire |
| 308534CA802 | Typical Shared Trench Arrangement - sheet 3 | 15/06/2022 | B | Spiire |
| 308534CA803 | Typical Shared Trench Arrangement - sheet 4 | 15/06/2022 | B | Spiire |
| 308534CA804 | Typical Shared Trench Arrangement - sheet 5 | 15/06/2022 | B | Spiire |
| 308534CA805 | Typical Shared Trench Arrangement - sheet 6 | 15/06/2022 | B | Spiire |
| **Landscape Design Drawings** | |
| L-01 | Cover Sheet | 3/06/2022 | F | AECOM |
| L-02 | Landscape Master Plan | 3/06/2022 | F | AECOM |
| L-03 | NH3 Master Plan | 3/06/2022 | F | AECOM |
| L-04 | NH4 Master Plan | 3/06/2022 | F | AECOM |
| L-05 | NH5 Master Plan | 3/06/2022 | F | AECOM |
| L-06 | Staging Plan | 3/06/2022 | F | AECOM |
| L-07 | Pedestrian and Cycle Network | 3/06/2022 | F | AECOM |
| L-08 | Neighbourhood 3 Village Centre - Concept Plan | 3/06/2022 | F | AECOM |
| L-09 | Neighbourhood 3 Village Centre - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-10 | Neighbourhood 4 Village Centre - Concept Plan | 3/06/2022 | F | AECOM |
| L-11 | Neighbourhood 4 Village Centre - Typical Sections | 3/06/2022 | F | AECOM |
| L-12 | Neighbourhood 4 Village Centre - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-13 | Neighbourhood 5 Village Centre - Concept Plan | 3/06/2022 | F | AECOM |
| L-14 | Neighbourhood 5 Village Centre - Typical Sections | 3/06/2022 | F | AECOM |
| L-15 | Neighbourhood 5 Village Centre - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-16 | Old Cooma Road and Entry - Plan | 3/06/2022 | F | AECOM |
| L-17 | Old Cooma Road and Entry - Detail Plan | 3/06/2022 | F | AECOM |
| L-18 | Old Cooma Road and Entry - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-19 | Neighbourhood Park 3 - Plan | 3/06/2022 | F | AECOM |
| L-20 | Neighbourhood Park 3 - Typical Sections | 3/06/2022 | F | AECOM |
| L-21 | Neighbourhood Park 3 - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-24 | Yellow Box Reserve - Plan | 3/06/2022 | F | AECOM |
| L-25 | Yellow Box Reserve - Shearing Shed Education and Information Centre Artist Impressions | 3/06/2022 | F | AECOM |
| L-26 | Yellow Box Reserve - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-27 | Local Park 10 and Pocket Park - Plan | 3/06/2022 | F | AECOM |
| L-28 | Local Park 10 and Pocket Park - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-29 | Local Park 11 - Plan | 3/06/2022 | F | AECOM |
| L-30 | Local Park 11 - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-31 | Local Park 12 and WSUD 11 - Concept Plan | 3/06/2022 | F | AECOM |
| L-32 | Local Park 12 and WSUD 11 - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-33 | Local Park 13 - Concept Plan | 3/06/2022 | F | AECOM |
| L-34 | Local Park 13 - Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-35 | Googong Common Masterplan | 3/06/2022 | F | AECOM |
| L-36 | Googong Common Planting and Landscape Character | 3/06/2022 | F | AECOM |
| L-37 | Native and Exotic Tree Species | 3/06/2022 | F | AECOM |
| L-38 | Street Tree Masterplan | 3/06/2022 | F | AECOM |
| L-39 | Street Tree Species | 3/06/2022 | F | AECOM |
| L-40 | Street Tree Species | 3/06/2022 | F | AECOM |
| L-41 | Street Understorey Masterplan | 3/06/2022 | F | AECOM |
| L-42 | Street Understorey Species | 3/06/2022 | F | AECOM |
| L-43 | Neighbourhood 4 Green Links - Concept Plan | 3/06/2022 | F | AECOM |
| L-44 | Neighbourhood 5 Green Links - Concept Plan | 3/06/2022 | F | AECOM |
| **Subdivision Plans** |  |
| 20258-NH3S1 | Subdivision of Superlot 2 - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S1 | Subdivision of Superlot 2 - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S1 | Subdivision of Superlot 2 - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S2 | Subdivision of NH3 - Stage 1 Residue and Superlot 1 - sheet 1 | 19/08/2022 |  | Lonergan Surveying |
| 20258-NH3S2 | Subdivision of NH3 - Stage 1 Residue and Superlot 1 - sheet 2 | 19/08/2022 |  | Lonergan Surveying |
| 20258-NH3S2 | Subdivision of NH3 - Stage 1 Residue and Superlot 1 - sheet 3 | 19/08/2022 |  | Lonergan Surveying |
| 20258-NH3S3 | Subdivision of NH3 - Stage 2 Residue A & Residue B - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S3 | Subdivision of NH3 - Stage 2 Residue A & Residue B - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S3 | Subdivision of NH3 - Stage 2 Residue A & Residue B - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S4 | Subdivision of NH3 - Stage 3 Residue A & Residue B - sheet 1 | 29/07/2022 |  | Lonergan Surveying |
| 20258-NH3S4 | Subdivision of NH3 - Stage 3 Residue A & Residue B - sheet 2 | 29/07/2022 |  | Lonergan Surveying |
| 20258-NH3S4 | Subdivision of NH3 - Stage 3 Residue A & Residue B - sheet 3 | 29/07/2022 |  | Lonergan Surveying |
