



**TO:** Development Engineer

**PROPERTY DETAILS** 257 Crawford Street QUEANBEYAN NSW 2620  
Lot 2 DP 1179998

**FILE NO'S:** DA.2020.1022

**SUBJECT:** Referral to Development Engineer for Comments

**DESCRIPTION:** Queanbeyan Civic and Cultural Precinct Including Public Admin building, basement car parking, subdivision and additional precinct works

**REFERRAL FOR:**

- ☐ Development Application Comment
- ☐ Bushfire Assessment
- ☐ Local Government Approval
- ☐ Construction Certificate

**RESPONSIBLE OFFICER** Belinda McManus

**DATE:** 10 February 2020

**Additional Info Required:**

No additional comments received to date, 28 July 2020, from TfNSW regarding the updated Traffic and Parking Assessment Report from TTW (dated 26 June 2020).

Report and condition DA.10.124 modified, conditions DA.06.15 and DA.10.130 deleted removing all the requirements for an OSD as the post-development flows are demonstrated to be less than pre-development flows as reported in Indesco memorandum dated 7 October 2020 (edit on 22 October 2020).

# DEVELOPMENT ENGINEERING REFERRAL

Location: 257 Crawford Street, Queanbeyan

Lot 11 DP 1246782

**DA.2020.1022 – Public Administration Building Including Civic and Cultural Precinct, Basement Car Parking, Subdivision and Ancillary Infrastructure**

**Date: 20/03/2020**

**Sewer Available:** Yes \_\_\_\_\_ **Driveway Access:** Yes \_\_\_\_\_

**Water Available:** Yes \_\_\_\_\_ **Kerb and Gutter:** Barrier K&G \_\_\_\_\_

**Flood Category:** 1% AEP (FPL) \_\_\_\_\_ **Footway Width:** 4m \_\_\_\_\_

**Natural Water Course:** Queanbeyan River \_\_\_\_\_ **Footway Grade:** 1%-2% \_\_\_\_\_

**Drainage Easements:** ☒ existing easement over property or adjoining land

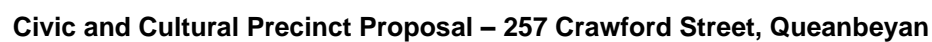
☐ easement required over property or adjoining land

**Hydraulics:** ☐ attached ☐ unavailable at time of assessment ☒ irrelevant

**Subdivision Works Construction Certificate required:** ☒ Yes ☐ No



Construction of a multi-level administration office building with commercial and café facilities, 109 basement car park and subdivision and ancillary utility works.



## **Water**

The development and subdivision site is within the Queanbeyan East pressure zone and has potable water connectivity noting the following local water mains encompassing the location that draw from the 250mmØ AC trunk water main in Crawford Street;

- Local Main 150mmØ DICL (Crawford St – West),
- Local Main 150mmØ AC (Site – North),
- Local Main 150mmØ AC (Site – West),
- Local Main 100mmØ AC (Rutledge St – North).

The locations can be identified by the IntraMaps Utility mapping. A number of the existing potable connections will become redundant and decommissioned with the development as shown on the Proposed Services Plan 3002597-DA-015 dated 5 December 2019 as prepared by SMEC.

The size of the proposed water service required for the multi-level building is to be calculated by a specialist hydraulic consultant specifying the required service size suitable for functionality and firefighting abilities.

## **Sewer**

The development and subdivision site is currently serviced by multiple 150mm sewer ties, noting the following and currently existing local sewer mains encompassing the location that feed into the 225mmØ PE trunk sewer main;

- Local Main 150mmØ VC (Site – North = S58-S57A-S57-S56-S55) to be retained,
- Local Main 150mmØ VC (Site – West = S504-S505) to be decommissioned,
- Local Main 150mmØ VC (Site – South = S435-S505-S434) to be decommissioned,
- Local Main 150mmØ AC (Rutledge Street = S432-S433-S442) to be retained.

The locations can be identified by the IntraMaps Utility mapping. A number of these local mains will become redundant and decommissioned with the development as shown on the Proposed Services Plan 3002597-DA-015 dated 5 December 2019 as prepared by SMEC.

