

DATE OF DETERMINATION	27 November 2023
DATE OF PANEL DECISION	27 November 2023
DATE OF PANEL BRIEFING	15 November 2023
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	Bryce Wilson, John Preston
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 10 November 2023.

MATTER DETERMINED

PPSSTH-232 - Queanbeyan-Palerang – DA.2023.0103 at 43 McFarlane Avenue, Googong NSW 2620 (Lot 566 DP 1263952) – Residential Flat Building with 138 units and strata subdivision (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.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report. The Panel was satisfied that:

- The prerequisites for the grant of consent had been met;
- The development would not result in any unacceptable amenity (internal or external), environmental or land use safety impacts subject to the imposition of the conditions of consent as amended;
- The proposal is generally consistent with the Googong Masterplan;
- A thorough assessment in terms of Section 4.15 of the *Environmental Planning and Assessment Act, 1979* had been undertaken; and
- Issues raised by the Panel during its deliberations were subsequently and adequately addressed by Council. These matters related to:
 - The need for the Panel to view the Site Audit Statement relevant to the cleanup of Googong Neighbourhood 2;
 - The need or otherwise for dilapidation reports prior to construction;
 - Confirmation regarding the delivery of any commitments required in relation to the implementation of the applicable Voluntary Planning Agreement (VPA); and
 - Confirmation of the applicable Section 64 contributions for water and sewer headworks.

Given the above, and the Council's response to the matters raised, the Panel was satisfied that the development was in the public interest.

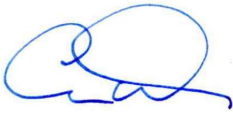


CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with several administrative amendments which have arisen from the deliberation of the matter. These changes do not change the intent of any conditions as imposed.

An amended copy of the instrument of consent is 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-232 - Queanbeyan-Palerang – DA.2023.0103
2	PROPOSED DEVELOPMENT	Residential Flat Building with 138 units and strata subdivision
3	STREET ADDRESS	43 McFarlane Avenue, Googong NSW 2620 (Lot 566 DP 1263952)
4	APPLICANT/OWNER	Urbane Studio Pty Ltd / Peet Limited
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 (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity & Conservation) 2021 State Environmental Planning Policy – Building Sustainability Index BASIX– 2004 State Environmental Planning Policy (Resilience & Hazards) 2021 State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development State Environmental Planning Policy (Transport and Infrastructure) 2021 Queanbeyan-Palerang Regional Local Environmental Plan 2022 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Queanbeyan Development Control Plan 2012 Planning agreements: Googong Local Planning Agreement 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: 30 October 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 <u>Council assessment staff</u>: Luceille Yeomans, Graham Harlour <u>Other</u>: Amanda Moylan (DPE) Applicant / Council Briefing: 6 June 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, Graham Harlour, Shannon Edwards <u>Applicant representatives</u>: Giselle Ravarian (Urbane Studio), Peter Naylor (Voyager Projects), Brett Naylor (Voyager Projects), Ajanthan Bala (DNA Architects) <u>Other</u>: Amanda Moylan (DPE) Council Briefing: 6 September 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>Consultant Assessment Planner</u>: Gareth Simpson (Flying Squad DPE) ○ <u>Other</u>: Amanda Moylan (DPE), Tim Mahoney (DPE) <ul style="list-style-type: none"> ● Final briefing to discuss council's recommendation: 15 November 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>Consultant Assessment Planner</u>: Gareth Simpson (Flying Squad DPE) ○ <u>Applicant representatives</u>: Giselle Ravarian (Urbane Studio), Aaron Naylor (Voyager Projects), Brett Naylor (Voyager Projects), Peter Naylor (Voyager Projects), Ajanthan Bala (DNA Architects) ○ <u>Other</u>: Tim Mahoney (DPE), Tracey Gillett (DPE), Ruvimbo Timba (DPE Flying Squad)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

SCHEDULE 2

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			
21129 – A101 – Overall Site Plan	DNA Architects	Rev A / 29.09.2022	02.10.2023
21129 – A102 – Site Plan – Part 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A103 – Site Plan – Part 2	DNA Architects	Rev A / 29.09.2022	02.10.2023
21129 – A201 – Level 1 Overall Floor Plan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A202 – Level 2 Overall Floor Plan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A203 – Level 3 Overall Floor Plan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A204 – Level 4 Overall Floor Plan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A205 – Level 5 Overall Floor Plan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A206 – Level 6 Overall Floor Pan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A207 – Roof Plan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A211 – DA Unit Floor Plans 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A212 – DA Unit Floor Plans 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A213 – DA Unit Floor Plans 3	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A214 – DA Unit Floor Plans 4	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A215 – DA Unit Floor Plans 5	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A216 – DA Unit Floor Plans 6	DNA Architects	Rev. A / 29.09.2022	02.10.2023

