



DETERMINATION AND STATEMENT OF REASONS
SOUTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	19 September 2023
DATE OF PANEL DECISION	19 September 2023
DATE OF PANEL MEETING	11 September 2023
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	John Preston, Bryce Wilson
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 6 September 2023.

MATTER DETERMINED

PPSSTH-206 – Queanbeyan-Palerang – DA.2022.1615 at 20 Edward Drive Googong, NSW – Multi dwelling residential housing – 116 two (2) and three (3) storey townhouse dwellings with 273 car parking spaces including strata subdivision and associated site works. (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel had the benefit of preliminary briefings from both Council and the applicant, and also inspected the site. The applicant provided a response to the matters raised by Council and the Panel at these briefings. At the final Panel briefing held on 11 September 2023, the Panel sought clarification from Council Assessment staff in relation to;

1. The final location of the Fire Station;
2. Consideration of the provisions of the *Biodiversity Conservation Act 2016*;
3. Confirmation as to whether an assessment against Planning for Bushfire Protection 2019 (PBP 2019) was necessary;
4. Site Coverage;
5. The need for privacy measures to reduce impacts between buildings;
6. The adequacy of the Landscaping Plan with a specific reference to the permeability of areas to be planted; and
7. The recommended conditions of consent.

A Supplementary Assessment report was provided to the Panel on 14 September 2023 which addressed the above matters.

Clause 4.6 Exception to a development standard

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Queanbeyan Local Environmental Plan 2012 (LEP), that has demonstrated that:

- a) compliance with cl. 4.3 (Height of Building) is unreasonable or unnecessary in the circumstances; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard.

The Panel is satisfied that:

- the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- the development is in the public interest because it is consistent with the objectives of cl. 4.3 (Height of Building) of the LEP and the objectives for development in the R1 General Residential zone; and
- the concurrence of the Secretary has been assumed.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* consistent with Council's Assessment and Supplementary Reports, and subject to amendments to the recommended conditions as discussed below.

Notably, the Panel was satisfied that:

- The prerequisites for the grant of consent had been met;
- The proposal was generally consistent with the Googong Masterplan;
- The matters raised by the Panel at its meeting of 14 September 2023 had been satisfactorily addressed in Council's Supplementary Report;
- The Clause 4.6 request was well justified;
- A thorough assessment in terms of Section 4.15 of the *Environmental Planning and Assessment Act, 1979* had been undertaken; and
- The development was deemed to be in the public interest.

The Panel formed the view that the proposed development was consistent with the form of development anticipated in the broader Googong area. The Panel was also satisfied that:

- the site is suitable for the scale of the development proposed;
- will not result in unreasonable impacts on surrounding development;
- would result in satisfactory internal amenity; and
- the car parking needs of the development would be met.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to uphold the request for an exception to the development standard under Clause 4.6 (building height) and approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments;

- Condition 15 – amended to require the submission of a Construction Management Plan.
- Condition 19 – amended to include equivalent tenements as a basis for charging water and sewerage contributions.
- Condition 57 – amended to remove reference to private property and to include the following;

A dilapidation report detailing the comprehensive record of the condition of public properties adjoining the development site must be prepared by a practising structural engineer and must be submitted to, and approved by, Council.

Reasons for condition amended to:

To ensure that all public property in the vicinity of the development is maintained in its pre-development condition and to ensure that the condition of buildings, structures and/or public infrastructure on adjoining premises is accurately recorded following the completion of work on the development site.

- Condition 6 – amended to include ongoing maintenance as follows:

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.

All landscaping on site must be continuously maintained by the person acting on this consent for the life of the development.

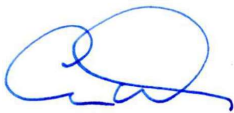


Reason: To help ensure a high standard of landscape works.

- Amend reasons for conditions to be consistent throughout the condition set.

The amended draft Conditions of Consent were attached to the Supplementary Council Assessment Report received on 14 September 2023. A final version of the Conditions of Consent which has been endorsed by the Panel, and which includes the above amendments, can be found attached as **Schedule 2**.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Christopher Wilson (Chair)	 Juliet Grant
 Grant Christmas	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSTH-206 – Queanbeyan-Palerang – DA.2022.1615
2	PROPOSED DEVELOPMENT	Multi dwelling residential housing – 116 two (2) and three (3) storey townhouse dwellings with 273 car parking spaces including strata subdivision and associated site works.
3	STREET ADDRESS	20 Edward Drive Googong, NSW 2620
4	APPLICANT/OWNER	Canberra Town Planning (T/A Capital Region Planning) / Malcolm Leslie
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Planning Systems) 2021 Queanbeyan Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Googong Development Control Plan 2010 Queanbeyan Development Control Plan 2012 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 6 September 2023 Clause 4.6 exception to development standard under cl 4.6 (3) (Height of Building) Queanbeyan Palerang Local Environmental Plan 2012 List any council memo or supplementary report received: 14 September 2023 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 6 June 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston, Bryce Wilson <u>Council assessment staff</u>: Luceille Yeomans, Graham Harlor <u>Other</u>: Amanda Moylan (DPE) Applicant & Council Briefing: 9 May 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, John Preston <u>Council assessment staff</u>: Luceille Yeomans