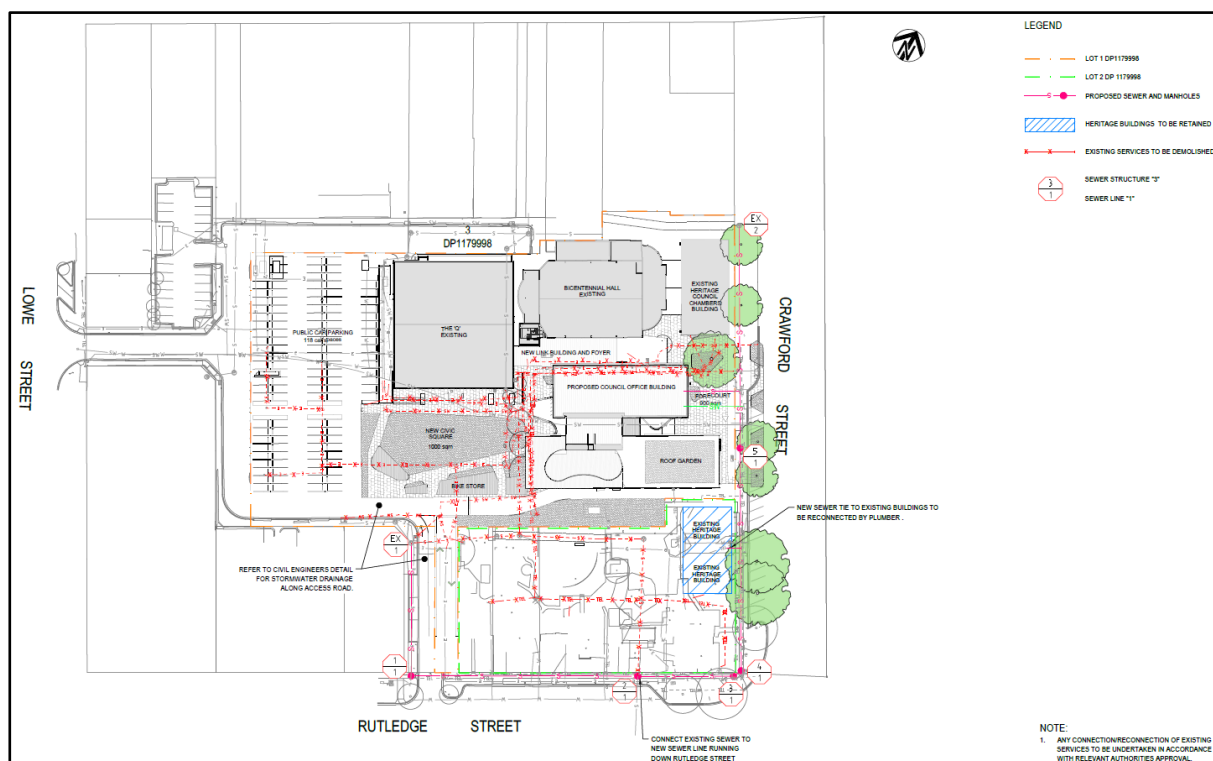
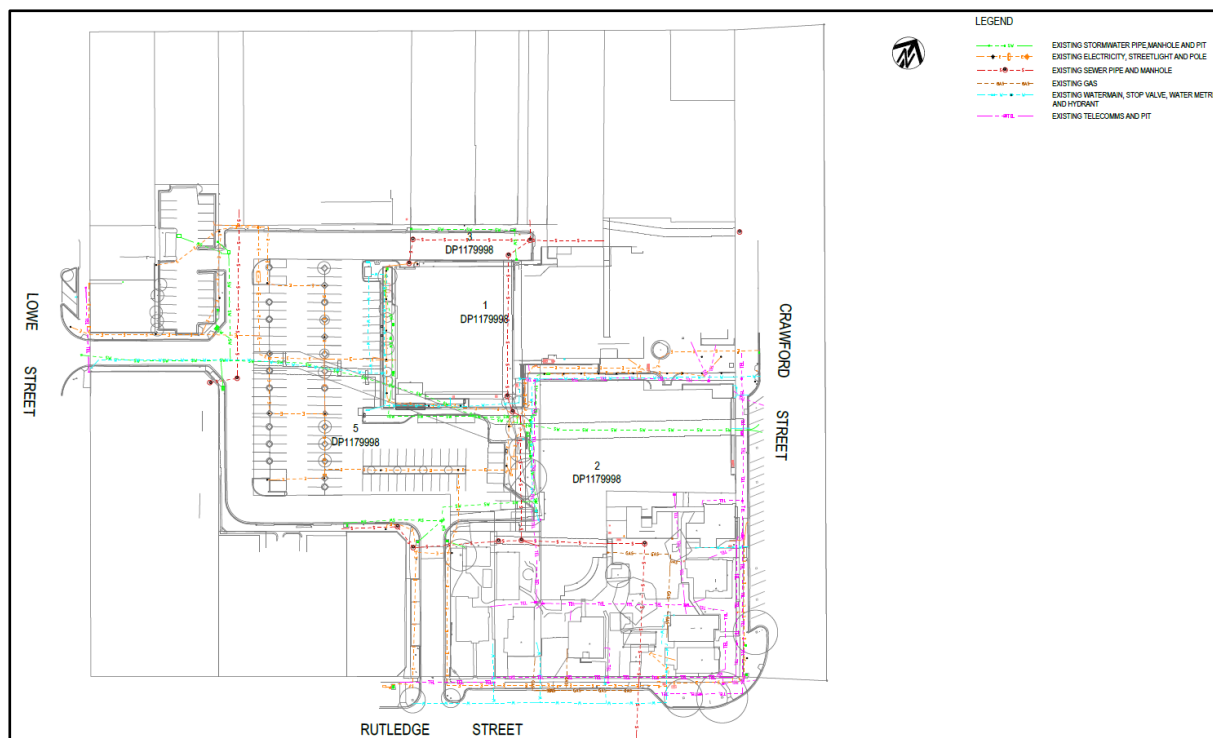
A new 150mmØ PVC sewer main is proposed to commence from a new sewer manhole located adjacent to the north corner of 6 Rutledge Street and between existing manhole S422 and S435, south along the laneway to Rutledge Street northern verge, east to Crawford Street, and north with western verge of Crawford Street reconnecting to existing sewer main with a new sewer manhole located between S56 and S55 manholes. The building footprint location will not impact on the proposed new sewer main and diversion.