| 20258-NH3S5 | Subdivision of NH3 - Stage 4 Residue A & Residue B - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S5 | Subdivision of NH3 - Stage 4 Residue A & Residue B - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S5 | Subdivision of NH3 - Stage 4 Residue A & Residue B - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S6 | Subdivision of NH3 - Stage 2 Residue A & Residue B - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S6 | Subdivision of NH3 - Stage 2 Residue A & Residue B - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S6 | Subdivision of NH3 - Stage 2 Residue A & Residue B - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S7 | Subdivision of NH3 - Stage 6 Residue A & Residue B - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S7 | Subdivision of NH3 - Stage 6 Residue A & Residue B - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S7 | Subdivision of NH3 - Stage 6 Residue A & Residue B - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH3S8 | Subdivision of NH3 - Stage 7 Residue - sheet 1 | 19/08/2022 |  | Lonergan Surveying |
| 20258-NH3S8 | Subdivision of NH3 - Stage 7 Residue - sheet 2 | 19/08/2022 |  | Lonergan Surveying |
| 20258-NH3S8 | Subdivision of NH3 - Stage 7 Residue - sheet 3 | 19/08/2022 |  | Lonergan Surveying |
| 20258-NH4S1 | Subdivision of Superlot 3 & 4 - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S1 | Subdivision of Superlot 3 & 4 - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S1 | Subdivision of Superlot 3 & 4 - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S2 | Subdivision of NH4 - Stage 1 Residue & NH3 - Stage 1 Residue B - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S2 | Subdivision of NH4 - Stage 1 Residue & NH3 - Stage 1 Residue B - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S2 | Subdivision of NH4 - Stage 1 Residue & NH3 - Stage 1 Residue B - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S3 | Subdivision of NH4 - Stage 2 Residue A - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S3 | Subdivision of NH4 - Stage 2 Residue A - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S3 | Subdivision of NH4 - Stage 2 Residue A - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S4 | Subdivision of NH4 - Stage 3 Residue B - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S4 | Subdivision of NH4 - Stage 3 Residue B - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S4 | Subdivision of NH4 - Stage 3 Residue B - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S7 | Subdivision of NH4 - Stage 2 Residue B and Superlot 6 - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S7 | Subdivision of NH4 - Stage 2 Residue B and Superlot 6 - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S7 | Subdivision of NH4 - Stage 2 Residue B and Superlot 6 - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S8 | Subdivision of NH4 - Stage 7 Residue and NH4 - Stage 4 Residue - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S8 | Subdivision of NH4 - Stage 7 Residue and NH4 - Stage 4 Residue - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S9 | Subdivision of NH4 - Stage 8 Residue A & Residue C - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S9 | Subdivision of NH4 - Stage 8 Residue A & Residue C - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH4S9 | Subdivision of NH4 - Stage 8 Residue A & Residue C - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S5 | Subdivision of NH4 - Stage 8 Residue B and Superlot 5 - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S5 | Subdivision of NH4 - Stage 8 Residue B and Superlot 5 - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S5 | Subdivision of NH4 - Stage 8 Residue B and Superlot 5 - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S6 | Subdivision of NH5 - Stage 5 Residue - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S6 | Subdivision of NH5 - Stage 5 Residue - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S6 | Subdivision of NH5 - Stage 5 Residue - sheet 3 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S10 | Subdivision of NH5 - Stage 6 Residue and NH4 - Stage 9 Residue - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S10 | Subdivision of NH5 - Stage 6 Residue and NH4 - Stage 9 Residue - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S11 | Subdivision of NH5 - Stage 10 Residue - sheet 1 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S11 | Subdivision of NH5 - Stage 10 Residue - sheet 2 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S12 | Subdivision of NH5 - Stage 11 Residue - sheet 1 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S12 | Subdivision of NH5 - Stage 11 Residue - sheet 2 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S13 | Subdivision of NH5 - Stage 12 Residue - sheet 1 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S13 | Subdivision of NH5 - Stage 12 Residue - sheet 2 | 14/06/2022 |  | Lonergan Surveying |
| 20258-NH5S14 | Subdivision of NH5 - Stage 13 Residue - sheet 1 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S14 | Subdivision of NH5 - Stage 13 Residue - sheet 2 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S14 | Subdivision of NH5 - Stage 13 Residue - sheet 3 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S15 | Subdivision of NH5 - Stage 14 Residue A - sheet 1 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S15 | Subdivision of NH5 - Stage 14 Residue A - sheet 2 | 15/06/2022 |  | Lonergan Surveying |
| 20258-NH5S15 | Subdivision of NH5 - Stage 14 Residue A - sheet 3 | 15/06/2022 |  | Lonergan Surveying |