		<ul style="list-style-type: none"> ○ <u>Applicant representatives</u>: Andrew Connor (Canberra Town Planning), Greg Brown (Base Developments), Michael Sergi (DNAA), Enzo D'Ambrogio (DNAA) ○ <u>Other</u>: Amanda Moylan (DPE), Tracey Gillett (DPE) <ul style="list-style-type: none"> • Council Briefing: 2 August 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas ○ <u>Council assessment staff</u>: Luceille Yeomans ○ <u>Other</u>: Amanda Moylan (DPE) • Final briefing to discuss council's recommendation: 11 September 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, ○ Apology: John Preston, Bryce Wilson ○ <u>Council assessment staff</u>: Luceille Yeomans ○ <u>Applicant representatives</u>: Andrew Connor (Canberra Town Planning) and Gregory Brown (Base Development) ○ <u>Other</u>: Amanda Moylan (DPE), Tracey Gillett (DPE)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

APPROVED DEVELOPMENT AND PLANS**1. Plans and documents**

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

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Architectural Plans			
2242 – A001 – Cover Sheet	DNA Architects	Rev E / 12/7/2023	13/7/2023
2242 – A101 – Site Plan	DNA Architects	Rev D / 10/7/2023	13/7/2023
2242 – A201 – Level 1 Floor Plan	DNA Architects	Rev D / 10/7/2023	13/7/2023
2242 – A202 – Level 1 Part 1 Floor Plan	DNA Architects	Rev D / 10/7/2023	13/7/2023
2242 – A203 – Level 1 Part 2 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A204 – Level 1 Part 3 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A205 – Level 1 Part 4 Floor Plan	DNA Architects	Rev D / 10/7/2023	13/7/2023
2242 – A206 – Level 2 Overall	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A207 – Level 2 Part 1 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A208 – Level 2 Part 2 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A209 – Level 2 Part 3 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A210 – Level 2 Part 4 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A211 – Level 3 Overall	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A212 – Level 3 Part 3 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A213 – Level 3 Part 4 Floor Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A214 – Roof Plan	DNA Architects	Rev C / 26/4/2023	13/7/2023

2242 – A220 – Unit Type A & B	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A221 – Unit Type C & D	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A222 – Unit Type E & F	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A223 – Unit Type G & G1	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A224 – Unit Type H & I	DNA Architects	Rev C / 12/7/2023	13/7/2023
2242 – A225 – Unit Type J & K	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A226 – Unit Type L & M	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A227 – Unit Type N & O	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A228 – Unit Type H Adaptable	DNA Architects	Rev C / 12/7/2023	13/7/2023
2242 – A301 – South Elevations – Block 1	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A302 – East & West Elevations – Block 1	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A303 – North Elevations - Block 1	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A304 – South Elevations – Block 2	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A305 – East & West Elevations – Block 2	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A306 – North Elevations – Block 2	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A307 – East Elevations – Block 3	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A308 – North & South Elevations – Block 3	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A309 – West Elevations – Block 3	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A310 – East Elevations – Block 4	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A311 – North & South Elevations – Block 4	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A312 – West Elevations – Block 4	DNA Architects	Rev C / 26/4/2023	13/7/2023

2242 – A313 – South Elevations – Block 5	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A314 – East & West Elevations – Block 5	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A315 – North Elevations – Block 5	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A316 – South Elevations – Block 6	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A317 – East & West Elevations – Block 6	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A318 – North Elevations – Block 6	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A319 – East Elevations – Block 7	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A320 – North & South Elevations – Block 7	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A321 – East & West Elevations – Block 7	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A322 – East Elevations – Block 8	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A323 – North & South Elevations Block 8	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A324 – East & West Elevations – Block 8	DNA Architects	Rev C /26/4/2023	13/7/2023
2242 – A325 – East, West & South Elevations – Block 9	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A326 – North, South, East & West Elevations – Block 10	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A327 – East Elevations – Block 11	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A328 – North & South Elevations – Block 11	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A329 – West Elevations – Block 11	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A330 – East Elevations – Block 12	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A331 – North & South Elevations – Block 12	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A332 – West Elevations – Block 12	DNA Architects	Rev C / 26/4/2023	13/7/2023

2242 – A340 – Composite Streetscape	DNA Architects	Rev D / 10/7/2023	13/7/2023
2242 – A401 – Sections A & B	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A402 – Sections C & D	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A403 – Sections E & F	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A404 – Sections G & H	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A405 – Sections I & J	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A406 – Sections K & L	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A407 – Sections M & N	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A410 – Site Section X-X	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A601 – Exterior Finishes Schedule	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A602 – Waste Enclosures	DNA Architects	Rev D / 10/7/2023	13/7/2023
2242 – A603 – Letterbox Details	DNA Architects	Rev C / 10/7/2023	13/7/2023
2242 – A604 – Fencing Streetscapes	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A605 – Fencing Streetscapes	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A606 – Courtyard Wall Detail	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A607 – Courtyard Wall Detail	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A608 – Courtyard Wall Detail	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A610 – PPOS Courtyard B1, B2 & B3	DNA Architects	Rev C / 26/4/2023	13/7/2023
2242 – A611 – PPOS Courtyard B4, B5 & B6	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A612 – PPOS Courtyard Details B7 & B8	DNA Architects	Rev B / 11/11/2022	13/7/2023
2242 – A613 – PPOS Courtyard Details B9, B10, B11 & B12	DNA Architects	Rev B / 11/11/2022	13/7/2023