A desktop assessment was carried out to determine the adequacy of the proposed new 150mmØ sewer main to service the development. It was determined that the calculated 325 fixture units in the new administration office building are well within the maximum design range of 725 for a 150mmØ vented main laid at 0.7% (Table 3.1 in AS/NZS 3500.2.2).

The Portfolio General Manager for Community Connections in his letter dated 2 December 2019 (Doc Set ID: 518408) has provided specific dispensations regarding building over water mains as stipulated under the *Development Adjacent to Water, Sewer and Stormwater Mains Policy (December 2018)* Section 6.3.2 (part);

*Building over a sewer or stormwater main may be permitted subject to –*

- *The main not being defined as a trunk stormwater or trunk sewer main,*
- *The main is not located within an easement identified on the certificate of title of the subject land.*



## Storm Water

The development and subdivision site is serviced by multiple storm water connections to 375mmØ drainage pipes which connect to the 2400mmØ trunk stormwater line in Crawford Street. The locations



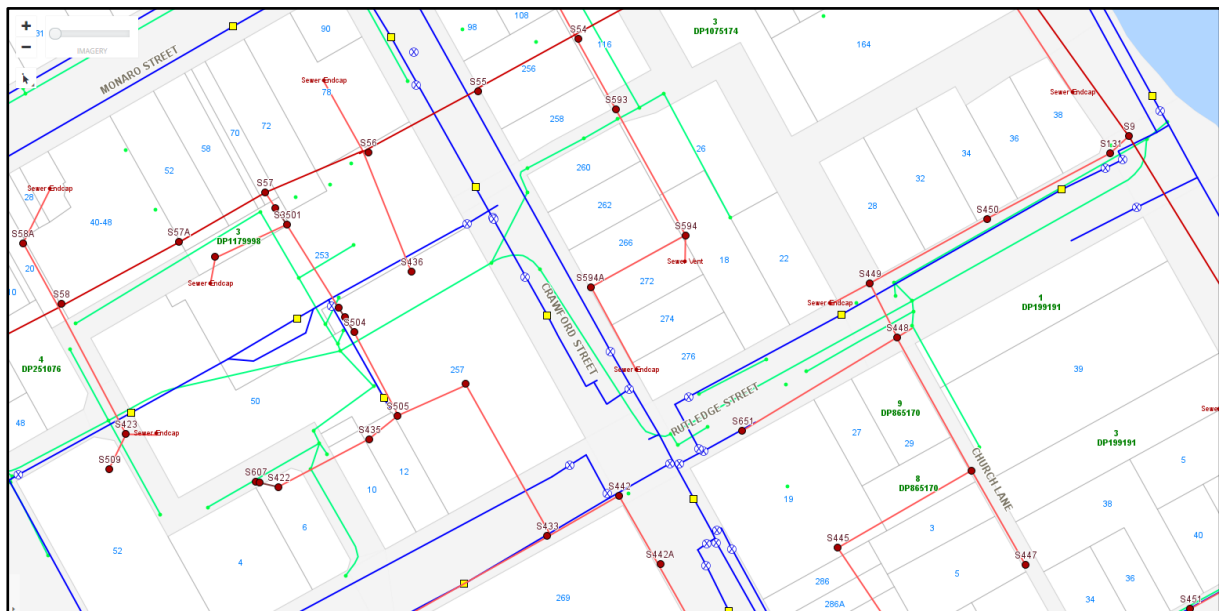
can be identified by the IntraMaps Utility mapping. A number of the minor stormwater line will become redundant and decommissioned with the development as shown on the Proposed Services Plan 3002597-DA-015 dated 5 December 2019 as prepared by SMEC.

The proposed development of the site may increase runoff, thus a stormwater management plan demonstrating the proposed development will not exceed pre-development runoff flow for both 20% and 1% storm events is required in accordance with Council's D5 Stormwater Drainage Design specification, and water quality in accordance with Council's D7 Erosion Control and Stormwater Management Design specification and corresponding computer modelling.

The Portfolio General Manager for Community Connections in his letter dated 2 December 2019 (Doc Set ID: 518408) has provided specific dispensations regarding building over water mains as stipulated under the *Development Adjacent to Water, Sewer and Stormwater Mains Policy (December 2018) Section 6.3.2 (part)*;

*Building over a sewer or stormwater main may be permitted subject to –*

- *The main not being defined as a trunk stormwater or trunk sewer main,*
- *The main is not located within an easement identified on the certificate of title of the subject land.*



**Existing Utilities Plan – 257 Crawford Street, Queanbeyan**

### **Erosion and Sediment Control**

An Erosion and Sediment Control Plan (ESCP) will be required for any works causing surface cover disturbance. An ESCP will be required to be submitted with the construction certificate. A Soil and Water Management Plan (SWMP) will be required to be implemented by the property owner for any works causing surface cover disturbance. This requirement applies for both stages of development.

### **Traffic and Parking**

The site shall meet the requirements of *AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking*, *AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities*, and *Queanbeyan DCP 2012 Section 2.2*. All parking spaces must meet the functionality of the Australian Standard as a minimum.

The site parking plan received demonstrates all parking space dimensions, travel direction, swept paths for a B99 vehicle.

For the Public Administration; based on a scaled gross floor area of 5,602m<sup>2</sup>, at 1 space/100 m<sup>2</sup> (from *Queanbeyan DCP 2012 Section 2.2.6 Table 1: Required Car Parking*) a minimum of 56 parking spaces are required, with 56 provided in the development.