21129 – A301 – Building 1 Elevations 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A301 – Building 1 Elevations 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A303 – Building 2 Elevations 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A304 – Building 2 Elevations 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A305 – Building 3 Elevations 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A306 – Building 3 Elevations 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A307 – Building 4 Elevations 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A308 – Building 4 Elevations 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A309 – Building 4 Elevations 3	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A310 – Building 5 Elevations 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A311 – Building 5 Elevations 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A312 – Building 6 Elevations 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A313 – Building 6 Elevations 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A321 – Wellsvalle Avenue Streetscape Elevation	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A322 – Gorman Drive & Public Reserve Streetscape Elevation	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A323 – McFarlane Avenue Streetscape 1	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A324 – McFarlane Avenue Streetscape 2	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A401 – Overall Sections	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A402 – Section A	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A403 – Section B	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A404 – Section C	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A405 – Section D	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A411 – Section Details	DNA Architects	Rev. A / 29.09.2022	02.10.2023

21129 – A601 - Exterior Finishes schedule	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A602 – Waste Enclosure 1 Details	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A603 – Waste Enclosure 2 Details	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A604 – Ramp Details	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A604 – Stairs Details	DNA Architects	Rev. A / 29.09.2022	02.10.2023
21129 – A841 – Deep Root Planting Plan	DNA Architects	Rev. A / 29.09.2022	02.10.2023
CB2677 - Plan of Subdivision of Lot 566 DP 1263952	Andrew Blair Spain	Sheets 1 - 32	02.10.2023
Landscape Plans			
4513-F101 – Ground Floor Concept	DSB Landscape Architects	Rev A / 15.08.2022	02.10.2023
4513-F201 – Landscape Plan Area 1	DSB Landscape Architects	Rev C / 29.09.2022	02.10.2023
4513-F202 – landscape Plan Area 2	DSB Landscape Architects	Rev C / 29.09.2023	02.10.2023
4513-F301 – Planting & Paving Plan	DSB Landscape Architects	Rev A / 29.09.2023	02.10.2023
Reports			
Crime Prevention Through Environmental Design (CPTED) Report	The Design Partnership	Rev A / 28.09.2023	02.10.2023
40918 - 001 - 43 McFarlane Avenue Googong NSW – Landscape Lighting Advice	Urbane Studio	Rev 1.0 / 29.09.2023	02.10.2023

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. 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.

12. 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.

13. 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

14. Finalise Waste Collection Arrangements

The Applicant shall, in consultation with Council, finalise the number, size and collection arrangement of bins to service the Development.

Reason: To ensure that waste collection arrangements meet end-user requirements and can be undertaken efficiently.

15. Water and Sewer 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.

16. Submission of Traffic Control Devices Plan

Prior to issue of a construction certificate, a Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee. The plan must address:

- The provision of a timed loading zone at McFarlane Avenue adjacent to both waste collection locations to ensure that satisfactory lay-bys exist for garbage trucks on bin collection.

Traffic control devices are not to be installed prior to the endorsement of the Local Traffic Committee but must be implemented prior to the issue of any Occupation Certificate.

Reason: To authorise traffic control devices and ensure that they are appropriate.

17. Watermain Service Connection – Under Bore Roads only

Prior to issue of a Construction Certificate, a detailed design using under bore technology shall be submitted to Council for the service connection of potable and recycled water.

All new road crossings must be installed through the under bore technology. An open trench will not be permitted in the newly constructed Council Road.

Reason: To prevent unnecessary impacts on public roads.

18. 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 targets to be met,,
- 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.

19. 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.

20. 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 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.

21. 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.

22. Waste Storage Area Design

A Waste Storage Area design plan, prepared by a suitably qualified or experienced professional, shall be submitted to Council for approval.

The Waste Storage Area shall be designed to:

- Be fit for purpose, including having floors suitable for moving waste bins; and
- 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
- Match the dimensions and arrangement shown in the *Waste Management Plan* (ACT Consulting Engineers, drawing 22-558-C11 Rev B).