2242 – A620 – Pleated Screen Moodboard	DNA Architects	Rev A / 26/4/2023	13/7/2023
2242 – A852 – Building Length	DNA Architects	Rev A / 26/4/2023	13/7/2023
Draft Strata Plan			
Landscape Plans			
LD100 – Cover - Sheet 1	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD200 – Schedules - Sheet 1	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD300 – General Arrangement Plans – Sheet 1	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD301 - General Arrangement Plans – Sheet 2	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD302 - General Arrangement Plans – Sheet 3	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD303 - General Arrangement Plans – Sheet 4	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD304 - General Arrangement Plans – Sheet 5	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD900 – Details – Sheet 1	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
LD901 – Details - Sheet 1	Spiire Australia Pty Ltd	Rev G / 11/7/2023	13/7/2023
Civil Engineering Plans			
AL - 0101 – General Arrangement Plan Sheet 1	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
AL - 0121 – Alignment Control and Grading Plan	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
AL - 0141 – Alignment Road Longitudinal Sections Sheet 1	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
AL - 0142 – Alignment Road Longitudinal Sections Sheet 2	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
AL - 0143 – Alignment Road Longitudinal Sections Sheet 3	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
AL - 0144 – Alignment Road Longitudinal Sections Sheet 4	Sellick Consultants	Rev C / 6/7/2023	7/7/2023

EW – 0201 – Earthworks Cut and Fill Volumes Plan	Sellick Consultants	Rev A / 27/4/2023	7/7/2023
PV – 0301 – Pavement Plan Sheet 1	Sellick Consultants	Rev D / 6/7/2023	7/7/2023
PV – 0321 – Pavement Driveway Jointing Plan	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
PV – 0331 – Pavement Details Sheet 1	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
PV – 0332 – Pavement Details Sheet 2	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
PV – 0333 – Pavement Details Sheet 3	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
DR – 0400 – Stormwater Notes and Details	Sellick Consultants	7/7/2023	7/7/2023
DR – 0401 – Stormwater and Subsoil Drainage Plan Sheet 1	Sellick Consultants	Rev D / 6/7/2023	7/7/2023
DR – 0421 – Stormwater Longitudinal Sections Sheet 1	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
DR – 0422 – Stormwater Longitudinal Sections Sheet 2	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
DR – 0423 – Stormwater Longitudinal Sections Sheet 3	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
UT – 0501 – Utilities Plan Sheet 1	Sellick Consultants	Rev D / 6/7/2023	7/7/2023
UT – 0512 – Utilities Water Cabinet Details	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
EV – 0910 – Sediment Erosion Control Notes and Legend	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
EV – 0911 – Sediment Erosion Control Plan	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
WM – 2301 - Waste management Plan	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
WM – 2302 – Waste Management Plan	Sellick Consultants	Rev C / 6/7/2023	7/7/2023
Reports			
Lot 601 20 Edward Drive Googong Acoustic Report	Pulse White Noise Acoustics	Report No.220396 dated 22 October 2022	10/11/2022

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.

GENERAL CONDITIONS

2. Comply with referral agency advice

Advice from Essential Energy attached at Schedule 2 is to be complied with.

Reason: To ensure referral agency advice is complied with.

3. Obtain Construction Certificate

Obtain a construction 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: To ensure 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: To 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: To ensure al 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: To ensure 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. 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.

9. 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.

10. Imported Fill

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

Reason: To ensure only clean and non-contaminated fill is used on site.

11. Provide Individual Storage Areas

All individual storage areas identified on the plans are to be fully enclosed and secured with lockable doors.

Reason: To provide secure storage areas for each of the dwellings.

12. 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.

13. 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.

14. Consultation and Approval for Cranes (if applicable) from Canberra Airport

If cranes are used during construction, approval is required to be obtained from Canberra Airport prior to commencement of any building works.

Reason: To ensure appropriate approval is obtained.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

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 Reason: Work 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.

16. Retaining Walls

Any retaining wall greater than 1000 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: To ensure retaining walls are structurally strong enough to bear the loads put on them.

17. Water & Sewer Compliance Certificate of Compliance - Design

Prior to the release of a Construction Certificate, a Certificate of Compliance in accordance with the Water Management Act 2000 must be obtained from Council. Under Section 306 of the Water Management Act 2000 Council, as the case requires, may, as a precondition to the issuing a Certificate of Compliance, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply and sewerage under Section 64 of the Local Government Act 1993 and as specified in Schedule 1 of this consent. Section 64 contributions shall be indexed in accordance with the respective plans and CPI All Groups - Sydney annually.

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

18. Submit Construction Waste Management Plan

A Construction Waste Management Plan, prepared by a suitably qualified or experienced professional, shall be submitted to Council for approval.

The waste management plan shall include:

- Estimated quantities of construction waste broken down into major waste streams. Estimates shall include waste classification in accordance with *Waste Classification Guidelines* (NSW EPA, November 2014)
- Description of how construction waste will be avoided, reused, recycled or otherwise safely and legally diverted from landfill for the duration of construction works
- Estimated quantities of construction waste to be landfilled, reused, recycled, or otherwise safely and legally diverted from landfill
- Estimated quantities of excavated natural material (ENM), the expected classification of ENM, and how ENM will be managed and disposed (including the location)

- Generally addressing how this project is contributing to the *NSW Waste and Sustainable Materials Strategy 2041* (NSW DPIE, June 2021) target to achieve “80% average recovery rate from all waste streams by 2030”.