For the Community Facilities space; based on a scaled gross floor area of 1,442m<sup>2</sup>, at 1 space/140 m<sup>2</sup> (from *Queanbeyan DCP 2012 Section 2.2.6 Table 1: Required Car Parking*) a minimum of 11 car parking spaces are required, with 11 provided in the development.

To meet the requirements for Service Vehicles; based on a scaled gross floor area of 8,466m<sup>2</sup>, at 1 space/4000 m<sup>2</sup> (from *Queanbeyan DCP 2012 Section 2.2.6 Table 2: Car Parking for Service and Delivery Vehicles*) a minimum of three (3) service vehicle parking spaces are required, with three (3) provided in the development.

The development also includes the replacement of the existing public car parking spaces at a rate of 1 for 1 for a total of 91 car parking spaces to be replaced in the development.

Although there appears to be a slight discrepancy in the calculations contained in the updated Traffic and Parking Assessment dated 26 June 2020 as prepared by TTW, the total number of parking spaces exceed the requirements under the *Queanbeyan DCP 2012 Section 2.2.6* by an additional 14 car spaces being provided. There are two (2) disabled car parking spaces provided in the underground car park located opposite to the three lifts.

The revised Traffic and Parking Assessment Report dated 26 June 2020 as prepared by TTW concludes;

- Peak and average daily traffic volumes from the development is expected to be comparable to the existing traffic conditions and will not have any adverse impact on the overall local road network noting a reference to a temporary reduction of public parking spaces in the Lowe Street car park from 150 down to 63,
- Parking associated with the development meets and exceeds the requirements for minimum parking under the Queanbeyan DCP by 14 car spaces,
- Any increase in traffic on Lowe Street is expected to ultimately reduced to below current volumes with the recent opening of the Ellendon Drive extension (EDE),
- Upgrade the Lowe Street pedestrian crossing adjacent to Saint Gregory's Primary School to flagged children's crossing,
- Install a clear zone in Lowe Street adjacent to the Lowe Street car park entrance and exit.

Following concerns from Traffic for NSW (TfNSW) in their letter dated 2 March 2020 concerning the Traffic and Parking Assessment Report dated 10 February 2020 prepared by TTW, additional modelling was conducted by TTW and forwarded to TfNSW for comment.

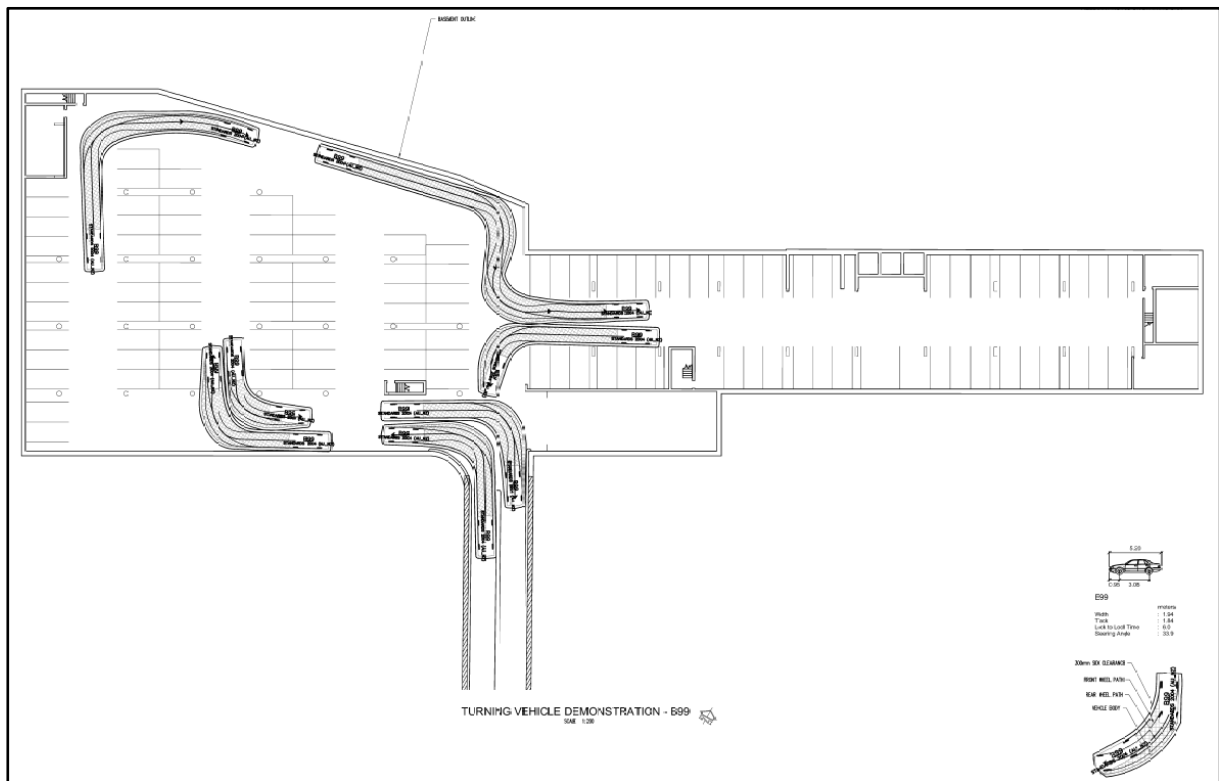
QPRC Development Engineering has been pursuing final comments from TfNSW associated with the additional modelling from TTW associated with their updated Traffic and Parking Assessment Report dated 26 June 2020.