except as modified by any of the following conditions of consent.

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

**SPECIAL CONDITIONS**

1. **Engineering Plans**

All Subdivision Works Certificate applications for each stage of Neighbourhood NH3, NH4 and NH5 shall have accompanying detailed Engineering Design Plans issued for Subdivision Works Certificate approval marked “ISSUED FOR SUBDIVISION WORKS CERTIFICATE” . A Certification Report and a Detailed Cost Estimate submitted to Council for assessment and prior to the commencement of any works for a subdivision, or stage of subdivision.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage;

a. The final form and design of the Old Cooma Road and Bunyip Drive intersection subject to concurrence from Traffic for NSW, will be assessed separately from and not included as part of this Development Application approval.

b. Only Access Streets may be designed and constructed with a Reconophalt mix surfacing referencing the Design Specification for PAVEMENT DESIGN and Construction Specification for ASPHALTIC CONCRETE. All other streets shall be designed and constructed to the standard of a dense graded AC14 asphalt mix and in accordance with the Design Specification for PAVEMENT DESIGN and Construction Specification for ASPHALTIC CONCRETE.

c. Lots with frontages on Gorman Drive and Bunyip Drive shall not have driveway access from Gorman Drive or Bunyip Drive.

d. Stormwater drainage shall be designed and constructed to be located generally behind the kerb line, and in accordance with Council’s Stormwater Drainage Design and Construction Specifications. Stormwater lines shall not be located parallel under traversing along the centre of road pavements.

e. Prior to Subdivision Works Certificate approval, a compliant ADAC XML file is required to be submitted, in accordance with Council’s specification. The ADAC XML data shall align with the Subdivision Works Certificate DWG and PDF drawings to be approved.

*Reason: To ensure design and construction work is in accordance with Council’s standards and requirements for asset information data collection. A copy of Council’s ADAC XML requirements are available on request.*

1. **Haulage Trucks Hours of Operation**

Haulage truck operations on Beltana Avenue, Wellsvale Drive and Gorman Drive shall cease during the period when school buses may be encountered on these public roads, between the hours of 7.00am to 9.00 am, and 3.00pm to 5.00pm on school days.

*Reason: To avoid potential conflict with existing local traffic.*

1. **Compliance with Airport (Protection of Airspace) Regulations**

Comply with the decision under the Airports (Protection of Airspace) Regulations 1996 by Department of Infrastructure, Transport, Regional Development and Communications of 21 January 2022 attached to Schedule 2 of this consent.

*Reason: To protect airport operations.*

1. **Compliance with National Parks and Wildlife Act**

The development must be carried out generally in accordance with the general terms of approval issued by Department of Premier and Cabinet of 25 January 2022 for known Aboriginal sites which would require an Aboriginal Heritage Impact Permit under the *National Parks and Wildlife Act 1974* attached to Schedule 1 of this consent.

*Reason: To protect Aboriginal objects and sites.*

1. **Compliance with Transport for NSW**

The development must be carried out generally in accordance with conditions by Transport for New South Wales outlined in Attachment 2 of their advice letter of 8 February 2022attached to Schedule 1 of this consent.

*Reason: To ensure impacts on state controlled roads are managed.*

1. **Compliance with Water Management Act**

The development must be carried out generally in accordance with the general terms of approval issued by the Natural Resources Access Regulator of 7 February 2022 for development requiring a Controlled Activity approval under the *Water Management Act 2000* attached to Schedule 1 of this consent.

*Reason: To ensure the protection of waterways.*

1. **Compliance with Rural Fires Act**

The development must be carried out generally in accordance with the general terms of approval issued by NSW Rural Fire Service of 14 April 2022 for development requiring a Bushfire Safety Authority under the *Rural Fires Act 1997* attached to Schedule 1 of this consent.

*Reason: To contribute to the provision of designated State public infrastructure.*

1. **Compliance with Essential Energy Requirements**

The development must be carried out generally in accordance with the requirements provided by Essential Energy dated 11 November 2021 and attached to Schedule 2 of this consent.

*Reason: To reduce safety risks associated with the electricity supply network.*

1. **Googong Local Planning Agreement**

The Googong Urban Development Local Planning Agreement must be complied with.

*Reason: To ensure satisfactory provision of services, amenities, works and monetary contributions for the development.*

1. **Future Community Facility**

A Development Application is to be lodged and assessed by Council for the Community Facility associated with the Sportsfields in Neighbourhood 4.

