

SCHEDULE OF CONDITIONS

GENERAL CONDITIONS

1. The development is to be undertaken in stages as follows:
 - Stage one: Construction of the Re-Use Hub and ancillary work, all stormwater management systems for both stages of the development.
 - Stage two: Demolition of existing infrastructure indicated on the approved plans, construction of the Resource Recovery Shed, Community Recycling Centre, education centre, offices and staff amenities, additional weighbridge, wash bay and ancillary work.

Each condition of this development consent is applicable to each stage, unless otherwise specified in the condition.

Reason: *To define the circumstances of the approval.*

2. The development shall be carried out substantially in accordance with the approved stamped and signed plans and/or documentation listed below except where modified by any following condition.

Reference/Dwg No	Title/Description	Prepared By	Date
Version No. 05-00	Statement of Environmental Effects, including: Appendix F: Contamination Investigation Appendix G: Geotechnical Investigation Appendix L: Hazardous Ground Gas Risk Assessment Appendix O: Functional Design Specification Appendix P: Resource Recovery Management Plan	Cardno	10 January 2020
DWG No. 8201825301-DRG-GE-2011	RUG Site General Arrangement Layout Plan	Cardno	Rev. A dated 20/12/2019
DWG No. 8201825301-DRG-GE-2021	RUG Site Overall Site Layout	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-GE-2031	Re-Use Hub General Arrangement Plan Sheet 1 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-GE-2032	CRC & Resource Recovery Shed General Arrangement Plan Sheet 2 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-GE-2033	CRC & Resource Recovery Shed General Arrangement Plan Sheet 3 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-GE-2031	Re-Use Hub General Arrangement Plan Sheet 1 of 3	Cardno	Rev. 2, undated
DWG No. 8201825301-DRG-CI-2101	RUG Site General Notes	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2111	RUG Site General Arrangement Layout Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2131	RUG Site Demolition Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2141	RUG Site Clearing and Grubbing Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2201	Re-Use Hub Site Layout Plan Sheet 1 of 3	Cardno	Rev. A, dated 20/12/2019

DWG No. 8201825301-DRG-CI-2202	CRC & Resource Recovery Shed Site Layout Plan Sheet 2 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2203	CRC & Resource Recovery Shed Site Layout Plan Sheet 3 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2211	RUG Site Control Line & Setout Layout Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2221	RUG Site Control Line Long Sections Sheet 1 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2222	RUG Site Control Line Long Sections Sheet 2 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2223	RUG Site Control Line Long Sections Sheet 3 of 3	Cardno	Rev. A, dated 20/12/2019
		Cardno	
DWG No. 8201825301-DRG-CI-2231	RUG Site Kerb Return Layout Plan Sheet 1 of 7	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2232	RUG Site Kerb Return Layout Plan Sheet 2 of 7	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2233	RUG Site Kerb Return Layout Plan Sheet 3 of 7	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2234	RUG Site Kerb Return Layout Plan Sheet 4 of 7	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2235	RUG Site Kerb Return Layout Plan Sheet 5 of 7	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2236	RUG Site Kerb Return Layout Plan Sheet 6 of 7	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2237	RUG Site Kerb Return Layout Plan Sheet 7 of 7	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2251	RUG Site Earthworks Layout Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2252	CRC & Resource Recovery Shed Earthworks Site Sections Sheet 1 of 4	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2253	CRC & Resource Recovery Shed Earthworks Site Sections Sheet 2 of 4	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2254	CRC & Resource Recovery Shed Earthworks Site Sections Sheet 3 of 4	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2255	CRC & Resource Recovery Shed Earthworks Site Sections Sheet 4 of 4	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2261	RUG Site Retaining Walls Layout Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2265	RUG Site Retaining Walls Long Sections Sheet 1 of 2	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2266	RUG Site Retaining Walls Long Sections Sheet 2 of 2	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2301	RUG Site Stormwater Catchment Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2302	RUG Site Stormwater Layout Plan Sheet 1 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2303	RUG Site Stormwater Layout Plan Sheet 2 of 3	Cardno	Rev. A, dated 20/12/2019

