

**CONDITIONS OF CONSENT**  
**DA.2019.1227**



**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 No.	Title	Date	Rev
<b>DA Plans</b>			
DA-11-01	Site Plan	20/9/2019	
DA-21-01	Floor Plan	20/9/2019	
DA-21-02	Roof Plan	20/9/2019	
DA-30-01	Elevations 01	20/9/2019	
DA-30-02	Elevations 02	20/9/2019	
DA-30-03	Exterior Material Palette	20/9/2019	
DA-40-01	Sections 01	20/9/2019	
DA-40-02	Sections 02	20/9/2019	
<b>Landscaping</b>			
200	Site Plan	20/9/2019	B
300	Legend and Notes	20/9/2019	B
301	General Arrangement Plan – Sheet 1	20/9/2019	B
302	General Arrangement Plan – Sheet 2	20/9/2019	B
303	General Arrangement Plan – Sheet 3	20/9/2019	B
401	Grading Plan – Sheet 1	20/9/2019	B
402	Grading Plan – Sheet 2	20/9/2019	B
601	Planting Plan – Sheet 1	20/9/2019	B
602	Planting Plan – Sheet 2	20/9/2019	B
603	Planting Plan – Sheet 3 - Forum	20/9/2019	B
801	Details – Sheet 1	20/9/2019	B
901	Materials – Sheet 1 – Design Intent	20/9/2019	B
902	Materials - Sheet 2 - Planting	20/9/2019	B
951	Perspectives - Sheet 1	20/9/2019	A
952	Perspectives - Sheet 2	20/9/2019	A
<b>Civil</b>			
C001	Cover Sheet, Locality Plan, Notes & Legends	20/9/2019	C
C020	Site Management Plan	20/9/2019	B
C040	Site Works Plan - Sheet 1	06/12/2019	F
C041	Site Works Plan - Sheet 2	20/9/2019	C
C042	Site Works Plan - Sheet 3	20/9/2019	B
C043	Site Works Details	20/9/2019	B
C080	Vehicle Turning Demonstration	20/9/2019	B
<b>Reports</b>			
-	Statement of Environmental Effects prepared by Purdon Planning	25/9/2019	

-	Acoustic Service Report prepared by Norman Disney & Young	20/9/2019	2.0
189119	Traffic and Parking Report prepared by TTW	23/9/2019	

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**

### **2. Construction Noise and Vibration Management Plan**

The Construction Noise and Vibration Management Plan detailed in the acoustic report (Acoustic Services - DA revision 2.0. - DA Issue by Norman, Disney & Young) must be developed and finalised prior to the issue of a construction certificate.

*Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors.*

## **GENERAL CONDITIONS**

### **3. Obtain Construction Certificate**

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

*Reason: Work is undertaken in accordance this consent & relevant construction standards.*

### **4. Obtain Occupation Certificate**

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or 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.*

### **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.*

### **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.*

### **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.*

## **8. Retaining Walls**

Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction 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.*

## **9. Batters**

No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

*Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.*

## **10. Siting of retaining wall/s**

Retaining walls for 'cut' sites are to be located such that the entire retaining wall, associated footings and drainage materials are located wholly within the boundary of the 'cut' allotment. The backfilled side of the retaining wall shall be no closer than 500mm to the property boundary.

Where filling is proposed or required, retaining walls are to be located such that the exposed side of the wall, any associated footings and drainage materials are located wholly within the boundary of the filled allotment. The exposed side of the retaining wall shall be no closer than 900mm to the property boundary.

*Reason: To ensure that there is clarity over the ownership of retaining walls and adequate provision is made for the construction of dividing fences.*

## **11. Sequence of construction for retaining wall/s**

Where retaining walls are required along a property boundary, they are to be constructed and inspected prior to any other construction works commencing.

*Reason: To ensure that excavated or backfilled areas are adequately retained and that neighbouring properties are not impacted by the earthworks on this site.*

## **12. Imported Fill**

Any fill delivered to site has to be certified Virgin Excavated Natural Material (VENM).

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

## **13. Signage**

No signage is to be erected and/or displayed unless further consent from Council is obtained; or the signage is consistent with the *State Environmental Policy (Exempt and Complying Development Codes) 2008*.

