

CONDITIONS OF CONSENT

10.2023.327.1

Part A – Administrative Conditions

Reason for imposition of conditions: Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

ADM_01 - Endorsed plans and supporting documentation

Reason

Development must be carried out in accordance with the following plans and documentation, except where amended by Council and/or the conditions of this development consent.

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Plan No.	Plan Title.	Drawn By.	Date
0000 - P5	Cover Sheet	NBRS & Partners	04/10/2023
0001 - P3	Deliverables Matrix	NBRS & Partners	04/10/2023
0200 - P6	Site Plan - Proposed	NBRS & Partners	04/10/2023
0202 - P1	Ground Floor Plan - North	NBRS & Partners	04/10/2023
1110 - P5	Ground Floor Plan – Fire Control Centre	NBRS & Partners	04/10/2023
1120 - P5	Ground Floor Plan – Storage Shed	NBRS & Partners	04/10/2023
1140 - P3	Ground Floor Plan – Stage 1 Aircraft Hanger	NBRS & Partners	04/10/2023
1141 - P1	Ground Floor Plan – Stage 2 Aircraft Hanger	NBRS & Partners	04/10/2023
1210 - P5	Roof Plan – Fire Control Centre	NBRS & Partners	04/10/2023
1220 - P5	Roof Plan – Storage Shed – 7 Bays	NBRS & Partners	04/10/2023
1240 - P3	Roof Plan – Stage 1 Aircraft Hanger	NBRS & Partners	04/10/2023
1241 - P1	Roof Plan – Stage 2 Aircraft Hanger	NBRS & Partners	04/10/2023
1300 - P1	FF& E Plan Aircraft Hanger	NBRS & Partners	04/10/2023

1510- P5	RFF&E Fire Control Centre	NBRS & Partners	04/10/2023
2010 – P5	Ground Floor RCP	NBRS & Partners	04/10/2023
2020 – P5	Ground Floor RCP	NBRS & Partners	04/10/2023
2040 – P2	Ground Floor RCP – Stage 1 Hanger	NBRS & Partners	04/10/2023
2041 – P1	Ground Floor RCP – Stage 2 Hanger	NBRS & Partners	04/10/2023
3000 – P5	Site Elevations – sheet 1	NBRS & Partners	04/10/2023
3001 – P1	Site Elevations – sheet 2	NBRS & Partners	04/10/2023
3010 – P5	Elevations	NBRS & Partners	04/10/2023
3020 – P5	Elevations	NBRS & Partners	04/10/2023
3040 – P3	Elevations – Stage 1 Aircraft Hanger	NBRS & Partners	04/10/2023
3041 – P1	Elevations – Stage 2 Aircraft Hanger	NBRS & Partners	04/10/2023
4000 – P5	Site Section	NBRS & Partners	04/10/2023
4010 – P5	Site Section	NBRS & Partners	04/10/2023
4020 – P5	Site Section	NBRS & Partners	04/10/2023
4040 – P2	Sections – Stage 1 Aircraft Hanger	NBRS & Partners	04/10/2023

Document Title.	Prepared By.	Date
Statement of Environmental Effects	Andrew Martin Planning	22/09/2023
Operational Waste Management Plan	NBRS Architects	24/08/2023
Section J Report	NBRS Architects	14/07/2023
Biodiversity Development Assessment Report	EMM Consulting	October 2023
Bushfire Assessment Report	Peterson Bushfire	29/05/2023
Due Diligence Report	Land Insights	30/09/2022
BCA Design Compliance Report	MBC Group	17/03/2023

Civil Engineering Package	Northrop	28/09/2023
Geotechnical Report	Green Geotechnics	14/03/2023
Traffic Engineering	McLaren Traffic Engineering	22/08/2023

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

ADM_03 Compliance with the Building Code of Australia

Reason

Building work cannot be commenced unless the building work is certified by or on behalf of the Crown to comply with the Building Code of Australia.

Requirement under clause 6.28 of the EP&A Act 1997.