DWG No. 8201825301-DRG-CI-2304	RUG Site Stormwater Layout Plan Sheet 3 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2305	RUG Site Bund Long Section	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2309	RUG Site Stormwater Typical Sections & Details	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2310	RUG Site Stormwater Long Sections	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2401	RUG Site Proposed Services Layout Plan Sheet 1 of 2	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2402	Re-Use Hub Proposed Services Layout Plan Sheet 2 of 2	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2411	RUG Site Leachate Long Sections	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2501	Re-Use Hub Signage and Line marking Layout Plan Sheet 1 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2502	CRC & Resource Recovery Shed Signage and Line Marking Layout Plan Sheet 2 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2503	CRC & Resource Recovery Shed Signage and Line Marking Layout Plan Sheet 3 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2521	Re-Use Hub Vehicle Turn Path Layout Plan Sheet 1 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2522	Re-Use Hub Vehicle Turn Path Layout Plan Sheet 2 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2523	CRC & Resource Recovery Shed Vehicle Turn Path Layout Plan Sheet 2 of 3	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2531	RUG Site Pavement Layout Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2532	RUG Site Pavement Details	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2601	RUG Site Soil and Water Management Layout Plan	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRG-CI-2602	RUG Site Soil and Water Management Details	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRW-G-P-1000	P & ID Standard Equipment & Line Symbology	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRW-G-P-1001	P & ID Standard Instrumentation Symbology & Labelling	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRW-G-P-1002	P & ID Standard Line & Equipment Numbering	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRW-G-P-1003	Process Flow Diagram	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRW-G-P-1004	Process & Instrumentation Diagram	Cardno	Rev. A, dated 20/12/2019
DWG No. 8201825301-DRW-G-P-1005	Process & Instrumentation Diagram	Cardno	Rev. A, dated 20/12/2019
-	Goulburn Waste Management Centre RUG Project Aboriginal Cultural Heritage Report	Pejar Local Aboriginal Land Council	21/11/2018
Project No. 2018-073	Flora and Fauna Assessment	ecoplanning	V1.3, 14/04/2020

Ref: 18162	Bushfire Assessment Proposed Additions Re-Use Goulburn 100 Sinclair Street Goulburn	Peterson bushfire expert consulting services	12/12/2018
Project No. 82018253-01	Landscape Concept Plan	Cardno	Rev. 4, dated 21/08/2019
DWG No. 8201825301-DRG-LA-1001	RUG Site Landscape Key Plan and Overall Plant Schedule	Cardno	Rev. 4, dated 19/12/2019
DWG No. 8201825301-DRG-LA-1011	Re-Use Hub Landscape Finishes, Grading and Planting Plan 1 of 3	Cardno	Rev. 4, dated 19/12/2019
DWG No. 8201825301-DRG-LA-1012	Site Entry Landscape Finishes, Grading and Planting Plan 2 of 3	Cardno	Rev. 4, dated 19/12/2019
DWG No. 8201825301-DRG-LA-1013	CRC & Resource Recovery Shed Landscape Finishes, Grading and Planting Plan 3 of 3	Cardno	Rev. 4, dated 19/12/2019
DWG No. 8201825301-DRG-LA-1021	RUG Site Landscape Cross Sections and Construction Details	Cardno	Rev. 4, dated 19/12/2019
DWG No. 8201825301-DRG-LA-1031	RUG Site Landscape Specification and Maintenance Notes	Cardno	Rev. 4, dated 19/12/2019
Job No: 018-056, DWG A002	Location Plan	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A100	RH- Site Plan	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A101	RH- Floor Plan	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A102	RH- Roof Plan	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A103	RH- RCP	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A104	RH- Concrete Setout Plan	Cardno	Rev. 4, dated 18/12/2019
Job No: 018-056, DWG A110	RH- Southwest & Northwest Elevations	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A111	RH- Northwest & Southeast Elevations	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A120	RH- Sections	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A130	RH- Door & Window Schedule	Cardno	Rev. 4, dated 18/12/2019
Job No: 018-056, DWG A141	Kitchen & Joinery Details	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A200	RSS Site Plan	Cardno	Rev. 4, dated 18/12/2019
Job No: 018-056, DWG A201	RRS Floor Plan (North)	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A202	RRS Floor Plan (South)	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A203	RRS Roof Plan (North)	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A204	RRS Roof Plan (South)	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A205	RRS RCP (North)	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A207	RRS Concrete Setout Plan (North)	Cardno	Rev. 4, dated 18/12/2019
Job No: 018-056, DWG A208	RRS Concrete Setout Plan (South)	Cardno	Rev. 4, dated 18/12/2019