A construction certificate shall not be issued prior to the approval of the Construction Waste Management Plan.

Reason: To ensure that that waste management is appropriately considered and managed during construction.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

19. 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 works.

20. Development Contributions to be Paid

Prior to the lodgement of the Notice to Commence Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council for water supply work for 85.6 equivalent tenements and sewer supply work for 104 equivalent tenements under Section 68 of the *Local Government Act 1993*.

Reason: To provide for the funding of augmentation and provision of services and community facilities.

21. Compliance with Local Planning Agreement (LPA)

The Googong Local Planning Agreement (LPA) must be complied with.

Reason: To ensure compliance with the Googong Local Planning Agreement.

22. Establish Construction and Demolition Waste Areas

Establish construction and demolition waste areas in accordance with the approved Construction Waste Management Plan.

Reason: To ensure that construction and demolition waste is effectively managed.

23. 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 70 of the Environmental Planning and Assessment Regulation 2021.

24. 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.

25. 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.

CONDITIONS TO BE SATISFIED DURING BUILDING WORKS

26. Hours of Operation for Works

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

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

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

27. Approval Documents

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

Reason: To ensure relevant documentation is available for perusal on site by a council officer, for compliance check.

28. Inspections - Water & 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 Environment, Planning and Development section must be given 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 Construction Certificate Report in accordance with Council's Design and Construction Specifications.

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

29. 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.

30. Unexpected Finds

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

31. 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.

32. Keep Construction and Demolition Waste Records

Record details of construction and demolition waste generated by the works, including the following information.

- Quantities of construction waste broken down into major waste streams, the facility the waste was sent to and the end use (landfilled, reused, recycled)
- Quantities of excavated natural material (ENM), the classification of ENM, the ENM disposal site(s) and the volume of ENM deposited at each site.

Reason: To ensure that construction and demolition waste is effectively managed.

33. Manage Construction and Demolition Waste Areas

Manage construction and demolition waste areas in accordance with the approved Construction Waste Management Plan for the duration of the works.

Reason: To ensure that construction and demolition waste is effectively managed.

34. 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: To ensure excavations relating to building work do not pose a hazard to adjoining properties.

35. 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.

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. Driveway Requirements

The development must include the construction of two (2) residential type driveways and one (1) commercial type driveway over Council's footway at the location shown on the approved plans. The driveway must be:

- a. Constructed by a Council approved contractor, at no cost to the Council.
- b. Constructed using plain concrete.
- c. Constructed with a 2% grade falling to the gutter.
- d. At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.
- e. Constructed to the minimum width of the 6m Vehicle Kerb Crossing.
- f. The driveway crossover shall be a minimum of 6m for the two-way access,

g. In accordance with Councils D13 Vehicular Access Design Specification as a minimum.

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

38. Accordance with Driveway Longsection

The driveway within the property and across Council's footway must be constructed in accordance with the approved driveway long section.

Reason: To provide an adequate standard of vehicle access.

39. Driveway Location from Water Meter, Sewer and Stormwater Connections

The driveway within the property must maintain a clearance not less than one metre (1.0m) from the water meter.

The driveway verge cross-over is not permitted to be constructed over the water service, sewer tie point connection or stormwater tie point connection.

Reason: To ensure such service is not damaged by vehicle movements or difficult to access.

40. 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.

41. 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.

42. 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.

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

43. 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: To ensure development is safe & appropriate for occupation, and is completed in accordance with the consent.

44. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1324696M_02, or any subsequent modifications, before occupying the premises.

Reason: To ensure compliance with the requirements of the NSW BASIX certification process.

45. Sewage Connection

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

Reason: To ensure premises are connected to available domestic sewerage system.

46. Colours and Material Finishes

The building is 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: To ensure the building is not visually intrusive in the landscape and does not cause glare.

47. Lighting In Car Parks and Public Spaces

Lighting throughout the car parking area and in public spaces must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking and AS/NZS 1158 Set:2010 - Lighting for Roads and Public Spaces.

Lighting of the roofed car parking area must comply with AS/NZS 1680.2.1-2008 - Interior Lighting Part - Circulation spaces and other general areas.

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

48. Entrance Lighting for Units

A light must be installed to illuminate the entrance to each unit.

Reason: To ensure that unit entries are clearly identified.

49. Compliance with Acoustic Report

All recommendations and specifications detailed in the acoustic report No.220396-Lot 601 Googong by Pulse White Noise Acoustics dated 22 October 2022 for 20 Edwards Drive Googong NSW 2620 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.

50. Car Parking to Comply With AS/NZS 2890

All car parks must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking, except for car parks for adaptable units which must comply with AS 4299-1995 Adaptable Housing.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004, must be shown within the car parking areas to delineate parking bays.

Reason: To provide adequate off-street car parking.

51. Stormwater Disposal and Water Quality Requirements

All stormwater from buildings, hardstand areas and the driveway on the site must be disposed of by a connection to the existing stormwater system in accordance with Council's D5 Development Design Specification.

An in-ground Gross Pollutant Trap (GPT) targeting litter is to be installed in accordance with Council's D7 Erosion Control and Stormwater Management Specification.

Reason: To provide a satisfactory standard of stormwater disposal and water quality.