*Reason: To ensure the assessment of the proposed use is undertaken.*

1. **Biodiversity conservations measures**

The conservation measures set out in Schedule 4 of the Order conferring Biodiversity Certification of Googong Neighbourhoods 3 to 5, signed by the delegate of the Minister for Environment and Heritage on 8 July 2022 must be implemented prior to a Subdivision Works Certificate is issued for each relevant stage outlined in the Biodiversity Certification Agreement.

*Reason: To ensure the development implements the biodiversity certification agreement measures.*

1. **Biodiversity credits to be retired**

Biodiversity credits must be retired in accordance with Schedule 4A of the Order conferring Biodiversity Certification of Googong Neighbourhoods 3 to 5, signed by the delegate of the Minister for Environment and Heritage on 8 July 2022.

*Reason: To ensure biodiversity credits are retired in accordance with the timing in the Order.*

1. **Demonstrate compliance Biodiversity Certification Agreement**

The Biodiversity Certification Agreement entered into by the proponent and the Minister for the Environment and Heritage on 8 July 2022, in accordance with Part 8 of the BC Act, must be implemented and complied with.

*Reason: To ensure the development complies with biodiversity certification requirements.*

1. **Dust Management**

Immediately undertake all measures as appropriate, and/or respond to any Council direction to provide dust suppression on roads leading to, adjacent to and within the subdivision construction site in the event that weather conditions and construction traffic are giving rise to abnormal generation of dust.

*Reason: To ensure that local residents and activities are not disadvantaged by dust during construction.*

**GENERAL CONDITIONS**

1. **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.*

1. **Retaining Walls**

For sites that are benched retaining walls are to be provided by the developer and be wholly within the boundaries of each allotment.

Any retaining wall greater than 1000 mm is to be designed and constructed to structural engineer’s details. Prior to issue of any subdivision works certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

*Reason: Retaining walls are structurally strong enough to bear the loads put on them.*

1. **Imported Fill**

All imported fill delivered to site shall be certified Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM).

*Reason: Only clean and non-contaminated fill is used on site.*

1. **Tree with Local Heritage Value**

The values associated with the ‘scarred tree’ referred to as GNH3-5 ST01 in the Aboriginal Cultural Heritage Assessment Report by Navin Officers dated September 2021 are to be retained and appropriately displayed.

*Reason: Retention of a local aboriginal heritage feature.*

1. **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.*

1. **Work on Adjoining Land Is Limited**

The verge and other adjoining lands must not be used for storage of materials, trade/construction vehicle parking or disturbed by construction activities with the exception of;

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.*

1. **Plant and Equipment Noise Control**

The noise levels generated at the construction site emanating from plant and equipment shall not exceed a level of 5dB(A) above background level when measured for a LAeq 15 minute period at any residence on privately owned land during the hours of operation.

*Reason: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the Protection of the Environment Operations Act 1997 and Regulations.*

1. **Shearing Shed - Interpretative Feature**

After the Shearing Shed and associated structures have been removed an interpretive feature is to be installed in a public place near their original location.

A plan of any proposed signage, photo images of the shed and associated infrastructure in situ, description of the sites former historic elements and significance is to be provided to Council for review prior to installation.

*Reason: to recognise the historic items in their original location.*

**CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A SUBDIVISION WORKS CERTIFICATE** **FOR THE RELEVANT STAGE**

1. **Further Investigation, Remediation and Validation Works**

Prior to the issue of a Subdivision Works Certificate for the areas that require remediation as outlined in “Site Contamination Assessment- Googong Township Residential Development Neighbourhood NH3, NH4 & NH5 Old Cooma Road Googong” report prepared by Geotechnique Pty Ltd (dated September 2021). Remediation Action Plans must be submitted to and endorsed by Council.

The Remediation Action Plans must include the recommendations in the “Conclusions and Recommendations” section of “Site Contamination Assessment- Googong Township Residential Development Neighbourhood NH3, NH4 & NH5 Old Cooma Road Googong” report prepared by Geotechnique Pty Ltd (dated September 2021).

*Reason: To ensure that remediation of the site will make it suitable for the proposed land use.*

1. **Water and Sewer Certificate of Compliance - Design**

Prior to the release of a Subdivision Works Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

*Reason: To ensure that supply is available, and/or the hydraulic design is in accordance with the relevant specifications.*

1. **Subdivision Works Certificate**

The Subdivision Works Certificate Application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for a subdivision stage.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage;

a) A Certification Report in accordance with Council’s DQS Quality Assurance Design Specification, Clause DQS.04,

b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications,

c) Detailed Pavement design conforming to the procedures set out in Council’s Design and Construction Specifications and/or relevant RMS specifications,

d) An ADAC XML data file (formatted to V5.0 of the ADAC XSD Schema) which aligns with the Subdivision Works Certificate drawings must be submitted prior to Subdivision Works Certificate approval.