Job No: 018-056, DWG A210	RRS North & South Elevations	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A211	RRS East Elevation	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A212	RRS West Elevation	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A220	RRS Section	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A221	RRS Section	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A222	RRS Wall Sections- Sheet 1	Cardno	Rev. 5, dated 18/12/2019
Job No: 018-056, DWG A230	RRS Door & Window Schedule	Cardno	Rev. 4, dated 18/12/2019
Job No. 21539-RH-E-001-C-A	Electrical Services Re-Use Hub (RH) External Lighting Layout CCTV Concept Layout Sketch	Cardno	Issue A, dated 18/12/2019
DWG No. 8201825301-SK-047	RUG Site Existing Electrical Easement Layout Plan	Cardno	Rev. 1, dated 26/02/2020
DWG No. 8201825301-SK-048	RUG Site Existing Electrical Easement Sections Sheet 1 of 3	Cardno	Rev. 1, dated 26/02/2020
DWG No. 8201825301-SK-049	RUG Site Existing Electrical Easement Sections Sheet 2 of 3	Cardno	Rev. 1, dated 26/02/2020
DWG No. 8201825301-SK-050	RUG Site Existing Electrical Easement Sections Sheet 3 of 3	Cardno	Rev. 1, dated 26/02/2020
DWG No. 8201825301-SK-051	RUG Site Existing Electrical Pole Layout and Section	Cardno	Rev. 1, dated 26/02/2020
DWG No. 8201825301-SK-052	Re-Use Hub Landscape Finishes, Grading and Planting Plan 1 of 3	Cardno	Rev. 1, dated 26/02/2020
DWG No. 8201825301-SK-053	Re-Use Hub Landscape Finishes, Grading and Planting Plan 2 of 3	Cardno	Rev. 1, dated 26/02/2020
DWG No. 8201825301-SK-054	Re-Use Hub Landscape Finishes, Grading and Planting Plan 3 of 3	Cardno	Rev. 1, dated 26/02/2020
8201825301-RFI-017_01-00_GMC Planning Team Contamination Details Clarification	Response To RFI	Cardno	17/03/2020
Job No: 018-056, DWG A100	RH Site Plan Proposed Site Fencing Details	Cardno	Rev. 6, dated 21/06/2020

In the event of any inconsistency between conditions of this approval and the plans and documentation referred to above, the conditions of this approval prevail.

Reason: To ensure that the development is carried out in accordance with the documentation and plans submitted.

3. In accordance with clause 145 of the *Environmental Planning and Assessment Regulation 2000*, the plans and specifications submitted with a construction certificate must not be inconsistent with this consent.

Reason: Requirement of legislation.

4. In accordance with Division 8A of the *Environmental Planning and Assessment Regulation 2000* compliance with the following prescribed conditions is required:

- Clause 98 Compliance with Building Code of Australia
- Clause 98A Erection of signs
- Clause 98E Condition relating to shoring and adequacy of adjoining property

Reason: Requirement of legislation.

5. The site layout, staging and works generally shall be as specified in the Statement of Environmental Effects (Version 05-00, dated 10/1/2020) and shown on the Site Layout Plans (Dwg. Nos. 8201825301-DRG-CI-2201, 8201825301-DRG-CI-2202 and 8201825301-DRG-CI-2203, all Revision A and dated 20/12/2019) all prepared by Cardno (NSW/ACT) Pty Ltd. No revised site layout, staging or external works that will have any impact on water quality shall be permitted without the agreement of Water NSW.
Reason: *Water NSW has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.*
6. The swales and bunds servicing the Community Recycling Centre Resource and Recovery Shed Area shall be constructed in the first stage of the development.
Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*
7. No variation to stormwater treatment or management that will have any impact on water quality shall be permitted without prior agreement of Water NSW.
Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*
8. The proposed freestanding Business Identification Signage for the Re-Use Hub shall incorporate a maximum height of 2 metres. The sign design and colour scheme shall be consistent with the Council signage as illustrated within the approved Statement of Environmental Effects.
Reason: *To ensure the proposed signage has suitable visual impacts.*

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

9. A Construction Certificate pursuant to Section 6.3 of the *Environmental Planning and Assessment Act 1979*, as amended from either Council or an accredited certifying authority certifying that the proposed works are in accordance with the Building Code of Australia is required prior to any works commencing.
Reason: *Requirement of legislation.*
10. Hydraulic Engineers details of the sewer, water service including backflow prevention and any proposed fire service connection to Council mains which has been approved by Council as the Water and Sewer Authority shall be submitted with the application for a Construction Certificate.
Reason: *To ensure that the proposed sewer and water service meets the requirements of AS/NZS 3500.*
11. Hydraulic Engineers details of the stormwater drainage which shows compliance with conditions of consent and Goulburn Mulwaree Councils Stormwater Drainage & Rain water Collection Systems Policy are to be submitted to and approved by the Principal Certifying Authority prior to issue of a Construction Certificate.
Reason: *To ensure the stormwater drainage systems for the proposed buildings are in accordance with Council Policy and AS/NZS 3500.*
12. An application under section 305 of the *Water Management Act 2000* is required and a section 306 Notice of Requirements received prior to the issue of a Construction Certificate. Note the section 306 notice of requirements may require works to be undertaken, fees to be paid or plans submitted, prior to a construction certificate being issued.
Details demonstrating compliance with these requirements must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.
Reason: *Requirement of legislation.*
13. All stormwater treatment and management measures for the development generally shall be implemented as specified in Section 7.2 of the Statement of Environmental Effects (Version 05-00 dated 10/1/2020) and shown on the following plans all prepared by Cardno (NSW/ACT) Pty Ltd:

- The Site Stormwater Layout Plans Sheets 1 to 3 (Drawing Numbers 8201825301-DRG-CI-2302, 8201825301-DRG-CI-2303 and 8201825301-DRG-CI-2304, all Revision A and dated 20/12/2019)
- The Site Bund Long Section Plan (Drawing Number 8201825301-DRG-CI-2305, Revision A; dated 20/12/2019), and
- The Site Stormwater Typical Sections and Details Plan (Drawing Number 8201825301-DRG-CI-2309, Revision A; dated 20/12/2019).

Details demonstrating compliance with these requirements must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

14. The proposed rain garden for the Re-Use Hub shall also:

- be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems Version 2 (Payne *et al*, 2015, Melbourne, CRC for Water Sensitive Cities)
- incorporate the following:
 - a) no saturated zone
 - b) a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg.
- be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
- be constructed after all hardstand areas have been paved or sealed and all ground surfaces have been stabilised
- be permanently protected from heavy vehicle damage by guardrails, castellated kerb, bollards, or similar structures, with a sign to be erected to advise of its nature and purpose in water quality management, and
- be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is re-vegetated or stabilised.

Plans and specifications which comply with this condition must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

15. Rainwater collection and reuse systems for the Re-use Hub building and Community Recycling Centre Area roofs shall be installed that:

- includes rainwater tanks with a minimum total capacity of 5,000 litres above any volume required for mains top-up
- ensures roofs and gutters designed to maximise the capture of rainwater in the tanks
- ensures that the tanks are plumbed to toilets, industrial water needs, and other areas for non-potable use including use landscape watering, and
- ensures that all rainwater tank overflow is directed to the rain garden on the site.

Plans and specifications which comply with this condition must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

16. All leachate treatment and management measures for the development shall be implemented as specified in Section 7.2.3 of the Statement of Environmental Effects (Version 05-00 dated 10/1/2020) and shown on the following plans all prepared by Cardno (NSW/ACT) Pty Ltd:
- the Site Proposed Services Layout Plan Sheets 1 and 2 (Drawing numbers: 8201825301-DRG-CI-2401 and 8201825301-DRG-CI-2402, both Revision A and dated 20/12/2019), and
 - the Site Proposed Leachate Long Section Plan (Drawing number 8201825301-DRG-CI-2411, Revision A; dated 20/12/2019).

Details demonstrating compliance with these requirements must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

17. Satisfactory arrangements must be made with the electricity supply authority (Essential Energy) Contestable Works Team for the proposed re-location of any existing electrical infrastructure. Refer contestableworks@essentialenergy.com.au for requirements. Note all costs associated with the re-location of any existing electrical infrastructure shall be borne by the Applicant.

Plans and specifications which comply with this condition must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure that the development proposal meets all requirements of the electricity supply authority in regard to relocation of electricity infrastructure.*

18. All proposed work to be undertaken within close proximity to electricity 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*. Approval may be required from the electricity supply authority (Essential Energy) should activities within the property encroach on the electricity infrastructure.

Plans and specifications which comply with this condition must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure that the development proposal meets all requirements of the electricity supply authority in regard to working within close proximity to electricity infrastructure.*

19. All new buildings shall comply with the following construction principles:

- Weepholes, vents and openable portions of windows (with exception to the service window at the weighbridge) be screened against the entry of embers with steel mesh with maximum aperture of 2 mm;
- Weather strips to external doors (side-hung);
- Nylon brush seals to prevent the entry of embers around roller doors and other vehicle access doors and the like;
- Preventing or sealing gaps at joins of external cladding (walls and roof) to prevent the entry of embers; and
- Roof mounted ventilators be screened against embers with steel mesh with a maximum aperture of 2mm.