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

23. Design On-street Loading Bays and Access Paths

A design of the on-street loading bays and access paths, prepared by a suitably qualified or experienced professional, shall be submitted to Council for approval.

The design shall comply with Council Specifications. The proponent shall be responsible for securing approvals required of the regulatory signage.

The on-street loading bay shall be provided:

- At the locations shown on the *Waste Management Plan* (ACT Consulting Engineers, drawing 22-558-C11 Rev B); and
- Be no less than 15m in length; and
- With appropriate “Loading Zone” regulatory signage including a maximum duration of 60 minutes.

A 2.0m wide concrete path shall be constructed from the waste storage area to each loading bay. The path shall extend the full length of each loading bay and include a kerb ramp to the road

surface at the rear of southern end of each loading bay. The path shall be suitable for moving 2- and 4-wheeled mobile garbage bins from the property to the collection vehicle and shall not be contiguous with the access driveways.

Reason: To ensure that waste collection can be safely undertaken with a minimum of inconvenience to other road users.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

24. 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.

25. 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 42.4 equivalent tenements and sewer supply work for 53 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.

26. 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.

27. Establish Construction Waste Areas

Establish construction and demolition waste areas in accordance with the approved Waste Management Plan (Waste Management Plan – 43 McFarlane Avenue Googong for 138 Units Residential Flat Building, Voyager Projects, 29 September 2023).

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

28. Site Identification

The site where building work, subdivision work, or demolition work is 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.

29. 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.

30. 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

31. 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.

32. 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.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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.

41. Driveway Requirements

The development must include the construction of a new commercial type driveway over Council's footway at the location shown on the approved plans. The driveways 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 Council's D13 Vehicular Access Design Specification as a minimum.

Prior to commencement of driveway works, consultation with relevant authorities will be required for the proposed relocation of street trees

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

42. 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.

43. 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.

44. 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.

45. 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

46. 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.

47. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1329731M_02, or any subsequent modifications, before occupying the premises.

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

48. 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.

49. 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.

50. 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.

51. 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.

52. 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.

53. Stormwater Disposal

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.

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

54. 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.

55. 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 Waste Management Plan (*Waste Management Plan – 43 McFarlane Avenue Googong 138 Units Residential Flat Building*, Voyager Projects, 29 September 2023).

All four waste rooms shown on the *Waste Management Plan* (ACT Consulting Engineers, drawing 22-558-C11 Rev B) shall be commissioned prior to issuing any Occupation Certificate.

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

56. 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.

57. 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.

58. 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.

59. 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.

60. 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:

Lot Number (Unit Number on Plan)	Sub Address Number	Primary Address Site Number	Street Name	Street Type	Locality	Full Street Address
1	27	2	Gorman	Drive	GOOGONG	27/2 Gorman Drive GOOGONG NSW 2620
2	26	2	Gorman	Drive	GOOGONG	26/2 Gorman Drive GOOGONG NSW 2620
3	25	2	Gorman	Drive	GOOGONG	25/2 Gorman Drive GOOGONG NSW 2620
4	24	2	Gorman	Drive	GOOGONG	24/2 Gorman Drive GOOGONG NSW 2620
5	23	2	Gorman	Drive	GOOGONG	23/2 Gorman Drive GOOGONG NSW 2620
6	22	2	Gorman	Drive	GOOGONG	22/2 Gorman Drive GOOGONG NSW 2620
7	21	2	Gorman	Drive	GOOGONG	21/2 Gorman Drive GOOGONG NSW 2620
8	20	2	Gorman	Drive	GOOGONG	20/2 Gorman Drive GOOGONG NSW 2620
9	120	2	Gorman	Drive	GOOGONG	120/2 Gorman Drive GOOGONG NSW 2620
10	119	2	Gorman	Drive	GOOGONG	119/2 Gorman Drive GOOGONG NSW 2620
11	17	71	McFarlane	Avenue	GOOGONG	17/71 McFarlane Avenue GOOGONG NSW 2620
12	16	71	McFarlane	Avenue	GOOGONG	16/71 McFarlane Avenue GOOGONG NSW 2620
13	15	71	McFarlane	Avenue	GOOGONG	15/71 McFarlane Avenue GOOGONG NSW 2620
14	14	71	McFarlane	Avenue	GOOGONG	14/71 McFarlane Avenue GOOGONG NSW 2620
15	13	71	McFarlane	Avenue	GOOGONG	13/71 McFarlane Avenue GOOGONG NSW 2620
16	12	71	McFarlane	Avenue	GOOGONG	12/71 McFarlane Avenue GOOGONG NSW 2620