*Reason: To provide design certification of the subdivision works.*

1. **Submit a Construction Management Plan**

Prior to release of any Subdivision Works Certificate 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.*

**CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS**

1. **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.*

1. **Traffic Management and Section 138 Consent**

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 Queanbeyan-Palerang Regional 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 Road Occupancy Licence (ROL) from the Transport for NSW (TfNSW) for State Roads.

*Reason: To ensure that works carried out comply with the Roads Act.*

1. **Sediment and Erosion Control**

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 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.*

1. **Submit Notice of Commencement of Subdivision Work**

A notice to Commence Subdivision Works must be submitted to Council at least two (2) days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

*Reason: To provide for supervision of the subdivision works.*

1. **Submit a Tree Management Plan**

A Tree Management Plan (TMP) is to be prepared in accordance with ‘*Australian Standard 4970-2009 Tree Protection on Development Sites*’, by a suitably qualified arborist (Minimum AQF Level 5) prior to the commencement of work in the stage(s) where trees are proposed to be retained.

The TMP must include:

1) The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) dimensions for retained trees on the subject site and adjacent sites (if applicable);

2) Tree protection measures;

3) Trees proposed to be removed (if applicable); and

4) Scaled maps depicting all of the above.

TMP protection measures must be implemented prior to the commencement of works including demolition and tree removal. TMP protection measures must remain in place until all site works have been completed unless otherwise specified in the TMP.

All contractors are to be made aware of the TMP as part of their induction on to site.

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

**CONDITIONS TO BE SATISFIED DURING WORKS**

1. **Hours of Operation for Works**

All works associated with the construction for 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.*

1. **Construction Facilities**

Toilet facilities are to be provided at or in the close vicinity of the work site.

*Reason: To provide adequate facilities to the work site.*

1. **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.*

1. **Subdivision Principal Certifying Authority (PCA) Inspections**

The applicant shall engage the services of a suitably qualified Superintendent to supervise the construction of the Subdivision in accordance with Councils CQS - Contract Quality System Requirements Specification.

The following inspections and/or Hold Points (in accordance with the referenced Council's Construction Specification) shall be undertaken and released by Council (as the Principal Certifying Authority) during the construction of the Subdivision. Works shall not proceed beyond the inspection indicated until Council is satisfied that the requirements of the relevant specification have been met:

The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points shall be signed off by the site foreman or other nominated to do so in the Project Quality Plan:

· installation of sediment and erosion control devices,

· site clearing,

· site regrading,

· preservation measures installed for trees and vegetation,

· culvert location and installation including preparation of base, bedding and backfill,

· earthworks including longitudinal drainage and subgrade preparation,

· pavement materials and construction,

· sealing where applicable,

· fencing, signs, guideposts and line markings installation.

Where Queanbeyan-Palerang Regional Council is the Principal Certifying Authority for the work include as a minimum the following hold points for inspection and release by the Principal Certifying Authority;

· Culvert/drainage line location and bedding,

· Sewer main location and bedding,

· Water main location and bedding,

· Subgrade preparation prior to placement of pavement materials,

· Pavement prior to sealing,

· Final inspection of completed works.

Release of the above hold points prior to commencement of the next stage of the works will require that the work be acceptable on the basis of visual inspection by the Principal Certifying Authority and satisfactory test results supplied by the applicant’s Project Superintendent.

*Reason: To ensure that all subdivision infrastructure is constructed in accordance with Councils Construction Specifications.*

1. **Inspections - Water and Sewer Authority**

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages;

a) immediately prior to connection of new sewer pipes to the existing sewerage system,

b) immediately prior to connection of new water pipes to the existing water reticulation,

c) immediately prior to the backfilling of sewer drainage trenches, and

d) immediately after installation of any on-site stormwater management system.

Council’s Natural and Built Environment section must be given at least 24 hours notice of the need for these inspections.

*Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Subdivision Works Certificate Report in accordance with Council’s Design and Construction Specifications.*

*Reason: To ensure that hydraulic services are constructed in accordance with Council requirements.*

1. **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.*

1. **Building to Be Photographed**

Prior to the relocation of the shearing shed and removal of associated structures the complete exterior and interior must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.

A USB with all images must be submitted to Council. The images must be saved in JPEG format, complete with the full address of the property and the date on which the photographs were taken.

The images must be re-named to include the property name and feature that has been photographed. If more than one image of the same object is supplied then it must be distinguished with a number to give it a unique file name.

Two copies of the photographs printed by a commercial photographic laboratory must be submitted to Council. The image size, to ensure all detail of the building is visible, must be no smaller than 10”x8” (25cmx20cm).

*Note: Images printed on a home/office computer are not acceptable.*

*Reason: To ensure the history of the site is adequately recorded.*

1. **Excavation and Backfilling**

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

*Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.*

1. **Site Filling / Regrading**

Provide a site regrading plan showing existing and finished contours and prepared by an accredited engineering designer for approval by the principal certifying authority prior to issue of Subdivision Works Certificate.