Part C – Requirements before certification

PCC_01 Water and Sewer Contributions

Reason

The developer shall submit to Council a Section 305 Compliance application (Water and Sewer Contributions) under Section 305 of the Water Management Act 2000 prior to the commencement of works or certification by the Minister. The developer must obtain a Compliance Certificate under Section 307 of the Water Management Act 2000 prior to commencing work.

To ensure contributions are captured to support the costs associated with development.

PCC_04 Eco-system Offset Requirements

Reason

Prior to any works being conducted onsite, including any vegetation removal, the class and number of ecosystem credits outlined in Table 6.2 of EMM Consulting Biodiversity Development Assessment Report dated 19 October 2023 (page 36) must be retired to offset the residual biodiversity impacts of the development.

To ensure compliance with the provisions of the Biodiversity Conservation Act 2016.

The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and

number of ecosystem credits shown in Table 16, as calculated by the Biodiversity Offsets Payment Calculator.

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided prior to any works being conducted onsite.

PCC_06 Long service levy**Reason**

In accordance with Section 6.8(1)(b) of the Environmental Planning and Assessment Act 1979, any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is required to be paid.

To ensure legislative compliance.

PCC_07 Compliance with Australian Standards and Building Code of Australia**Reason**

The development is required to be carried out in accordance with all relevant Australian Standards and the requirements of the Building Code of Australia.

To ensure legislative compliance.

PCC_13 Bushfire**Reason**

The building(s) must be designed and constructed so as to comply with the Bush Fire Attack Level 12.5 (**BAL 12.5**) and the requirements of Australian Standard AS 3959 and the specifications and requirements of Planning for Bush Fire Protection 2019. The building must comply with the requirements of the Peterson Bushfire Report dated 29 May 2023.

Compliance with the requirements of Planning for Bush Fire Protection 2019 is to prevail in the extent of any inconsistency with the Building Code of Australia

To ensure development complies with Section 7 (Table 7.4a), Appendix 1 of Planning for Bush Fire Protection 2019' and AS3959.

PCC_16 Construction near easements**Reason**

The developer must ensure that the footings of any structure are constructed so as not to bear within the "zone of influence" of soils around Council services or mains. The applicant must prepare structural engineering drawings for all structures to demonstrate that the footings do not impose a load within the "zone of influence" onto Council's infrastructure.

Should the applicant wish to excavate below the level of any Council service main or structure, the applicant must maintain a sufficient

To protect the integrity of any assets within the easement.

horizontal distance away from Council's service main or structure so as not to affect the future maintenance or excavation of Council's infrastructure.

PCC_17 Soil and Water Management

Reason

The developer shall prepare and implement an effective Soil and Water Management Plan in conformity with Council's Development Design and Construction Specifications prior to the commencement of any works on site and shall maintain the control measures until after the effective stabilisation and revegetation of the site.

To minimise impacts from sediment.

SUB_05 Construction Environmental Management Plan (CEMP)

Reason

A Construction Environmental Management Plan must be developed and implemented prior to the commencement of any works, to the satisfaction of the Council. The construction environmental management plan must include the following measures, as applicable to the type of development:

To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

- location and construction of protective fencing to the perimeter site disturbance;
- location of site storage areas/sheds/equipment;
- location of building materials for construction;
- location of stockpiles;
- provisions for public safety;
- dust control measures;
- site access location and construction
- details of methods of disposal of demolition materials;
- protective measures for tree preservation;
- provisions for temporary sanitary facilities;
- location and size of waste containers/bulk bins;
- details of proposed sediment and erosion control measures;
- provisions for temporary stormwater drainage;
- construction noise and vibration management;
- construction traffic management details.

The site management measures must be implemented prior to the commencement of any site works and must be in place throughout the works, to the satisfaction of Council.

A copy of the Construction Environmental Management Plan must be provided to Council prior to commencing site works.

Part D – Prior To the Commencement of Works

PCW_01 Prior to the commencement of works

No construction works approved by this consent are to commence unless the following have been satisfied:

- A. Certification by or on behalf of the Crown has been given indicating compliance with the Building Code of Australia.
- B. A notice of commencement of building or subdivision works are issued to Council at least 48 hours prior to the commencement of works.

Reason

To ensure development complies with the Building Code of Australia.