The following recommendations from the Local Development Committee meeting on Wednesday 17 June 2020 may be incorporated into the final assessment;

- *QPRC is still waiting for the supplementary and updated traffic report so decisions were deferred to the next meeting. However, the following points were raised for discussion;*
  - a. *The busy Pedestrian Crossing on Lowe Street (in front of St Gregory's Catholic School) should be modify to a flagged pedestrian crossing and create a 'Keep Clear' zone in front of the Lowe Street car park access.*
  - b. *The existing traffic study lacks detail; clarification and modelling as to how recommendations were reached, as well as existing and DA traffic generation data calculations, with a 10 year scenario.*
  - c. *Numerous traffic issues in the last 12 months.*

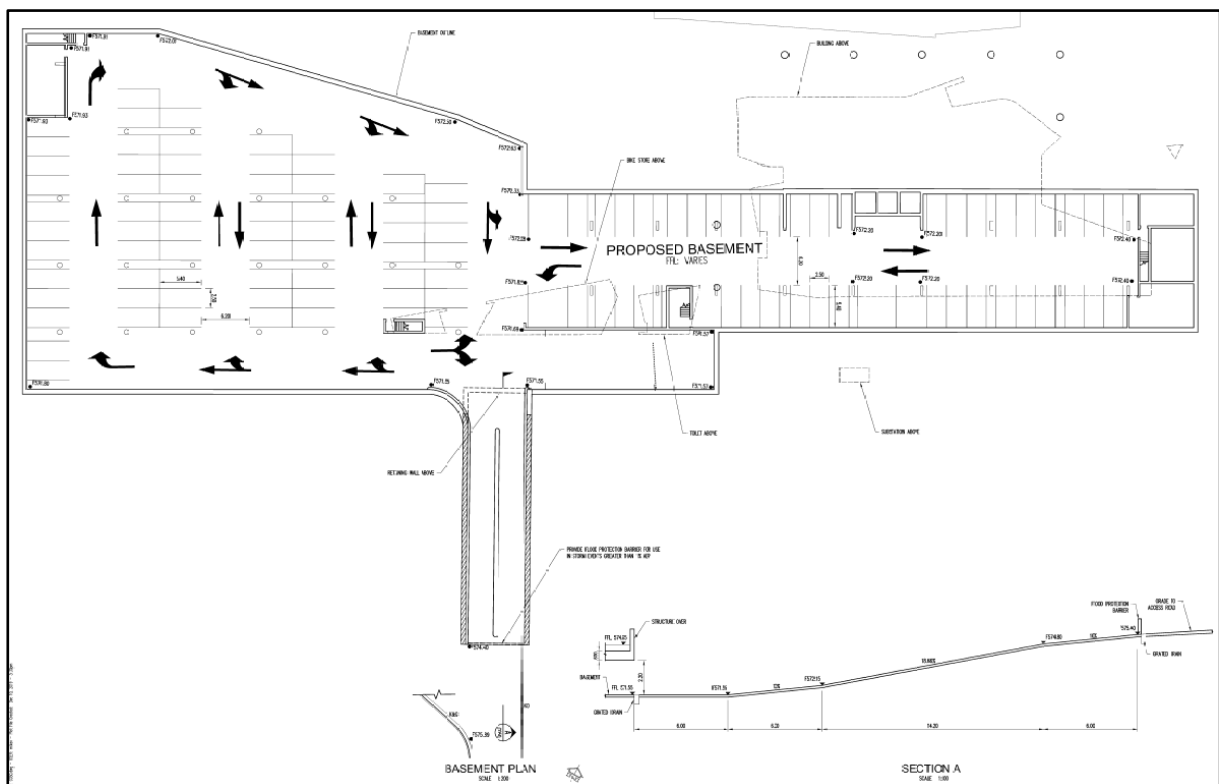
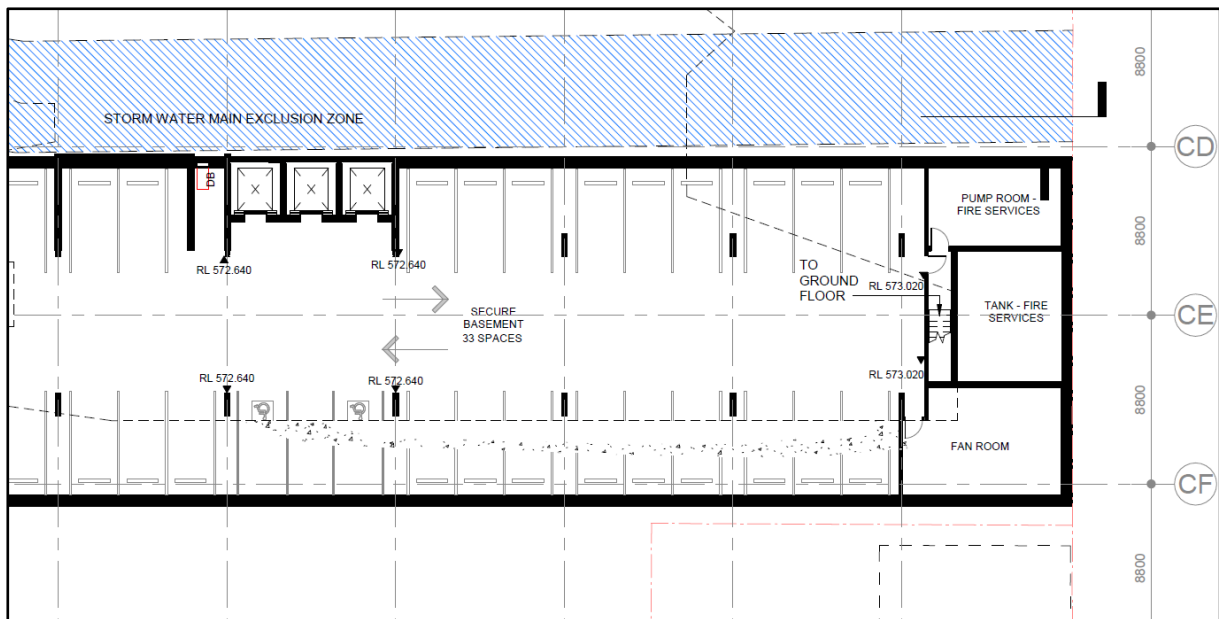
- d. The Lowe Street car park is currently used for parents and carers due to it being an infant school requiring adult accompanied drop off.
- e. There was a question about the loss of 60 car parks being, but it was confirmed that there should only be a temporary reduction during the construction phase. The total car park capacity will actually increase as a result of this development.
- f. Left turn only into Lowe Street to minimise the school pedestrian crossing exposure to cars
- g. Ellendon Drive extension (EDE) is due to open in July and will likely reduce some traffic in the area. However, it was noted that this will not reduce the school related traffic.
- h. RMS main concern is the resultant impact to traffic flow from Lowe Street to Canberra Avenue.