Fill on lots is to be placed as Level 1 controlled fill in accordance with AS 2870-1996 Residential Slabs and Footings, as amended.

Fill is to be certified and the site classified. The certifications are to be provided to Queanbeyan-Palerang Regional Council before release of the subdivision certificate.

*Reason: To ensure that land is suitable for construction of residential dwellings.*

1. **Works Sites to be Fenced**

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

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

1. **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.*

1. **Protection of Works on Public Roads**

Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council’s Design and Construction Specifications.

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

*Reason: To ensure an adequate level of public safety and convenience during construction.*

1. **Protect Trees within Site and on Adjoining Land**

During construction, retained trees on the site or adjoining land (if impacted) must be 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 an all site works have been completed.

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

**CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE** **FOR THE RELEVANT STAGE**

1. **Further Investigation, Remediation and Validation Works**

Prior to the issue of a Subdivision Certificate for the areas that require remediation, the recommendations in the “Conclusions and Recommendations” section of “Site Contamination Assessment- Googong Township Residential Development Neighbourhood NH3, NH4 & NH5 Old Cooma Road Googong” report prepared by Geotechnique Pty Ltd (dated September 2021) shall be implemented

Any subsequent outcomes (such as additional remediation, recommendations, or conditions) shall also be carried out. Evidence of remediation actions and validation of the site shall be provided to Council prior to the issue of a Subdivision Certificate of the areas that require remediation.

*Reason: To ensure all recommended investigation, remediation and validation works are carried out so that contaminated sites are remediated and safe for future residential use.*

1. **Shearing Shed Suitability Assessment**

After the shearing shed has been relocated provide a report from a suitably qualified professional indicating that the structure is safe for public use with regard to the potential contaminants indicated in the report “Special Purpose Inspection- Shearing Shed- Technical Report” by Peak Consulting (dated 19 April 2022).

Details of any works done to remediate identified contamination and a validation certificate to be provided to Council prior to the release of the land.

*Reason: To ensure the structure is fit for public use.*

1. **Site Audit Statement**

Prior to the issue of a Subdivision Certificate for each stage of works covered by this application a Site Audit Statement (SAS) and Site Audit Report (SAR) must be prepared by an accredited site auditor and be submitted to Council for that stage. The SAS must state that the site has been remediated and validated to permit the use of the site for its designated landuse.

Any recommendations or conditions contained within the SAS must be implemented and evidence of their implementation must be submitted to Council prior to the issue of a Subdivision Certificate. Any ongoing management conditions will become enforceable under this consent.

If the applicant intends to release the subdivision in stages the Site Auditor may issue an SAS for each stage of the development prior to the release of the subdivision certificate for that stage.

*Reason: To ensure the site is capable of being used for its future designated use.*

1. **Disposal of Contaminated Material**

All contaminated material removed from the site must be disposed of to a licensed disposal facility or as otherwise specified in the remedial action plan. Evidence of the location, date and quantities of material disposed of must be submitted to Council prior to the issue of a Subdivision Certificate.

*Reason: To ensure that contaminated material removed from the site is disposed of in an environmentally safe manner.*

1. **Street Lighting**

Street Lighting throughout the subdivision and in public spaces must comply with AS/NZS 1158 - Lighting for Roads and Public Spaces.

*Reason: To ensure the provision of adequate lighting within the development.*

1. **Stormwater Disposal Requirements**

All stormwater from the site must be captured and piped to the street gutter/stormwater pit/other via an on-site detention system to limit the discharge from the site to the pre-development rate.

A stormwater management plan demonstrating the maintaining the pre-development runoff flow for both 20% and 1% storm events is required in accordance with Council’s D5 Stormwater Drainage Design specification, and provision for onsite stormwater detention (OSD) and water quality in accordance with Council’s D7 Erosion Control and Stormwater Management Design specification and corresponding computer modelling.

In-ground Gross Pollutant Traps (GPT) targeting litter are to be installed in accordance with Council’s D7 Erosion Control and Stormwater Management Specification.

*Reason: To provide satisfactory stormwater management and water quality.*

1. **Repair Damaged Public and Private Property**

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to the issue of the Subdivision Certificate.

*Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.*

1. **Street Numbering**

Street numbering for each new lot must be obtained from Council’s Land Information Systems (LIS) Officer prior to the submission of any application for Subdivision Certificate for the relevant stage.

*Reason: To ensure that each lot has a street number allocated ready for submission to NSW Land Registry Services.*

1. **Submission of Street Names**

The proposed new street names within the subdivision must be submitted to Council for approval and allocation of street numbers prior to the submission of a Subdivision Certificate for the relevant stage.

The approved street names are to be indicated on the Survey Plan of Subdivision and provided on road name plates to be installed at road intersections.