Details demonstrating compliance with these requirements must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure the proposed building complies with NSW RFS document 'Planning for Bushfire Protection 2019'.*

20. All internal roads shall comply with the design and construction specifications outlined in section 7.4 of 'Planning for Bush Fire Protection 2019', excluding the provision of providing an alternative property access road.

Plans and specifications which comply with this condition must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure the access roads complies with NSW RFS document 'Planning for Bushfire Protection 2019'.*

21. The provision of water, electricity and gas services shall comply with Section 7.4 of 'Planning for Bushfire Protection 2019' including the provision of hydrants to be installed in accordance with AS 2419.1 – 2005.

Plans and specifications which comply with this condition must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure the provision of services meets the requirements of NSW RFS document 'Planning for Bushfire Protection 2019'.*

22. Section 7.12 Development Contributions

In accordance with the provision of Section 4.17 and Section 7.12 of the *Environmental Planning and Assessment Act 1979* contributions are required toward the provision of community facilities and infrastructure in accordance with the Section 94A Levy Development Contributions Plan 2009. The contributions are to be paid prior to the release of the Construction Certificate.

The current contributions (2019/2020) under the Section 94A Levy Development Contributions Plan 2009 are based on the cost of construction of the development as follows:

Cost of construction	Rate of levy
\$0 - \$100,000	0%
\$100,001 - \$200,000	0.5%
In excess of \$200,000	1%

Details of the cost of the construction of the development shall be submitted with the application for a Construction Certificate. A cost summary report must be completed for works with a value no greater than \$200, 000. Where the value of the work is greater than \$200,000 the cost shall be certified by a Quantity Surveyor or an equivalent or acceptable alternative agreed to by Council. Refer to Appendix A of the Goulburn Mulwaree *Section 94A Levy Development Contributions Plan 2009* for further details.

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

Reason: *To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments.*

23. The proposed landscape plan shall be amended to replace the following species with alternative drought and frost hardy species:

- Angiozanthus Yellow Gem
- Phomium tenax

Details demonstrating compliance with these requirements must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure all proposed landscaping is able to thrive in the climate of Goulburn.*

24. To counterbalance the loss of native vegetation, the site to the immediate east of the development area shall be re-vegetated with species of the Inland Scribbly Gum- Brittle Gum Low woodland of the eastern tablelands, South Eastern Highlands Bioregion, as indicated on the approved Landscape Concept Plan in blue (crosses). As the land is bushfire prone, the planting of tree species can be minimised and shrub and ground cover species can be planted.

Details demonstrating compliance with these requirements must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To achieve a suitable extent of native vegetation, given the extent of removal of native vegetation.*

25. In order to alleviate adverse impacts to human health and future buildings from migrating landfill gas, the foundations of the Resource Recovery Shed shall be designed so as to ensure that there is sufficient ventilation to prevent explosion or asphyxiation. The following Environment Protection Authority (EPA) guidelines shall be taken into consideration in the foundation design:

- *Solid Waste Landfills, published April 2016, and*
- *Guidelines for the Assessment and Management of Sites Impacted by Hazardous Ground Gases, published November 2012.*

Plans and specifications which comply with this condition must be submitted to, and approved by the Principal Certifying Authority prior to the release of a Construction Certificate.

Reason: *To ensure the risk to human health, from future buildings constructed over landfilled sites, is alleviated.*

26. Prior to the issue of the Construction Certificate, a Construction Environmental Management Plan (CEMP) shall be prepared and submitted for approval by Council. The Construction Environmental Management Plan (CEMP) shall include but not be limited to:
- Construction Traffic Management;
 - Aboriginal Heritage Management;
 - Bush Fire Management;
 - Waste Management;
 - An identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all erosion and sediment control measures, including the frequency of such activities;
 - The identification of the individuals or positions responsible for inspection and maintenance activities;
 - Checklists for recording inspections and maintenance of erosion and sediment control measures;
 - Noise Management;
 - Dust Management;
 - Soil and Water Management;
 - Operation Hours;
 - Security Management.

This condition is applicable to all stages.

Reason: *To ensure the development proponent makes appropriate arrangements to ensure acceptable environmental impact during the construction phase of the development.*

PRIOR TO COMMENCEMENT OF WORK

27. The Soil and Water Management Layout Plans (8201825301-DRG-CI-2601 and 8201825301-DRG-CI-2602, both Revision A and dated 20/12/2019) prepared by Cardno (NSW/ACT) Pty Ltd shall be implemented, and no works shall commence until effective erosion and sediment controls have been installed. The controls shall be regularly inspected, maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

Reason: *To manage adverse environmental and water quality impacts during the construction phase of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.*

28. Prior to the commencement of any works a 'Dial Before You dig' enquiry shall be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).