52. Submit Construction Waste Records

Prior to the issue of an Occupation Certificate, the Proponent shall submit to Council the following information:

- Quantities of construction waste broken down into major waste streams, the facility the waste was sent to and the end use (landfilled, reused, recycled)
- Quantities of excavated natural material (ENM), the classification of ENM, the ENM disposal site(s) and the volume of ENM deposited at each site
- A signed declaration confirming that the information supplied is a true and accurate record.

Reason: To verify that waste has been legally managed.

53. Install and Commission all Waste Infrastructure

The Owner shall install, and commission as necessary, all waste infrastructure required to service the development as detailed in the approved Operational Waste Management Plan.

Reason: To ensure all required waste infrastructure is commissioned prior to occupation.

54. Install Waste Management Signage

The proponent shall install Council-issued waste management signage in the waste storage areas, on each waste chute opening and in any other waste-related areas. Standard signage is available from Council and a charge may be levied for the provision of signage.

Reason: To ensure that waste contamination and misuse is minimised.

55. Provide Water Service and Water Meter - Large Strata Development

A new master water meter and water service shall be provided at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council. All water meters shall be purchased from Council and any connection to live water mains must be undertaken by Council's Utilities Branch at the Applicants cost.

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

The development shall include Advanced Metering Infrastructure (AMI). AMI shall be designed, purchased from and installed by Council's nominated supplier and to the requirements and specifications of Council. Once installed, the installation will be reviewed by Council. If installation is acceptable to Council, the proponent shall arrange for the ownership of the AMI system to be novated to Council. Ownership of internal water supply mains does not transfer to Council. All costs related to

design, supply, installation and novation of the AMI will be at no cost to Council. Once novated, Council will maintain and replace as necessary the AMI system only.

A minimum 20mm electronic water meter (sub-meter) shall be purchased from Council and installed at the front of each unit, or other accessible position approved by Council, at no cost to Council.

Each sub-meter and all irrigation and fixtures for the common property must be serviced by the main meter.

Where recycled water is supplied to the property, this condition should be read as applying to both the potable water supply and recycled water supply.

Reason: To ensure that the development is appropriately water metered.

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

Further detail and information on Advanced Metering Infrastructure can be provided through Council's Utilities branch.

To arrange a quote for the supply and installation of the master water meter and water service, please contact Council's Utilities Branch.

56. 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.

57. Repair Damaged Public Property

All damage caused to public property during the construction operations and associated activities must be repaired or reinstated prior to Council accepting any Occupation Certificate.

A dilapidation report detailing the comprehensive record of the condition of public properties adjoining the development site must be prepared by a practising structural engineer and must be submitted to, and approved by, Council.

Reason: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition and to ensure that the condition of buildings, structures and/or public infrastructure on adjoining premises is accurately recorded following the completion of work on the development site.

58. Street Numbering

Prior to completion certificate, apply to Queanbeyan-Palerang Regional Council to determine the street number and display the approved street number in accordance with Council's requirements.

The address of each unit shall be:

Block No	Unit No. on plan	Street Number	Street Name	Street Type	Locality	State	Postcode
1	Unit 1	4	Candish	Street	Googong	NSW	2620
1	Unit 2	6	Candish	Street	Googong	NSW	2620
1	Unit 3	8	Candish	Street	Googong	NSW	2620
1	Unit 4	10	Candish	Street	Googong	NSW	2620
1	Unit 5	12	Candish	Street	Googong	NSW	2620

1	Unit 6	14	Candish	Street	Googong	NSW	2620
1	Unit 7	16	Candish	Street	Googong	NSW	2620
1	Unit 8	18	Candish	Street	Googong	NSW	2620
1	Unit 9	20	Candish	Street	Googong	NSW	2620
1	Unit 10	22	Candish	Street	Googong	NSW	2620
2	Unit 11	10/2	Candish	Street	Googong	NSW	2620
2	Unit 12	9/2	Candish	Street	Googong	NSW	2620
2	Unit 13	8/2	Candish	Street	Googong	NSW	2620
2	Unit 14	7/2	Candish	Street	Googong	NSW	2620
2	Unit 15	6/2	Candish	Street	Googong	NSW	2620
2	Unit 16	5/2	Candish	Street	Googong	NSW	2620
2	Unit 17	4/2	Candish	Street	Googong	NSW	2620
2	Unit 18	3/2	Candish	Street	Googong	NSW	2620
2	Unit 19	2/2	Candish	Street	Googong	NSW	2620
2	Unit 20	1/2	Candish	Street	Googong	NSW	2620
3	Unit 21	34	Edward	Drive	Googong	NSW	2620
3	Unit 22	32	Edward	Drive	Googong	NSW	2620
3	Unit 23	30	Edward	Drive	Googong	NSW	2620
3	Unit 24	28	Edward	Drive	Googong	NSW	2620
3	Unit 25	26	Edward	Drive	Googong	NSW	2620
3	Unit 26	24	Edward	Drive	Googong	NSW	2620
3	Unit 27	22	Edward	Drive	Googong	NSW	2620
3	Unit 28	20	Edward	Drive	Googong	NSW	2620
4	Unit 29	18	Edward	Drive	Googong	NSW	2620
4	Unit 30	16	Edward	Drive	Googong	NSW	2620
4	Unit 31	14	Edward	Drive	Googong	NSW	2620
4	Unit 32	12	Edward	Drive	Googong	NSW	2620
4	Unit 33	10	Edward	Drive	Googong	NSW	2620
4	Unit 34	8	Edward	Drive	Googong	NSW	2620
4	Unit 35	6	Edward	Drive	Googong	NSW	2620
4	Unit 36	4	Edward	Drive	Googong	NSW	2620
4	Unit 37	20	Wellsvale	Drive	Googong	NSW	2620
5	Unit 38	11/2	Candish	Street	Googong	NSW	2620
5	Unit 39	12/2	Candish	Street	Googong	NSW	2620
5	Unit 40	13/2	Candish	Street	Googong	NSW	2620
5	Unit 41	14/2	Candish	Street	Googong	NSW	2620
5	Unit 42	15/2	Candish	Street	Googong	NSW	2620
5	Unit 43	16/2	Candish	Street	Googong	NSW	2620
5	Unit 44	17/2	Candish	Street	Googong	NSW	2620