PCW_03 Erection of signage

A sign must be erected in a prominent position on any site on which any approved work is to be carried out:

- showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
- stating that unauthorised entry to the work site is prohibited.

The sign must be maintained while the approved work is being carried out and must be removed when the work has been completed.

Reason

To ensure the development complies with prescribed conditions under the Environmental Planning and Assessment Regulations 2021.

PCW_11 Master Water Meter

A master water meter and backflow prevention device is to be installed to the property prior to commencement of works on-site.

Reason

To ensure an appropriate meter is installed.

PCW_12 Temporary Sanitary Facilities

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- A. a standard flushing toilet; and
- B. connected to either: an accredited sewage management facility or an approved chemical closet.
- C. Located on the site so as to minimise the visual and sensory impacts to neighbouring properties.

The toilet facilities shall be provided on-site, prior to the commencement of

Reason

To ensure workers are provided with facilities.

any works.

PCW_16 Termite Control

The building will be protected from termite attack in accordance with the provisions of Australian Standard AS 3660.1.

NOTE: Under slab chemical treatment will not be permitted as the only method of treatment unless the area can be retreated without major disruption to the building.

Reason

To protect the development from termite damage in the future.

PCW_19 Enclosure of the Site

The site must be enclosed with a suitable security fence to prohibit unauthorised access. No building work is to commence until the fence is erected.

Reason

To ensure the protection of the public

PCW_21 Before You Dig Australia

Prior to carrying out any works, a "Before You Dig Australia" 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).

In addition the Before You Dig Australia enquiry must be current at the time of undertaking the construction activity in accordance with the requirements of the Infrastructure Asset Owner'.

Reason

To protect electricity assets from damage during construction works.

Part E – During Construction

DC_01 Erosion and drainage management

Erosion and sediment control works must be implemented in accordance with the endorsed erosion and sediment control plan and maintained throughout the construction process.

Reason

To minimize impacts to adjoining properties.

DC_03 Infrastructure and Public Road and Footpath Areas

Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development must not be borne by

Reason

To ensure no negative impact on public road and footpath areas.

Council. The owner, principal contractor or owner-builder must meet all costs associated with such works.

This condition does not set aside the need to obtain relevant approvals under the Roads Act 1993 or Local Government Act 1993 for works within roads and other public places.

DC_04 Use of Power Tools - Non-Residential Areas

Reason

The developer is to ensure that work on the development site by all persons using power tools and equipment is limited to the following hours:

To ensure building works do not have adverse effects on the amenity of the area.

Monday to Friday:	7.00am to 8.00pm
Saturday:	7.00am to 8.00pm
Sunday:	8.00am to 8.00pm
Public Holidays:	8.00am to 8.00pm

DC_08 Items not to be placed on roadway

Reason

The following items must not be placed on the footpath, roadway or nature strip at any time throughout the construction process:

To ensure no obstruction to the roadway.

- building materials, sand, waste materials or construction equipment;
- bulk bins/waste skips/containers; or
- other items that may cause a hazard to pedestrians.

DC_09 Site maintenance

Reason

The principal contractor, owner-builder or any other person having benefit of the development consent must ensure that:

It is in the public interest that the development works do not damage existing Council infrastructure or cause nuisance to the community.

- approved sediment and erosion control measures are installed and maintained during the construction period;
- building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held; and
- the site is clear of waste and debris at the completion of works.

Such measures will be in place throughout the construction process.

DC_11 Archaeology – Unexpected Finds**Reason**

If any Aboriginal object(s) is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the applicant must:

To ensure the protection of objects of potential significance during works.

- Not further harm the object(s).
- Immediately cease all work at the particular location.
- Secure the area so as to avoid further harm to the Aboriginal object(s)
- Notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location
- Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

All Aboriginal cultural heritage items must be mapped as polygons on all subdivision and operational plans to ensure these areas are not inadvertently impacted.

If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before work may continue.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

DC_16 Cut and fill**Reason**

Soil removed from or imported to the site must be managed in accordance with the following principles:

To ensure legislative compliance.