Reason: *To ensure the proposed work will not have any detrimental impacts on services.*

29. As the proposal involves working near electricity infrastructure, it is the responsibility of the person/s completing any works around power lines to understand their safety responsibilities. The development proponent is required to meet the requirements of relevant publications of SafeWork NSW (www.safework.nsw.gov.au) to provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Reason: *To ensure that the proposed work meets the requirements of these publications and is carried out safely.*

DURING CONSTRUCTION AND DEMOLITION

30. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Reason: *Requirement of legislation.*

31. In accordance with Section 6.5 of the *Environmental Planning and Assessment Act* and Clause 162A of the *Regulations* the following Mandatory, Critical Stage Inspections need to be carried out by the Principal Certifying Authority. (PCA)

Forty-eight (48) hours notice is required prior to these inspections.

- In the case of a class 2, 3, 4, 5, 6, 7, 8 or 9 building, after the commencement of the excavation for, and before the placement of, the first footing;
- Prior to covering any stormwater drainage connections; and
- After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

Reason: *Requirement of legislation.*

32. The proposal is to be set out by a Registered Surveyor and a Survey Report is to be submitted to the Principal Certifying Authority to ensure compliance with the Development Application. No part of the building including eaves or guttering and any proposed retaining walls are to encroach over the boundaries or easements. If the Principal Certifying Authority has concerns with the set out of the building a Survey Report may be requested prior to pouring of the slab or once the outer wall location is determined.

Reason: *To ensure the proposed buildings are located as per the approved plans.*

33. All construction and demolition work shall be carried out in accordance with the 'Noise Guide for Local Government' published by the NSW EPA as amended from time to time. All construction work shall be carried out only between the hours of 7.00am and 6.00pm Mondays to Fridays inclusive and on Saturdays between 7.00am and 1.00pm if inaudible on residential premises, otherwise 8.00am to 1.00pm. No construction or demolition work shall take place on Sundays or Public Holidays.

Reason: *To ensure construction and demolition work is carried out in accordance with State Government requirements and has acceptable impacts to the amenity of adjoining/adjacent property occupiers.*

34. Demolition work must also be carried out in accordance with SafeWork NSW requirements and AS2601.

Reason: *To ensure that demolition work is carried out safely and in accordance with Australian Standards.*

35. Any person demolishing the building must upon identifying or suspecting that asbestos is present in the building, immediately notify the SafeWork NSW the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal.

Reason: *To ensure the removal of asbestos is carried out safely and responsibly.*

36. Any asbestos removal to be carried out in accordance with the current SafeWork NSW requirements and in accordance with the NSW Government guidelines which can be found on their webpage at <http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos>

Reason: *To ensure the removal of asbestos is carried out safely and responsibly.*

37. Documentation verifying the lawful disposal of all waste and asbestos is to be kept by the applicant and provided to Council on request.

Reason: *To ensure that the development proponent demonstrates lawful waste disposal.*

38. No fill permitted to change existing ground levels at the property boundary. Any proposed fencing is to be on existing ground level. Cutting and filling is to be restricted to that shown on the Development Consent approved plans. Any further cutting or filling will require approval.

Reason: *To ensure the proposed development is carried out as per the approved plans.*

39. In accordance with the *Plumbing and Drainage Act 2011*, a plumbing and drainage Notice of Work (NoW) must be completed and returned to Council for its records, no later than 2 business days before the work concerned is carried out. The Notice of Work is to identify what plumbing and drainage work is carried out by a particular plumber/drainer. On completion of the plumbing and drainage work and prior to Council's Final Inspection of the plumbing and drainage work, the plumber/drainer is to submit to Council a Certificate of Compliance (CoC) and a Sewer Service Diagram.

Reason: *Requirement of legislation.*

40. All sanitary drainage, plumbing and backflow prevention is to be carried out in accordance with AS 3500 and the *Plumbing and Drainage Act 2011* and the following stages of construction are to be inspected by Council as the Water and Sewer Authority.

Forty-eight (48) hours notice is required prior to these inspections.

- Plumbing and Drainage before backfilling.
- Pressure testing or waterpipes within the building prior to fixing of linings.
- Final inspection of water plumbing and sewer drainage.

Inspection fees for plumbing and sanitary are to be paid to Council prior to commencing plumbing and drainage work.