**Note:** *Council has a list of approved names for subdivision roads which can be obtained by contacting Council’s Environment, Planning and Development section. Any other names will require a written submission to be lodged with Council detailing the origin of the name and the reasons for selection. Proposed names must also comply with the Guidelines for Road Naming prepared by the Geographical Names Board.*

*Reason: To provide street addressing.*

1. **Landscaping Works Completed by an Accredited Contractor**

All landscaping must be completed by a Council accredited Category 2 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

*Reason: To help ensure a high standard of landscape works.*

1. **Statement of Completed Landscape Works**

A *“Statement of Completed Landscaped Works”* form signed by the landscape plan designer and the landscape contractor must be submitted to Council prior to the issue of the Subdivision Certificate.

*Reason: To help ensure a high standard of landscape works.*

1. **Dwelling Construction Requirements**

Dwellings on lots indicated as being “noise affected” in the “Neighbourhoods 3-5, Googong Township- Consideration of Road Traffic Noise” report (SLR dated September 2021) shall be constructed to meet the requirements of Category One Construction in accordance with the requirements of “Development near Rail Corridors or Busy Roads- Interim Guideline” (NSW Department of Planning).

*Reason: To ensure dwellings are constructed to minimise road noise intrusion.*

1. **Cat Containment Area**

Prior to the issue of any Subdivision Certificate, a restriction as to user in favour of Queanbeyan-Palerang Regional Council is to be registered upon each allotment identifying the lot as being located within a cat containment area and requiring that should cats be kept on the property, the landowner is required to take necessary measures to ensure the animals are unable to roam outside of the property boundary at any time, unless under effective control. Queanbeyan-Palerang Regional Council is to be the party empowered to release, modify or vary this restriction. The wording of the Terms of Restriction shall be as follows:

*Wording of Terms of Restriction* **-** Should cats be kept on the land, the Owner/Occupier must take necessary measures to ensure the animals are unable to roam outside of the property boundary at any time, unless under effective control.  Further detail is available in Council’s policy on Cat Containment Areas as amended from time to time.  The party empowered to release, modify, or vary this restriction on the use of the land is Queanbeyan-Palerang Regional Council.

*Reason: To ensure that future purchasers of the land are aware of their responsibilities under Council’s Cat Containment Policy.*

1. **Application and Final Survey**

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation;

a) A final survey plan of subdivision,

b) Any Section 88B instruments required by these conditions of consent,

c) A report detailing how compliance with each condition of this development consent has been achieved, and

d) Engineering Subdivision Works Certificate Report in accordance with specifications.

*Reason: To enable registration of the subdivision and to ensure compliance with conditions of consent. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.*

1. **Statement from Surveyor**

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that all water, sewer, stormwater pipelines and detention wetlands are completely located within public roads, public reserves or their easements.

*Reason: To ensure works are completed in accordance with Council’s requirements.*

1. **Water and Sewer Certificate of Compliance - Service**

Prior to the release of a Subdivision 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.*

1. **Electricity Supply**

Prior to Council issuing a Subdivision Certificate, a Notice of Arrangement (NOA) shall be requested from the electricity authority which states that satisfactory supply arrangements have been made for the provision of electricity to the proposed development.

*Reason: Ensures that satisfactory supply arrangements have been made and that all of the lots in the subdivision are suitably serviced.*

1. **Subdivision Works Defects Liability Period - Bond**

The completed subdivision works are subject to a six (6) month defects liability from the date of the issue of the relevant Subdivision Certificate.

The Subdivider shall;

a. Lodge a bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council’s Management Plan and current at the time of issue of the Subdivision Certificate; and

b. Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council’s Design and Construction Specifications, Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

During the defects liability period the Subdivider will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council’s Design and Construction Specifications (or as would reasonably be expected under the design conditions).

*Reason: To ensure works are completed in accordance with Council’s requirements.*

1. **Separate Connections and Services**

A separate sewer connection, stormwater drainage connection, water service, electricity supply and communication service must be provided to each allotment within the subdivision at the Subdivider’s expense.

*Note: The Subdivider may, at their own expense, provide a gas connection to such allotment within the subdivision subject to its availability.*

*Note: The Subdivider is responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.*

*Reason: To provide access to services for each allotment.*

1. **Submission from Service Authority**

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot must be submitted to Council.

*Reason: To satisfy relevant utility authority requirements.*

1. **Works as Executed Plans of Dedicated Infrastructure**

Prior to the issue of a Subdivision Certificate, a Work-as-Executed package must be provided to Council. This information and engineering data is used to confirm the quality of works, indicate relative asset locations and survey alignments while also noting any other approved changes in asset types or construction details that may have occurred during the construction phase when compared to the originally approved design.

The final Work-as-Executed drawings, reports and digital data shall accurately reflect material types, specifications and other asset-specific information. The Work-as-Executed package must include:

a. Marked up and red-lined Council stamped approved engineering plans depicting all new civil infrastructure and assets dedicated to Council,

b. An accompanying compliant ADAC XML digital file,

c. Other reports and information provided in accordance with the relevant approval(s).