- A. All excavated material removed from the site must be classified in accordance with the Department of Environment, Climate Change and Water NSW's Waste Classification Guidelines prior to disposal to an approved waste management facility and reported to the Principal Certifier.
- B. All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material approved under the Department of Environment and Climate Change's general resource recovery exemption.

DC_18 Protecting Wastewater supply services

Council's existing wastewater infrastructure including rising mains, trunk, drainage pipelines and access chambers (SMH) which are exposed, accidentally or deliberately during construction shall be protected from damage.

Council must be informed immediately of any damage to any Council infrastructure. The damage shall be repaired/reinstated to new condition at the applicant's expense following consultation with Council.

Reason

It is in the public interest that the development works do not damage existing Council infrastructure.

DC_19 Encroachments of services - Sewer

No sewer service shall traverse or encroach onto any lot to service another.

Reason

Service to remain wholly within lot it services

DC_20 Protecting Water supply services

Council's existing water supply infrastructure including rising mains, trunk and reticulation pipelines which are exposed, accidentally or deliberately during construction shall be protected from damage.

Council must be informed immediately of any damage to any Council infrastructure. The damage shall be repaired/reinstated to new condition at the applicant's expense following consultation with Council.

Reason

It is in the public interest that the development works do not damage existing Council infrastructure.

DC_21 Encroachments of services – Water

No Water supply service shall traverse or encroach onto any lot to service another.

Reason

Service to remain wholly within lot it services

DC_23 Approved Plans on Site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification will be kept on the site at all times during construction and will be readily available for perusal by any officer of the Council.

Reason

To the works are being completed in accordance with the approved plans.

DC_24 Public Access and Site Security

It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied.

Reason

The ensure community is safe from the construction

works.

DC_25 Excavation

1. The developer is to ensure that at all times all excavations and backfilling associated with the development is executed safely and in accordance with professional standards.
2. The developer is to ensure that all excavations are properly guarded and protected at all times to prevent them from being a danger to life or property.
3. The developer is to ensure that if an excavation associated with the development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made must:
 - a. preserve and protect the adjoining building from damage, and if necessary, underpin and support the building in an approved manner; and
 - b. at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
4. The owner of the adjoining allotment of land is not liable for any part of the cost of the 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. An allotment of land includes a public road and any other public place.
5. The developer is to ensure that the toe of any embankment to a site excavation is a minimum 900mm from the external walls and graded to drain all surface water away from the building. The ground level adjacent to the building is to be no less than 150mm below the top of the reinforced concrete floor slab.

Reason

To ensure the development complies with the requirements of Clause 98E of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

DC_26 Dust Control Measures

Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- a) Physical barriers will be erected at right angles to the prevailing wind direction or will be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- b) Earthworks and scheduling activities will be managed to coincide with the next stage of development to minimise the amount of time the

Reason

To reduce impact on surrounding properties during construction.

site is left cut or exposed, All materials will be stored or stockpiled at the best locations,

- c) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- d) All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material,
- e) All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- f) Gates will be closed between vehicle movements and will be fitted with shade cloth, and Cleaning of footpaths and roadways will be carried out regularly.

DC_27 Revegetation Works

Reason

At the completion of site works the following landscaping works are to be carried out:

To minimize infestation of weeds.

- a) all disturbed areas are to be weed free hay mulched.
- b) topsoil is spread over all disturbed areas with priority given to cut and fill batters;
- c) All disturbed areas are re-vegetated using drylands grass mix with a complete fertiliser;

DC_29 Erosion and sediment control - Road

Reason

Adequate measures will be taken to prevent dust and dirt from the construction site through vehicles or otherwise to coming on to Geebung Street or any other public road. During construction Erosion and sediment control works must be implemented in accordance with an endorsed erosion and sediment control plan and maintained throughout the construction process in accordance with the following measures;

To reduce the impact on the public road during construction and to ensure that the public road carriage way is safe for road users during construction.

- All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays.

SUB_15 Traffic Control

Reason

The developer shall ensure that traffic control measures are implemented for all works within public roads in conformity with Traffic Control Plans prepared and approved by a competent person accredited by Transport for

To ensure development does not

NSW. A traffic control plan prepared and approved by a competent person accredited by the Transport for NSW must be submitted to Council for each stage of development if working on a public road prior to the issue of an approved subdivision certificate.

interrupt local traffic or cause safety issues.