5	Unit 45	18/2	Candish	Street	Googong	NSW	2620
5	Unit 46	19/2	Candish	Street	Googong	NSW	2620
5	Unit 47	20/1	Candish	Street	Googong	NSW	2620
6	Unit 48	2	Wellsvale	Drive	Googong	NSW	2620
6	Unit 49	4	Wellsvale	Drive	Googong	NSW	2620
6	Unit 50	6	Wellsvale	Drive	Googong	NSW	2620
6	Unit 51	8	Wellsvale	Drive	Googong	NSW	2620
6	Unit 52	10	Wellsvale	Drive	Googong	NSW	2620
6	Unit 53	12	Wellsvale	Drive	Googong	NSW	2620
6	Unit 54	14	Wellsvale	Drive	Googong	NSW	2620
6	Unit 55	16	Wellsvale	Drive	Googong	NSW	2620
6	Unit 56	18	Wellsvale	Drive	Googong	NSW	2620
7	Unit 57	60/25	Trenerry	Street	Googong	NSW	2620
7	Unit 58	59/25	Trenerry	Street	Googong	NSW	2620
7	Unit 59	58/25	Trenerry	Street	Googong	NSW	2620
7	Unit 60	57/25	Trenerry	Street	Googong	NSW	2620
7	Unit 61	56/25	Trenerry	Street	Googong	NSW	2620
7	Unit 62	55/25	Trenerry	Street	Googong	NSW	2620
7	Unit 63	54/25	Trenerry	Street	Googong	NSW	2620
7	Unit 64	53/25	Trenerry	Street	Googong	NSW	2620
7	Unit 65	52/25	Trenerry	Street	Googong	NSW	2620
7	Unit 66	51/25	Trenerry	Street	Googong	NSW	2620
7	Unit 67	50/25	Trenerry	Street	Googong	NSW	2620
7	Unit 68	49/25	Trenerry	Street	Googong	NSW	2620
8	Unit 69	30/25	Trenerry	Street	Googong	NSW	2620
8	Unit 70	29/25	Trenerry	Street	Googong	NSW	2620
8	Unit 71	28/25	Trenerry	Street	Googong	NSW	2620
8	Unit 72	27/25	Trenerry	Street	Googong	NSW	2620
8	Unit 73	26/25	Trenerry	Street	Googong	NSW	2620
8	Unit 74	25/25	Trenerry	Street	Googong	NSW	2620
8	Unit 75	24/25	Trenerry	Street	Googong	NSW	2620
8	Unit 76	23/25	Trenerry	Street	Googong	NSW	2620
8	Unit 77	22/25	Trenerry	Street	Googong	NSW	2620
8	Unit 78	21/25	Trenerry	Street	Googong	NSW	2620
8	Unit 79	20/25	Trenerry	Street	Googong	NSW	2620
8	Unit 80	19/25	Trenerry	Street	Googong	NSW	2620
9	Unit 81	48/25	Trenerry	Street	Googong	NSW	2620
9	Unit 82	47/25	Trenerry	Street	Googong	NSW	2620
9	Unit 83	46/25	Trenerry	Street	Googong	NSW	2620

9	Unit 84	45/25	Trenerry	Street	Googong	NSW	2620
9	Unit 85	44/25	Trenerry	Street	Googong	NSW	2620
9	Unit 86	43/25	Trenerry	Street	Googong	NSW	2620
10	Unit 87	18/25	Trenerry	Street	Googong	NSW	2620
10	Unit 88	17/25	Trenerry	Street	Googong	NSW	2620
10	Unit 89	16/25	Trenerry	Street	Googong	NSW	2620
10	Unit 90	15/25	Trenerry	Street	Googong	NSW	2620
10	Unit 91	14/25	Trenerry	Street	Googong	NSW	2620
10	Unit 92	13/25	Trenerry	Street	Googong	NSW	2620
11	Unit 93	42/25	Trenerry	Street	Googong	NSW	2620
11	Unit 94	41/25	Trenerry	Street	Googong	NSW	2620
11	Unit 95	40/25	Trenerry	Street	Googong	NSW	2620
11	Unit 96	39/25	Trenerry	Street	Googong	NSW	2620
11	Unit 97	38/25	Trenerry	Street	Googong	NSW	2620
11	Unit 98	37/25	Trenerry	Street	Googong	NSW	2620
11	Unit 99	36/25	Trenerry	Street	Googong	NSW	2620
11	Unit 100	35/25	Trenerry	Street	Googong	NSW	2620
11	Unit 101	34/25	Trenerry	Street	Googong	NSW	2620
11	Unit 102	33/25	Trenerry	Street	Googong	NSW	2620
11	Unit 103	32/25	Trenerry	Street	Googong	NSW	2620
11	Unit 104	31/25	Trenerry	Street	Googong	NSW	2620
12	Unit 105	12/25	Trenerry	Street	Googong	NSW	2620
12	Unit 106	11/25	Trenerry	Street	Googong	NSW	2620
12	Unit 107	10/25	Trenerry	Street	Googong	NSW	2620
12	Unit 108	9/25	Trenerry	Street	Googong	NSW	2620
12	Unit 109	8/25	Trenerry	Street	Googong	NSW	2620
12	Unit 110	7/25	Trenerry	Street	Googong	NSW	2620
12	Unit 111	6/25	Trenerry	Street	Googong	NSW	2620
12	Unit 112	5/25	Trenerry	Street	Googong	NSW	2620
12	Unit 113	4/25	Trenerry	Street	Googong	NSW	2620
12	Unit 114	3/25	Trenerry	Street	Googong	NSW	2620
12	Unit 115	2/25	Trenerry	Street	Googong	NSW	2620
12	Unit 116	1/25	Trenerry	Street	Googong	NSW	2620