17	11	71	McFarlane	Avenue	GOOGONG	11/71 McFarlane Avenue GOOGONG NSW 2620
18	10	71	McFarlane	Avenue	GOOGONG	10/71 McFarlane Avenue GOOGONG NSW 2620
19	9	71	McFarlane	Avenue	GOOGONG	9/71 McFarlane Avenue GOOGONG NSW 2620
20	8	61	McFarlane	Avenue	GOOGONG	8/61 McFarlane Avenue GOOGONG NSW 2620
21	7	61	McFarlane	Avenue	GOOGONG	7/61 McFarlane Avenue GOOGONG NSW 2620
22	6	61	McFarlane	Avenue	GOOGONG	6/61 McFarlane Avenue GOOGONG NSW 2620
23	5	61	McFarlane	Avenue	GOOGONG	5/61 McFarlane Avenue GOOGONG NSW 2620
24	4	61	McFarlane	Avenue	GOOGONG	4/61 McFarlane Avenue GOOGONG NSW 2620
25	3	61	McFarlane	Avenue	GOOGONG	3/61 McFarlane Avenue GOOGONG NSW 2620
26	2	61	McFarlane	Avenue	GOOGONG	2/61 McFarlane Avenue GOOGONG NSW 2620
27	1	61	McFarlane	Avenue	GOOGONG	1/61 McFarlane Avenue GOOGONG NSW 2620
28	102	61	McFarlane	Avenue	GOOGONG	102/61 McFarlane Avenue GOOGONG NSW 2620
29	101	61	McFarlane	Avenue	GOOGONG	101/61 McFarlane Avenue GOOGONG NSW 2620
30	50	85	Wellsvale	Drive	GOOGONG	50/85 Wellsvale Drive GOOGONG NSW 2620
31	49	85	Wellsvale	Drive	GOOGONG	49/85 Wellsvale Drive GOOGONG NSW 2620
32	48	85	Wellsvale	Drive	GOOGONG	48/85 Wellsvale Drive GOOGONG NSW 2620
33	47	85	Wellsvale	Drive	GOOGONG	47/85 Wellsvale Drive GOOGONG NSW 2620
34	53	85	Wellsvale	Drive	GOOGONG	53/85 Wellsvale Drive GOOGONG NSW 2620
35	54	85	Wellsvale	Drive	GOOGONG	54/85 Wellsvale Drive GOOGONG NSW 2620
36	55	85	Wellsvale	Drive	GOOGONG	55/85 Wellsvale Drive GOOGONG NSW 2620
37	56	85	Wellsvale	Drive	GOOGONG	56/85 Wellsvale Drive GOOGONG NSW 2620

38	57	85	Wellsvale	Drive	GOOGONG	57/85 Wellsvale Drive GOOGONG NSW 2620
39	58	85	Wellsvale	Drive	GOOGONG	58/85 Wellsvale Drive GOOGONG NSW 2620
40	46	85	Wellsvale	Drive	GOOGONG	46/85 Wellsvale Drive GOOGONG NSW 2620
41	45	85	Wellsvale	Drive	GOOGONG	45/85 Wellsvale Drive GOOGONG NSW 2620
42	44	85	Wellsvale	Drive	GOOGONG	44/85 Wellsvale Drive GOOGONG NSW 2620
43	43	85	Wellsvale	Drive	GOOGONG	43/85 Wellsvale Drive GOOGONG NSW 2620
44	42	85	Wellsvale	Drive	GOOGONG	42/85 Wellsvale Drive GOOGONG NSW 2620
45	41	85	Wellsvale	Drive	GOOGONG	41/85 Wellsvale Drive GOOGONG NSW 2620
46	40	75	Wellsvale	Drive	GOOGONG	40/75 Wellsvale Drive GOOGONG NSW 2620
47	39	75	Wellsvale	Drive	GOOGONG	39/75 Wellsvale Drive GOOGONG NSW 2620
48	38	75	Wellsvale	Drive	GOOGONG	38/75 Wellsvale Drive GOOGONG NSW 2620
49	37	75	Wellsvale	Drive	GOOGONG	37/75 Wellsvale Drive GOOGONG NSW 2620
50	36	75	Wellsvale	Drive	GOOGONG	36/75 Wellsvale Drive GOOGONG NSW 2620
51	35	75	Wellsvale	Drive	GOOGONG	35/75 Wellsvale Drive GOOGONG NSW 2620
52	34	75	Wellsvale	Drive	GOOGONG	34/75 Wellsvale Drive GOOGONG NSW 2620
53	33	75	Wellsvale	Drive	GOOGONG	33/75 Wellsvale Drive GOOGONG NSW 2620
54	32	65	Wellsvale	Drive	GOOGONG	32/65 Wellsvale Drive GOOGONG NSW 2620
55	31	65	Wellsvale	Drive	GOOGONG	31/65 Wellsvale Drive GOOGONG NSW 2620
56	30	65	Wellsvale	Drive	GOOGONG	30/65 Wellsvale Drive GOOGONG NSW 2620
57	29	65	Wellsvale	Drive	GOOGONG	29/65 Wellsvale Drive GOOGONG NSW 2620
58	28	65	Wellsvale	Drive	GOOGONG	28/65 Wellsvale Drive GOOGONG NSW 2620
59	152	85	Wellsvale	Drive	GOOGONG	152/85 Wellsvale Drive GOOGONG NSW 2620