Reason: *Requirement of legislation.*

41. In the event that any Aboriginal artefacts/objects are identified on the subject land during the carrying out of works, the Applicant/Owner/Builder shall cease work immediately in the vicinity of the artefact/s or object/s and contact the Office of Environment & Heritage at Queanbeyan (Country, Culture & Heritage) and Pejar Local Aboriginal Land Council to arrange for the assessment of the artefacts. Council is to be notified of the outcome of the inspection.

Reason: *To ensure appropriate action is taken in regard to the protection of Aboriginal Heritage.*

42. Construction activities shall be conducted, so as to ensure that occupational hygiene and safety measures are implemented in accordance with SafeWork document 'How to manage and control asbestos in the workplace- Code of Practice'.

Reason: *To ensure the health and safety of all persons accessing the site.*

PRIOR TO OCCUPATION

43. The applicant must obtain an Occupation Certificate, pursuant to Section 6.3 of the *Environmental Planning and Assessment Act 1979*, from either Council or an accredited certifying authority, prior to occupation of the building/commencement of the use.

Reason: *Requirement of legislation.*

44. A final inspection of water plumbing and sewer drainage must be conducted by Council as the Water and Sewer Authority. Only after advice that the final water and sewer inspection has been completed in a satisfactory manner may an Occupation Certificate be issued.

Reason: *Requirement of legislation.*

45. A Compliance Certificate under Section 307 of the *Water Management Act 2000* is to be obtained from Council prior to issue of the Occupation Certificate.

Reason: *Requirement of legislation.*

46. A Certificate of Compliance (CoC) and a Sewer Service Diagram prepared by the plumber(s) who submitted the Notice of Work must be issued to Council prior to issue of the Occupation Certificate.

Reason: *Requirement of legislation.*

47. Prior to the issue of an Occupation Certificate it will be necessary to submit to the Principal Certifying Authority, a Fire Safety Certificate in respect of the fire safety measures installed within the building.

A Fire Safety Certificate is to state, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated that the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do

so, and that, as at the date of the assessment, the measure was found to be capable of performing to a standard not less than that required by the schedule to the relevant approval.

Reason: *Requirement of legislation.*

48. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council prior to the issuance of an Occupation Certificate that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.

Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

49. An Operational Environmental Management Plan for the Reuse Hub shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans prior to the issuance of an Occupation Certificate. The Plan shall:

- include measures for spills management and containment
- include details on the location, description and nature of stormwater management structures such as pits, pipes, inlet filters, gross pollutant traps, raingarden, and rainwater collection system
- outline the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
- identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
- include checklists for recording inspections and maintenance activities.

Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

50. Prior to the occupation and issue of an Occupation Certificate for the development, a draft Fire Management Plan (FMP) shall be prepared for each stage of the proposed development and provided to the local NSW RFS District Office for comment. Any return comment from the District shall be adopted into an amended FMP. As a minimum, the FMP shall include:

- 24 hour emergency contact details including alternative telephone contact;
- Site infrastructure plan;
- Fire fighting water supply plan;
- Site access and internal road plan;
- Construction of asset protection zones and their continued maintenance;
- Location of hazards (physical, chemical, and electrical) that will impact on the fire fighting operations and procedures to manage identified hazards during the fire fighting operations;
- Mitigation measures designed to prevent fire occurring within the site, and prevent fire escaping the site and developing into a bush/grass fire risk to the surrounding area; and
- Such additional matters as required by the NSW RFS District Office.

Reason: *To ensure adequate bushfire management planning in the event of a bushfire emergency.*

51. Prior to the occupation and issue of an Occupation Certificate for the development, a Bush Fire Emergency Management and Evacuation Plan shall be prepared for each stage of the development, consistent with the following documents:

- NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and
- Australian Standard AS 3745:2010 Planning for emergencies in facilities.

The Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the closure of the education centre on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

Reason: *To ensure adequate bushfire management planning in the event of a bushfire emergency and that risk to life is alleviated.*

52. The proposed landscaping approved in this development consent shall be installed prior to the issue of any Occupation Certificate.

Reason: *To ensure that the removal of native vegetation required to facilitate the proposed development is counterbalanced at the completion of the development.*

53. Prior to the issue of any Occupation Certificate, all work indicated on the approved plans, Statement of Environmental Effects and all requirements of this development consent shall be completed/satisfied.

Reason: *To ensure the requirements of the development proposal are satisfied and the proposal results in acceptable environmental impact.*

54. Prior to the issue of any Occupation Certificate a detailed maintenance schedule shall be submitted to the Certifying Authority for all proposed landscaping to ensure the on-going longevity of the landscaping for the life of the development. The maintenance schedule shall include the following details:

- Pest, weed and plant disease control
- Hedging and pruning as required
- Irrigation & lighting system and maintenance
- Lawn mowing and edging
- Mulch renewal of garden beds
- Replacement of dead plants
- Fertiliser application

Reason: *To ensure the longevity of landscaping installed.*

55. All security measures required by this consent such as lighting, fencing, and security cameras shall be installed prior to the issue of any Occupation Certificate.