*Reason: To ensure the development is consistent with the approved plans.*

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

### **14. Submit an Application for Trade Waste (C5)**

Prior to the issue of the Construction Certificate (Building) a Trade Waste Application (C5) to install a waste treatment device or devices must be submitted to, and approved by, Council. The waste treatment devices proposed must be able to cater for discharges from the following sources:

- (a) Kitchen
- (b) Café

The application must include the following details;

- (a) Details and location of all processes, tanks, pits and apparatus associated with the generation of trade waste and,
- (b) Specifications of the treatment system including capacity/dimensions, material of construction and lining of the proposed pre-treatment facilities and,
- (c) Details of pipes and floor drainage conveying the waste and,
- (d) A detailed sewage drainage plan.

*Reason: To ensure compliance with Section 68 of the Local Government Act 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System.*

*Note: For further information regarding Trade Waste treatment and discharge please contact Council's Trade Waste Officer on (02) 6285 6000.*

## **15. 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
- f) where spoil from site will be disposed

*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**

### **16. Appoint PCA (Building)**

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

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

### **17. 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.*

## **18. 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.*

## **19. Application for Water and Sewer Connection**

Prior to commencement of works connect the premises to Queanbeyan-Palerang Regional Council's reticulated town water supply. Lodge a 'Water and/or Sewer Connection Application Form' (and relevant fee) with Queanbeyan-Palerang Regional Council and make arrangements with Queanbeyan-Palerang Regional Council for connection of the water meter.

*Reason: Premises are connected to available domestic water supply.*

## **20. Driveway Application Form**

A driveway application form must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by a Council approved contractor, at no cost to the Council.

*Reason: To ensure the construction of the driveway on public land meets Council's requirements.*

## **21. 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.*

## **22. 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.*

## **23. Waste Management Plan**

Prior to commencement of works a Waste Management Plan is to be provided to Council for approval. The plan should demonstrate how building waste will be separated, and diverted from landfill by reuse and recycling and indicate where the waste and recycling storage areas are located and accessed. Signage should also be included in the waste storage area to indicate the waste type.

*Reason: To ensure that waste is disposed of in an environmentally appropriate manner.*

#### **24. Submit an Application for Trade Waste (C4)**

Prior to the commencement of any building work a Trade Waste Application (C4) for disposal into sewer must be submitted to, and approved by, Council.

*Reason: To ensure compliance with Section 68 of the Local Government Act, 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System.*

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

#### **25. 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 1.00pm
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.*

#### **26. 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.*

#### **27. 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.*

#### **28. 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.*

#### **29. 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.*

### **30. 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.*

### **31. 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.

*Reason: Excavations relating to building work do not pose a hazard to adjoining properties.*

### **32. 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.*

### **33. 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.*

### **34. Maintenance of Erosion Control Measures**

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") 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.*

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

A 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.*

### **36. 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.*

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

The building 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.*

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

### **38. Occupation Certificate**

The occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

*Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.*

### **39. Colours and Material Finishes**

All structures are to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

*Reason: The building is not visually intrusive in the landscape and does not cause glare.*

### **40. Stormwater Management**

Convey roof and hardstand stormwater runoff into Queanbeyan-Palerang Regional Council's stormwater system via the existing connection adjacent to Gorman Drive. Any proposal to utilise a new connection to Council's stormwater infrastructure will require a separate Section 68 application under the Local Government Act.

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



#### **41. Sewage Connection**

Prior to occupation connect the premises to Queanbeyan-Palerang Regional Council's sewerage infrastructure.

*Reason: Premises are connected to available domestic sewerage system.*

#### **42. Car Parking to Comply With AS2890**

All car parks must comply with AS2890 - 2004 Parking Facilities except for car parks for adaptable units which must comply with AS4299 - 1995 Adaptable Housing.

*Reason: To provide adequate off-street car parking.*

#### **43. Construction and Fitout Requirements**

Food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the:

- AS 4674-2004 - Construction and fit out of food premises
- AS1668.2-2012 - The use of ventilation and air conditioning in buildings - mechanical ventilation in buildings

*Reason: To ensure safe and hygienic food preparation/storage and compliance with Food Act 2003, Food Regulations 2015 and the Food Standards Code.*

#### **44. Plant and Equipment Noise**

The noise level emanating from plant and equipment installed on the premises must not exceed a level of 5dB(A) above background level when measured for a LAeq 15 minute period during the day, evening or night.

*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.*

#### **45. Compliance with Acoustic Report**

All recommendations and specifications detailed in the acoustic report, Acoustic Services - DA revision 2.0. - DA Issue by Norman, Disney & Young must be implemented and adhered to.

*Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors. To ensure compliance with the recommendations of the acoustic report submitted prior to the issue of the development consent.*

#### **46. Inspection Prior To Opening Food Premises**

The premises must be inspected by Council's Environmental Health Officer upon completion of construction and fitout and prior to sale of food commencing.

*Reason: To ensure that the fit out of the food premises complies with the relevant standards.*

#### **47. Power Supply**

The building shall be connected to a suitable power supply.

*Reason: To allow for a power supply to be available.*

#### **48. Erosion and Sediment Control**

Maintain erosion and sedimentation controls for as long as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The

controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

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

#### **49. 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.*

#### **50. Fire Safety Certificate**

Prior to obtaining an occupation certificate, provide the final fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

**Note:** The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

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

#### **51. Submit Annual Fire Safety Statement**

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

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

#### **52. 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.*

### **53. 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 Final Occupation Certificate.

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

### **54. Waste Management Plan**

Prior to occupation a Waste Management Plan is to be provided to Council for approval. The plan is to include (but not limited to) the following:

- Indicate what facilities will be provided for recycling, organics and waste separation on site,
- Detail how the school intends to reduce waste and increase recycling or reuse on site,
- Provide a litter management plan include how litter will be managed on the site during normal school operations.

*Reason: To ensure adequate waste management practices are in place to satisfy Council requirements.*

### **55. Street Signposting**

No Stopping signage complying with The Roads and Maritime Supplement to AS1743-2018 is to be erected along the Hearne Street and Rogers Road frontages of the school as endorsed by the Local Development Committee.

*Reason: To ensure safe sight distance and manoeuvring into and out of the proposed car park can be achieved.*

### **56. All Surfaces to Be Concrete or Bitumen Sealed**

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

Car parks allocated to strata units must be clearly numbered prior to the occupation of the building.

Visitor car parks must be clearly labelled prior to the occupation of the building.

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

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

### **57. 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.

*Reason: To ensure car park areas are useable.*

### **58. Keep Car Parking Areas Free for Parking**

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 that the car parking provided on site is used for the development.*

## **59. 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.*

## **60. 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.*

## **61. 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.*

## **62. Carry Out Sewer Work, Carry Out Water Supply Work, Carry Out Stormwater Work**

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

*Reason: All plumbing and drainage functions adequately.*

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Final inspection of plumbing, drainage and on-site sewage management system.

The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

The sewer junction inspection opening is to be located and raised to ground level.

*Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.*

Three star and four star rated water conservation devices are to be installed in the bathrooms and kitchen respectively.

*Reason: Water efficiency and minimisation of wastewater produced.*

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

*Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.*

Licensees as the 'responsible person' must submit a Sewer Service Diagram(SSD) layout to Queanbeyan-Palerang Regional Council prior to or at the time of inspection.

*Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.*

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

*Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.*

### **63. 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.*

### **64. 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.*

### **65. 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.*

### **Advisory Notes:**

#### NSW Police

1. The development applicant submit a traffic management plan.
2. The development applicant submit a security plan.
3. The development applicant provide a Closed Circuit Television plan.
4. The development applicant submit a maintenance plan (including the maintenance of all trees and plants to ensure they are healthy and do not impair natural surveillance of the area.)

#### Essential Energy

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. Satisfactory arrangements must be made with Essential Energy for the provision of power to all new classrooms. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to all new improvements, which may include the payment of fees and contributions.
4. In addition, Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity to the property. Any activities within these

locations must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.

5. Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).
6. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Underground Assets.

#### Canberra Airport

1. Separate approval in accordance with the Regulations must be sought for any crane operations or other structures within the site which will exceed the height of 822 meters AHD or 20 metres AGL.

***Please Note:***

***Dial Before You Dig***

*Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.*

***Telecommunications Act 1997 (Commonwealth)***

*Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.*

**Applications referred to in this consent or information to satisfy a condition of consent may be lodged through:**

**[development@gprc.nsw.gov.au](mailto:development@gprc.nsw.gov.au)**

**Or in person at:**

**Queanbeyan** 256 Crawford Street, Queanbeyan, NSW, 2620.

**Bungendore** 10 Majara Street, Bungendore, NSW, 2621.

**Braidwood** 144 Wallace Street, Braidwood, NSW, 2622.

***Please reference DA.2019.1227 when information is submitted.***