60	151	85	Wellsvale	Drive	GOOGONG	151/85 Wellsvale Drive GOOGONG NSW 2620
61	227	2	Gorman	Drive	GOOGONG	227/2 Gorman Drive GOOGONG NSW 2620
62	226	2	Gorman	Drive	GOOGONG	226/2 Gorman Drive GOOGONG NSW 2620
63	225	2	Gorman	Drive	GOOGONG	225/2 Gorman Drive GOOGONG NSW 2620
64	224	2	Gorman	Drive	GOOGONG	224/2 Gorman Drive GOOGONG NSW 2620
65	223	2	Gorman	Drive	GOOGONG	223/2 Gorman Drive GOOGONG NSW 2620
66	222	2	Gorman	Drive	GOOGONG	222/2 Gorman Drive GOOGONG NSW 2620
67	221	2	Gorman	Drive	GOOGONG	221/2 Gorman Drive GOOGONG NSW 2620
68	220	2	Gorman	Drive	GOOGONG	220/2 Gorman Drive GOOGONG NSW 2620
69	219	2	Gorman	Drive	GOOGONG	219/2 Gorman Drive GOOGONG NSW 2620
70	218	71	McFarlane	Avenue	GOOGONG	218/71 McFarlane Avenue GOOGONG NSW 2620
71	217	71	McFarlane	Avenue	GOOGONG	217/71 McFarlane Avenue GOOGONG NSW 2620
72	216	71	McFarlane	Avenue	GOOGONG	216/71 McFarlane Avenue GOOGONG NSW 2620
73	215	71	McFarlane	Avenue	GOOGONG	215/71 McFarlane Avenue GOOGONG NSW 2620
74	214	71	McFarlane	Avenue	GOOGONG	214/71 McFarlane Avenue GOOGONG NSW 2620
75	213	71	McFarlane	Avenue	GOOGONG	213/71 McFarlane Avenue GOOGONG NSW 2620
76	212	71	McFarlane	Avenue	GOOGONG	212/71 McFarlane Avenue GOOGONG NSW 2620
77	211	71	McFarlane	Avenue	GOOGONG	211/71 McFarlane Avenue GOOGONG NSW 2620
78	210	71	McFarlane	Avenue	GOOGONG	210/71 McFarlane Avenue GOOGONG NSW 2620