Reason: *To ensure that the security measures of the development are in effect prior to occupation.*

56. Prior to the issue of any Occupation Certificate, a variation to the Environment Protection Licence (EPL) shall be sought and obtained from the Environment Protection Authority (EPA). If no such variation is required, the development proponent shall obtain written confirmation from an authorised representative of the EPA with advice that the development proposal does not warrant any variation to the EPL.

Reason: *To ensure compliance with the requirements of the NSW Environment Protection Authority (EPA).*

57. Prior to the issue of any Occupation Certificate, all proposed pavements as indicated in the approved plans shall be completed.

Reason: *To ensure dust nuisance from vehicular traffic is alleviated.*

ONGOING OPERATION

58. Any existing water meter on the site is to be maintained and not removed unless it is upgraded to a larger meter and upgrading is approved by Council.

Reason: *To ensure that water meters are handled appropriately and safely, as authorised by Council.*

59. The owner of the building shall:

- Furnish to the Council an Annual Fire Safety Statement in respect to each essential service installed in the building;
- Ensure that essential services installed within the building are performing to a standard no less than to which the measure was originally designed;
- Ensure the safety of fire exits;
- Ensure doorways and paths of travel are not obstructed;
- Ensure that offences relating to fire exits do not occur within the building.

The owner of the building shall:

- cause a copy of the certificate to be furnished to Fire and Rescue NSW it is preferred this is done electronically via the following email address afss@fire.nsw.gov.au; and
- cause a further copy of the certificate to be kept at the building.

Reason: *Requirement of legislation.*

60. All stormwater treatment devices shall be monitored, maintained and managed as per the Operational Environmental Management Plan.

Reason: *To ensure appropriate leachate and stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

61. To allow for emergency service personnel to undertake property protection activities, a minimum 10 metre defendable space, managed as an asset protection zone, shall be provided around all buildings and built assets, and around the outside perimeter of the development footprint.

Reason: *To ensure that there is defendable space provided, in the event of a bushfire.*

62. The owner of the building shall ensure that the approved landscaping is maintained in accordance with the maintenance schedule required by this consent.

Reason: *To ensure longevity of approved landscaping.*

63. To protect the amenity of the area, hours of operation shall be limited to 7:30am to 4:30pm Monday to Sunday.

Reason: *To protect the amenity of adjacent/adjoining property occupiers.*

64. Noise associated with the operation of any activities on the site, shall not give rise to transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.

Reason: *To ensure that the proposed development does not produce offensive noise.*

65. In order to ensure that any future occupants of the Resource Recovery Shed are not exposed to dangerous levels of landfill gas accumulation, a gas accumulation monitoring program shall be implemented and records shall be kept, by the development proponent. The monitoring program shall be conducted on a quarterly basis. If trigger values are exceeded, as per the *EPA Solid Waste Landfills Environmental Guideline*, remedial measures shall be implemented, as recommended by a suitably qualified and experienced professional.

Reason: *To ensure that the future building does not have any adverse impacts to human life.*

66. All security lighting shall remain operable during night time periods.

Reason: *To ensure the site's security lighting is operable during non-operational periods.*

67. The storage of any goods, articles or materials shall only occur within the Re-Use Hub building and/or within the covered outdoor storage area at the rear of the Re-Use Hub building, to maintain a suitable streetscape impact and to avoid internal site congestion.

Reason: *To define an appropriate location for the storage of goods and prevent any negative visual impact.*

REASONS FOR CONDITIONS

Conditions have been imposed in accordance with the requirements of Section 4.17 of the *Environmental Planning and Assessment Act, 1979*, in particular having regard to the relevant provisions of Section 4.15.

- To comply with the provisions of relevant Environmental Planning Instruments (including drafts) regulations and development control plans. (Section 4.15(1)(a)(i)-(iii)).
- To ensure that there is no adverse effect caused by the development. (Section 4.15(1)(b)).
- To ensure that the site is suitable for the development. (Section 4.15(1)(c)).
- To protect the public interest. (Section 4.15(1)(e)).

Regulation 2000 Clause 101 requirements for Section 7.11 condition/s:

All Contributions Plans are available for inspection free of charge at the Goulburn Mulwaree Council, Civic Centre, Bourke Street Goulburn during usual office hours.