Work as Executed (WAE) Drawing DWG and PDF Files

The presentation and content of Work-as-Executed drawing submissions shall be completed in accordance with Queanbeyan-Palerang Regional Council’s Engineering Design and Construction Quality Specifications.

The Work-as-Executed drawings are to be provided to Council in both DWG and PDF file formats being printable to A3 size. The Work-as-Executed plans are to be clearly marked up (red-lined) showing all variations from design including changes to levels, alignments and material types. Drawings are to be clearly stamped “WORKS AS EXECUTED” and noted as the “WAE Version” in the revision title block.

Signed Certifications are to be completed on each and all pages of the submitted drawings by the Registered Surveyor certifying the locational accuracy with regard to physical features and assets, cadastral information, contours, levels and the applicable survey datum information.

Asset Design as Constructed (ADAC) XML Files

A compliant ADAC XML file is required to be submitted as an accompaniment to the Work-as-Executed drawings and package of supporting information in accordance with Council’s specification. The ADAC XML data shall align with the corresponding Work-as-Executed drawings.

On acceptance of the Work-as-Executed information package, Council will undertake data format and conformance checks of the ADAC XML file to confirm validity and completeness with the accompanying Work-as-Executed drawings. Should significant anomalies, errors or missing information be identified during these checks, the files will be returned to the provider for correction and resubmission, potentially delaying the issue of the Subdivision Certificate and acceptance of assets.

Queanbeyan-Palerang Regional Council require ADAC XML files to be formatted to V5.0 of the ADAC XSD Schema. Refer to <https://www.ipweaq.com/adac> for additional information on preparing a ADAC compliant file submission.

*Reason: To provide a record of completed works as accurate asset information.*

1. **Covenant on the Land**

Apply covenants under section 88B of the *Conveyancing Act 1919* to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

a) All requisite sewerage easements.

b) Drainage easements shall be created over all existing and proposed drainage lines including inter-allotment drainage.

c) All easements specified below and contained in the subdivision must benefit Council as well as particular lots;

i. easements to drain stormwater,

ii. easements to drain sewer,

iii. easements for water supply,

iv. easements which Council may require to provide or maintain other services, and

d) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.

e) Plantings on the entire site, including within the building envelopes, are to exclude species listed on the regional weed lists.

*Reason: To ensure public utility services, access and restrictions are legalised over the land.*

1. **Dedication to Council**

All drainage reserves, roads, reservoir sites, reserves, sewerage pump station sites must be dedicated to Council and shown as such on the Subdivision Survey Plan.

*Reason: To permit Council to adequately manage reserves, drainage and utility services, and to provide legal access to lots.*

1. **Dedicate Public Roads**

The proposed roads are to be dedicated to Queanbeyan-Palerang Regional Council as public roads.

*Reason: To ensure compliance with the Roads Act 1993 and the Conveyancing Act 1919.*

1. **Certification of Completed Works**

At the completion of works the superintendent of works shall present to Queanbeyan-Palerang Regional Council a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The superintendent of works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in Council's Specification.

*Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements defects.*

1. **Battle Axe Lots - Driveway Construction**

A reinforced concrete driveway shall be constructed between the front boundary of the site and the main body of the proposed Lots within the battle-axe handle and including its construction over the adjacent Council footway/verge in accordance with QPRC Development Design Specification D13.

*Reason: To provide adequate vehicular access for each allotment.*

1. **Work in Accordance with Engineering Specifications**

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Queanbeyan-Palerang Regional Council’s current Design and Construction Specifications.

*Reason: To ensure design, construction and restoration work is in accordance with Council’s standards and requirements.*

1. **Submission of Traffic Control Devices Plan**

A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices. It must include line-marking and sign-posting.

*Reason: To authorise traffic control devices.*

1. **Retain Trees within Site and on Adjoining Land**

Provide to Council confirmation that trees identified to be retained in the approved Tree Management Plan have been retained.

1. **Signage**

The proposed public domain signs are to be approved for each stage. Signage is to be consistent with the guidelines for public domain signage outlined in the Googong Landscape and Open Space Strategy.

*Reason: To ensure that signs do not become derelict or unsightly.*

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

1. **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 neighbouring properties.*

1. **Remove Damaged or Obsolete Signs**

The sign(s) allowed by this consent must be removed if the signage becomes obsolete or is in a state of disrepair.

*Reason: To ensure that obsolete signs and signs in poor condition are not left on buildings.*

1. **Battleaxe Lots**

Dwellings on battleaxe lots are to present their primary frontage to the road from which they do not gain access.

*Reason: To ensure the dwelling presents to the street frontage of the relevant street.*

**SCHEDULE 1 – GENERAL TERMS OF APPROVAL**

**SCHEDULE 2 – REFERRAL AGENCY ADVICE**