79	209	61	McFarlane	Avenue	GOOGONG	209/61 McFarlane Avenue GOOGONG NSW 2620
80	208	61	McFarlane	Avenue	GOOGONG	208/61 McFarlane Avenue GOOGONG NSW 2620
81	207	61	McFarlane	Avenue	GOOGONG	207/61 McFarlane Avenue GOOGONG NSW 2620
82	206	61	McFarlane	Avenue	GOOGONG	206/61 McFarlane Avenue GOOGONG NSW 2620
83	205	61	McFarlane	Avenue	GOOGONG	205/61 McFarlane Avenue GOOGONG NSW 2620
84	204	61	McFarlane	Avenue	GOOGONG	204/61 McFarlane Avenue GOOGONG NSW 2620
85	203	61	McFarlane	Avenue	GOOGONG	203/61 McFarlane Avenue GOOGONG NSW 2620
86	202	61	McFarlane	Avenue	GOOGONG	202/61 McFarlane Avenue GOOGONG NSW 2620
87	201	61	McFarlane	Avenue	GOOGONG	201/61 McFarlane Avenue GOOGONG NSW 2620
88	252	85	Wellsvale	Drive	GOOGONG	252/85 Wellsvale Drive GOOGONG NSW 2620
89	251	85	Wellsvale	Drive	GOOGONG	251/85 Wellsvale Drive GOOGONG NSW 2620
90	250	85	Wellsvale	Drive	GOOGONG	250/85 Wellsvale Drive GOOGONG NSW 2620
91	249	85	Wellsvale	Drive	GOOGONG	249/85 Wellsvale Drive GOOGONG NSW 2620
92	248	85	Wellsvale	Drive	GOOGONG	248/85 Wellsvale Drive GOOGONG NSW 2620
93	247	85	Wellsvale	Drive	GOOGONG	247/85 Wellsvale Drive GOOGONG NSW 2620
94	253	85	Wellsvale	Drive	GOOGONG	253/85 Wellsvale Drive GOOGONG NSW 2620
95	254	85	Wellsvale	Drive	GOOGONG	254/85 Wellsvale Drive GOOGONG NSW 2620
96	255	85	Wellsvale	Drive	GOOGONG	255/85 Wellsvale Drive GOOGONG NSW 2620
97	256	85	Wellsvale	Drive	GOOGONG	256/85 Wellsvale Drive GOOGONG NSW 2620

98	257	85	Wellsvale	Drive	GOOGONG	257/85 Wellsvale Drive GOOGONG NSW 2620
99	258	85	Wellsvale	Drive	GOOGONG	258/85 Wellsvale Drive GOOGONG NSW 2620
100	240	75	Wellsvale	Drive	GOOGONG	240/75 Wellsvale Drive GOOGONG NSW 2620
101	239	75	Wellsvale	Drive	GOOGONG	239/75 Wellsvale Drive GOOGONG NSW 2620
102	238	75	Wellsvale	Drive	GOOGONG	238/75 Wellsvale Drive GOOGONG NSW 2620
103	237	75	Wellsvale	Drive	GOOGONG	237/75 Wellsvale Drive GOOGONG NSW 2620
104	236	75	Wellsvale	Drive	GOOGONG	236/75 Wellsvale Drive GOOGONG NSW 2620
105	235	75	Wellsvale	Drive	GOOGONG	235/75 Wellsvale Drive GOOGONG NSW 2620
106	234	75	Wellsvale	Drive	GOOGONG	234/75 Wellsvale Drive GOOGONG NSW 2620
107	233	75	Wellsvale	Drive	GOOGONG	233/75 Wellsvale Drive GOOGONG NSW 2620
108	232	65	Wellsvale	Drive	GOOGONG	232/65 Wellsvale Drive GOOGONG NSW 2620
109	231	65	Wellsvale	Drive	GOOGONG	231/65 Wellsvale Drive GOOGONG NSW 2620
110	230	65	Wellsvale	Drive	GOOGONG	230/65 Wellsvale Drive GOOGONG NSW 2620
111	229	65	Wellsvale	Drive	GOOGONG	229/65 Wellsvale Drive GOOGONG NSW 2620
112	228	65	Wellsvale	Drive	GOOGONG	228/65 Wellsvale Drive GOOGONG NSW 2620
113	352	85	Wellsvale	Drive	GOOGONG	352/85 Wellsvale Drive GOOGONG NSW 2620
114	351	85	Wellsvale	Drive	GOOGONG	351/85 Wellsvale Drive GOOGONG NSW 2620
115	343	85	Wellsvale	Drive	GOOGONG	343/85 Wellsvale Drive GOOGONG NSW 2620
116	342	85	Wellsvale	Drive	GOOGONG	342/85 Wellsvale Drive GOOGONG NSW 2620
117	341	85	Wellsvale	Drive	GOOGONG	341/85 Wellsvale Drive GOOGONG NSW 2620
118	340	75	Wellsvale	Drive	GOOGONG	340/75 Wellsvale Drive GOOGONG NSW 2620
119	339	75	Wellsvale	Drive	GOOGONG	339/75 Wellsvale Drive GOOGONG NSW 2620