SUB_19 Independent services

Reason

Each lot shall be provided with independent services i.e. electricity, gas, telecommunications, sewer and water, and inter-allotment drainage, all in accordance with the requirements of the relevant authority.

Service to remain wholly within lot it services

Part F – Prior To the Issue of a Completion Certificate

POC_04 Infrastructure repair

Reason

Any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired to the satisfaction of Council and at no cost to Council.

To protect councils infrastructure.

POC_08 Services

Reason

Any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development must be at no cost to Council.

To ensure any require services are installed by the developer.

POC_09 Waste management

Reason

All refuse, spoil and/or material unsuitable for use must be removed from the site and lawfully disposed of upon completion of the building works.

To ensure waste is disposed of lawfully.

POC_19 Finished Drainage System

Reason

The developer is to submit two copies of the finished internal storm water drainage system to Council. The developer must ensure that the internal stormwater drainage system plans details include: a silt arrestor / surcharge pit within and adjacent to the property boundary, details of the point of discharge and method of connection to Council's storm water drainage system.

To ensure adequate records are made of systems installed.

POC_23 Road Damage

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be repaired to the satisfaction of Council and to be met in full by the applicant.

Reason

To protect councils roads and infrastructure.

POC_27 Vehicle Industrial

The developer shall construct 2 x concrete vehicular verge crossing between from the edge of the carriageway of proposed extended section of Geebung street and the property boundary in conformity with Council's standard drawing No. 0243 and 8163. Formwork and reinforcing for the vehicular footpath crossing shall be inspected by the Council's Development Engineer or his delegate prior to the pouring of concrete. Arrangements for inspections can be made by telephoning 1300 345 345 during office hours. Inspection fees are payable for these inspections.

Reason

To ensure appropriate access is constructed in accordance with council's standards.

Maximum width of the western vehicular entrance in the verge shall be kept to 8.2m for a 2 way movement of 8.8m medium rigid vehicle as specified in the report prepared by McLaren Traffic Engineering.

Maximum width of the eastern vehicular entrance in the verge shall be kept to 10m for an unobstructed movement of 20m long articulated vehicle.

Concrete vehicular entrance shall at a minimum distance of 500mm from all service assess points, riser, meters, hydrant and pits.

Concrete vehicular entrance/driveway shall be a minimum distance of 1m from the property boundary.

POC_40 Storm Water Detention

An on-site storm water drainage detention system is to be installed on site as part of the development in accordance with the approved storm water drainage plans, Council's Development Control Plan and Council's Development Design and Construction Specifications or Council's Specifications for Engineering Works.

Reason

To prevent downstream storm water impacts on private property and Council's storm water system.

The detention system is to be designed and installed to limit storm water discharge to a rate no greater than the pre-development discharge rate.

POC_49 Separate Water and Sewerage Connections**Reason**

Water - The developer shall provide all necessary water supply reticulation works, property connections and associated facilities to service every lot in conformity with Council's "Cooma Monaro" Development Design and Construction Specifications.

To ensure the appropriate services connections are provided in accordance with councils standards.

Sewer - The developer shall provide all necessary sewerage reticulation works, property connections and associated facilities to service every lot in conformity with Council's "Cooma Monaro" Development Design and Construction Specifications.

Easement to Drain Sewer - The plan of subdivision and Section 88B instrument shall establish suitable easements not less than 3.0 metres wide in favour of Council to contain all sewerage mains within lots in the subdivision.

POC_50 Works as Executed Plans**Reason**

The developer shall provide Council with a complete set of plans of the works as constructed, detailing all variations from the approved plans and to the acceptance of the Council's Development Engineer.

To ensure adequate records are made of systems installed.

The Works-As-Executed plans shall be submitted to Council in electronic format (.pdf) and must be prepared and certified by a Registered Surveyor or Chartered Professional Engineer and define the location of all water supply, sewerage and, storm water infrastructure to the acceptance of the Council's Development Engineer.