Reason: To ensure adequate property identification for the public and for emergency services.

59. Landscaping Works Completed by an Accredited Contractor

All landscaping must be completed by a Council accredited Category 1 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

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

60. 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.

All landscaping on site must be continuously maintained by the person acting on this consent for the life of the development. *Reason: To help ensure a high standard of landscape works.*

61. Landscaping Requirements

Landscaping must be extended to include the levelling, topsoiling and turfing or grass seeded hydro mulching of the footway between the property boundary and the street kerb and gutter.

Reason: To ensure that areas to the street frontage provide an attractive urban landscape.

62. Water & Sewer Compliance Certificate - Construction

Prior to the issue of an Occupation Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.

63. Insulate Heated and Cold Water Service Pipes

Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:

- a) unheated roof spaces
- b) locations near windows, ventilators and external doors where cold draughts are likely to occur
- c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.

Reason: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A STRATA SUBDIVISION CERTIFICATE

64. Water and Sewer Compliance Certificate - Service

Prior to the release of a Strata 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.

65. All Surfaces to be Concrete or Asphalt Surfaced

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

Car parking 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.

66. Car Washing Signage

Washing down of vehicles within the allotment boundaries of this site is prohibited. A sign must be erected in the parking area that strictly prohibits the washing of vehicles on the site.

Reason: To ensure that the stormwater system is not polluted by concentrated contaminants from the washing of numerous vehicles.

67. 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.

68. Fibre-Ready Facilities

Prior to the issue of any Occupation Certificate satisfactory arrangements are to be made for the provision of fibre-ready facilities to enable fibre to be readily connected to the premises.

Reason: To satisfy relevant utility authority requirements. Note: Under the Telecommunications Act 1997 fibre-ready facilities for an individual premise includes ducting from the street pit to the proposed location at the premises of the network termination device.

69. Apply for Council issued bins

The Proponent, on behalf of the Body Corporate, shall apply to Council for the required number and type of bins.

Reason: To ensure that Council issued bins are in place before occupation.

70. Waste Management Plan – Post-construction

An Waste Management Plan – Post construction shall be prepared by the Proponent on behalf of the Body Corporate and submitted to Council.

The Waste Management Plan – post construction shall include:

- all information required to safely operate and maintain any waste infrastructure installed at the site; and
- demarcation of management responsibilities; and
- cost estimates for ongoing maintenance and operation of waste infrastructure installed; and
- information on asset lives of waste infrastructure.

Reason: To ensure that future residents have a comprehensive management plan to assist in ongoing management of the facility.

71. Enter into Access Agreement

The Body Corporate shall enter into an Access Agreement with Queanbeyan-Palerang Regional Council for the provision of domestic waste management services.

Reason: To ensure the effective, efficient and legal access for domestic waste collection.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

72. Waste Storage Area design

The Waste Storage Area shall

- Provide general resident access through personal access doors; and
- Comply with the *Disability (Access to Premises – Buildings) Standards* and *Building Code of Australia*; and
- Provide sufficient space to store the required number and type of bins; and
- Be constructed to prevent rainwater entering the waste area (including providing roofs as necessary), effectively manage access and provide appropriate levels of ventilation and lighting; and
- Be generally consistent with the *Operational Waste Management Plan* (Sellick Consultants, July 2023, Revision A) and the *Waste Management Plan* (Sellick Consultants, drawing 220879-DRG-CIV-WM-2302 Rev C)

Reason: To ensure that the waste storage areas are fit for purpose.

73. Comply with Operational Waste Management Plan

The Body Corporate shall manage the development to comply with the Operational Waste Management Plan (Sellick Consultants, July 2023, Revision A or later revision as appropriate) at all times.

Reason: To ensure that commercial waste is managed in accordance with the approved Waste Management Plan.

74. Waste collection from within the Site

Collection of waste generated by the ongoing operation of the development must be carried out wholly within the site. All receptacles, storage areas and vehicles required for the collection of waste from development must be accommodated wholly within the site. Bins are not to be transferred to, collected from, or stored on, the public street at any time.

Reason: To ensure free flow of vehicular and pedestrian traffic on the road and the verge and to protect local amenity.