120	338	75	Wellsvale	Drive	GOOGONG	338/75 Wellsvale Drive GOOGONG NSW 2620
121	337	75	Wellsvale	Drive	GOOGONG	337/75 Wellsvale Drive GOOGONG NSW 2620
122	336	75	Wellsvale	Drive	GOOGONG	336/75 Wellsvale Drive GOOGONG NSW 2620
123	335	75	Wellsvale	Drive	GOOGONG	335/75 Wellsvale Drive GOOGONG NSW 2620
124	334	75	Wellsvale	Drive	GOOGONG	334/75 Wellsvale Drive GOOGONG NSW 2620
125	333	75	Wellsvale	Drive	GOOGONG	333/75 Wellsvale Drive GOOGONG NSW 2620
126	332	65	Wellsvale	Drive	GOOGONG	332/65 Wellsvale Drive GOOGONG NSW 2620
127	331	65	Wellsvale	Drive	GOOGONG	331/65 Wellsvale Drive GOOGONG NSW 2620
128	330	65	Wellsvale	Drive	GOOGONG	330/65 Wellsvale Drive GOOGONG NSW 2620
129	329	65	Wellsvale	Drive	GOOGONG	329/65 Wellsvale Drive GOOGONG NSW 2620
130	328	65	Wellsvale	Drive	GOOGONG	328/65 Wellsvale Drive GOOGONG NSW 2620
131	445	85	Wellsvale	Drive	GOOGONG	445/85 Wellsvale Drive GOOGONG NSW 2620
132	444	85	Wellsvale	Drive	GOOGONG	444/85 Wellsvale Drive GOOGONG NSW 2620
133	443	85	Wellsvale	Drive	GOOGONG	443/85 Wellsvale Drive GOOGONG NSW 2620
134	442	85	Wellsvale	Drive	GOOGONG	442/85 Wellsvale Drive GOOGONG NSW 2620
135	441	85	Wellsvale	Drive	GOOGONG	441/85 Wellsvale Drive GOOGONG NSW 2620
136	448	85	Wellsvale	Drive	GOOGONG	448/85 Wellsvale Drive GOOGONG NSW 2620
137	447	85	Wellsvale	Drive	GOOGONG	447/85 Wellsvale Drive GOOGONG NSW 2620
138	446	85	Wellsvale	Drive	GOOGONG	446/85 Wellsvale Drive GOOGONG NSW 2620

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

61. Construct On-street Loading Bays and Access Paths

Construct, in accordance with approved plan on-street loading bay and access paths plan, the on-street loading bay and access paths.

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

62. 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.

63. 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.*

64. 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.

65. 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.

66. 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

67. 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.

68. 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.

69. 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.

70. 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.

71. 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.

72. 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.

73. Update Waste Management Plan – Post-construction

An updated Waste Management Plan, consistent with the Waste Management Plan (*Waste Management Plan – 43 McFarlane Avenue Googong 138 Units Residential Flat Building*, Voyager Projects, 29 September 2023), shall be prepared by the Proponent on behalf of the Body Corporate and submitted to Council.

The updated Waste Management Plan shall include:

- additional requirements detailed in this Approval; and
- all information required to safely operate and maintain any waste infrastructure installed at the site; and
- demarcation of management responsibilities in keeping with this Approval.

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

74. 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

75. 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.

76. Comply with Waste Management Plan

The Body Corporate shall manage the development to comply with the updated Waste Management Plan at all times.

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

77. 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
- Generally undertake waste management in accordance with the Waste Management Plan approve by Council.

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

78. 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.

79. 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.

80. 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.

81. Surface Water Runoff

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

82. 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.

83. 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.

84. 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.

85. 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 has the following comments to make as to potential safety risks arising from the proposed development:

- As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 3m from the nearest part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk.
11KV PADMOUNT SUBSTATION
- As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 1m from the nearest part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk.
FROM LV UNDERGROUND POWERLINES
- It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a [Request for Safety Advice](#) if works cannot maintain the safe working clearances set out in the [Working Near Overhead Powerlines Code of Practice](#), or [CEOP8041 - Work Near Essential Energy's Underground Assets](#).

Information relating to developments near electrical infrastructure is available on our website [Development Applications \(essentialenergy.com.au\)](#). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website [Encroachments \(essentialenergy.com.au\)](#) and provide supporting documentation. Applicants are advised that fees and charges will apply where Essential Energy provides this service.

Council's and the applicant's attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure 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;
- 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); the location of overhead and underground powerlines are also shown in the Look Up and Live app [essentialenergy.com.au/lookupandlive](#).