Part G – On-going Use

OU_02 External lighting**Reason**

At all times for the life of the approved development, all outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and must comply with, where relevant, AS1158.3-1999 Pedestrian Area Category PI Lighting, and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

To ensure legislative compliance.

OU_04 Air conditioning units**Reason**

Air conditioning units must not be visible from the street or public place and are not to obscure windows or window frames or architectural features of the building.

To protect the visual amenity and streetscape.

OU_13 Bushfire Conditions – ongoing requirements**Reason****1. Asset Protection Zones**

At the commencement of building works and in perpetuity the property around the building within the entirety of the boundary is to be maintained as an Asset Protection Zones (APZ) in accordance with Section 7 (Table 7.4a) and Appendix 4 of Planning for Bush Fire Protection 2019.

In accordance with the requirements of Section 4.14 of the Environmental Planning and Assessment Act, 1979 and to ensure the development complies with Planning for Bush Fire Protection 2019'.

2. Water Supply

The water supply is required to be installed in accordance with the provisions of Section 7 (Table 7.4a) Water Supplies, of Planning for Bush Fire Protection 2019.

3. Access Requirements

Property Access Roads shall comply with Section 7 (Table 7.4a) and appendix 3 of Planning for Bush Fire Protection 2019.

4. Landscaping Requirements

Landscaping to the site is to comply with Section 7 (Table 7.4a) and the NSW RFS 'Asset protection zone standards' (Appendix 4).

5. Utility Service Requirements

Water, electricity and gas services for the dwelling are to comply with Section 7 (Table 7.4a) of Planning for Bush Fire Protection 2019.

OU_14 Fire Safety**Reason**

Each year the owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

To ensure the building complies with BCA requirements.

OU_19 Rainwater Tanks**Reason**

1. All fixtures connected to the supply system are marked 'RAINWATER'.
2. Rainwater tanks are de-sludged every three years.
3. For Non-Charged Systems rainwater tanks are to be fitted with a first flush device and filter sock to prevent potential contaminants from entering the tank.
4. For Charged Systems the charged line must have a flush out drain point.
5. Rainwater tanks are fitted with the following:
 - a) Impervious covers and all access points, except for inlet and overflow, are fitted with close fitting lids.

To ensure the tank rainwater is kept safe for domestic use.

- b) The inlet and overflow shall incorporate a mesh covering and/or strainer.
- 6. The tank is enclosed, and inlets screened, to prevent the entry of foreign matter and to prevent mosquito breeding.
- 7. The roof catchment area is to be kept clear of overhanging vegetation.
- 8. Pumps are to be covered or screened to avoid noise nuisances to neighbouring properties.
- 9. All storm water that is not collected by the tank is to be directed away from tank foundations, buildings or other structures onto gardens or into rubble pits or directly to the road drainage system such that it does not cause nuisance to neighbouring properties.
- 10. Tank overflow is to be connected to a retention/infiltration device, swale, appropriate landscaping or directly to the road drainage system such that it does not cause nuisance to neighbouring properties.

OU_21 Rainwater Tanks - Mains Top Up**Reason**

Each rainwater tank is to be fitted with:

To ensure the levels are maintained.

- a. An automatic mains water top up or bypass system via a float switch to ensure water supply during prolonged dry periods. Top up systems should not be triggered until the tank is at least 80% empty (ie to keep the tank water level at approximately 900 litres or less in a 4,500 litre tank).
- b. A backflow prevention device in accordance with Australian Standard AS 3500.1.2 (1998). A first flush device and filter sock to prevent potential contaminants from entering the tank.

OU_51 Exclusion Zone – Telecommunications area**Reason**

The site must be enclosed with a suitable security fence to prohibit unauthorized access.

To ensure the safety of the public.

The fence must have sufficient warning signage in place to ensure anyone approaching the antenna installations will be made aware of the RF hazards along with contact details for arranging service outages when access into the hazard area is required.

OU_52 Civil Aviation Safety Authority (CASA)**Reason**

The use of the site for helicopter operations is to ensure compliance with all requirements of CASA and the *Civil Aviation Act 1988* are complied with.

To ensure the ongoing use and operations of the site is conducted

in a safe manner.