75. Waste collection vehicles to enter and exit the Site in a forward direction

Waste collection vehicles entering or exiting the site shall only do so in a forward direction.

Reason: To ensure the risks associated with reversing heavy vehicles onto a public road is eliminated.

76. Ongoing management of waste

The Body Corporate shall:

- Manage access to the waste areas to ensure that only authorised users can access the area; and
- Keep waste areas free of debris, vermin and otherwise in a safe state for the collection of waste; and
- Manage waste storage areas to minimise negative impacts to adjoining properties; and

- Store bins within the waste areas in areas that do not impede access to other bins, fire safety features, emergency exits or other structures required to be accessed; and
- Only present Council-issued bins for collection; and
- Transfer bins as necessary between bin areas; and
- Present bins to the agreed location for collection on the nominated collection days; and
- Generally undertake waste management in accordance with the Waste Management Plan approved by Council.

Reason: To ensure the effective and safe ongoing management of waste areas.

77. Maintain Car Parking Areas and Driveway Seals

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

Reason: To ensure car park areas are useable.

78. 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.

79. 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.

80. 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: To ensure stormwater disposal does not impact on the building or neighbouring properties.

SECTION 68 APPROVAL – PLUMBING AND DRAINAGE CONDITIONS

81. 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.

82. 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.

83. 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.

84. Heated Water Not to Exceed 50 Degrees C

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

Reason: To prevent accidental scalding.

Schedule 1 – Water and Sewer Contributions (To be determined prior to issue of Notice of Determination)

SCHEDULE 2

REFERRAL AGENCY ADVICE – ESSENTIAL ENERGY

Strictly based on the documents submitted, Essential Energy makes the following comments as to potential safety risks arising from the proposed development:

1. Essential Energy has an existing 11kV / LV pad/kiosk substation (and easement) located on this property:
 - a. The plans indicate a round circle in the substation easement area, however, do not indicate what this is? If this is not part of the electrical network, then it cannot be within the easement area.
 - b. Minimum separation / clearances and segregation for fire risk from the substation to any building, fence, planting, retaining walls or other development must be maintained at all times. Refer to AS2067, Essential Energy's policy *CEOM7098 Distribution Underground Design Construction Manual* and the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure* prior to any works being carried, out in this location.
 - c. The substation easement must remain clear of any structure, activity or thing. This includes footings etc of any proposed fencing or retaining walls.
 - d. Any retaining walls around the substation must be outside the easement area and must be engineered to support the substation site.
 - e. Any fencing around the substation easement area must meet the requirements of Essential Energy's Design Manual and *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. This includes the type of fencing used, access/egress requirements and clearances for safe operation of the equipment.
 - f. Any activity near the substation and easement must meet all requirements as set out within Essential Energy's Design Manual, *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure* and the easement terms.
 - g. Access must be available to the substation and easement 24 hours a day / 7 days a week.

It is recommended that the Applicant engage the services of a specialist to assist to ensure compliance for the substation (and all other affected electrical infrastructure). A list of Level 3

Accredited Service Providers is available at <https://www.energy.nsw.gov.au/households/guides-and-helpful-advice/being-more-energy-efficient/understand-your-energy-bill/altering-supply>.

2. Essential Energy also has existing high voltage underground cables located across various street frontages/boundaries of the property:
 - a. Prior to carrying out any works in this location and/or within 1.0 metre either side of the cables, 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) to locate the cables.
 - b. Works around the cables must be managed. If the ground levels over the cables are to be altered, clearances must be maintained and cable integrity protected. Any works over these cables must meet all Essential Energy design and construction requirements.
 - c. The cables are to maintain a minimum clearance of 1.0 metre to any activity.
 - d. Any excavation works in this area for the proposed new driveway/s must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
 - e. The cables should be in conduit under any proposed new driveway/s and the driveway/s should not be placed over the top of any joints and spare conduit should be available - refer Essential Energy's policy *CEOM7098 Distribution Underground Design and Construction Manual*. Note that approval is not possible where the driveway/s are proposed to be located with an impact on existing cables, cable joints, pits, pillars and the like - refer *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
 - f. Any proposed driveway access and/or exit (concrete crossovers) must remain at least 1.0 metre away from any electricity infrastructure (power pole, streetlight) at all times, to prevent accidental damage.
 - g. Any landscaping, tree planting, gardens, fencing in this area must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
3. Essential Energy's records also indicate existing 132kV and 11kV powerlines (overhead and underground) located on the property adjoining this proposed development (Lot 8 DP1246784):
 - a. The easement area for these powerlines must remain clear of all activities including the stockpiling of earth, rubbish etc during the construction stages.
 - b. Any landscaping, tree planting, gardens, fencing in this area must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
4. The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to each townhouse in accordance with *NSW Service and Installation Rules*. A Level 2 Electrician will be able to advise on these requirements and carry out the required work to ensure compliance.

Essential Energy also makes the following general comments:

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/easements in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. As part of the subdivision, easement/s are to be created for any existing (or new) electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision. Refer Essential Energy's Contestable Works Team for requirements via email contestableworks@essentialenergy.com.au.
4. Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.
5. In addition, Essential Energy's records indicate there is overhead and underground electricity infrastructure located within the property and within close proximity to the property. Any activities within these locations must be undertaken in accordance with *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.
6. 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)*.
7. 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) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines / Underground Assets*.