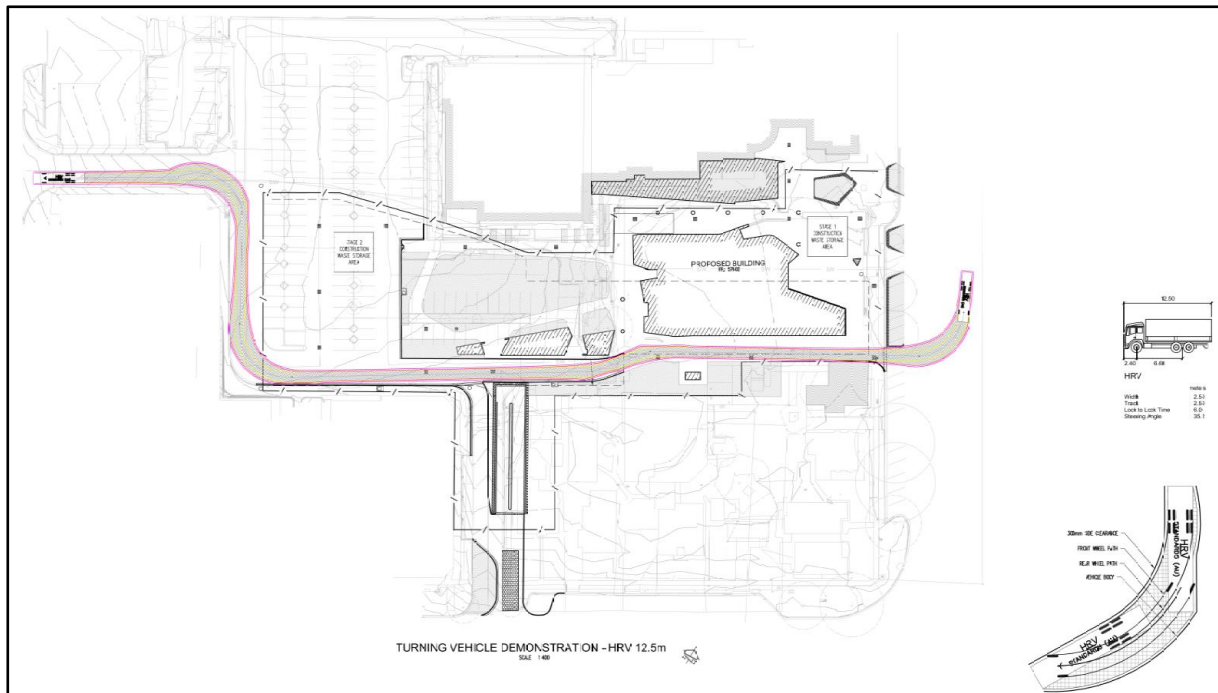
The updated Traffic and Parking Assessment Report dated 26 June 2020 as prepared by TTW has addressed all the concerns raised in the Local Development Committee meeting held on Wednesday 17 June 2020. Nothing to date has been received from TfNSW at the time of finalising this report.



**Swept Paths for B99 Vehicle for Proposed Underground Car Park**







### Swept Paths for HRV 12.5m Delivery Vehicle from Crawford Street

### Entrance and Access

In accordance with the *Queanbeyan DCP 2012 Sections 2.2.7 Basement Parking*, and *2.2.9 Access Ways Associated with Car Parking Areas*, specifically the access to the underground car park must demonstrate two way or separate access and egress allowing all vehicles to enter and leave in a forward direction.

The internal access has been designed based on passenger vehicle manoeuvrability and car park functionality for B99 vehicle. The delivery access off Crawford Street has been designed based on heavy ridged 12.5m vehicle manoeuvrability.

The former laneway from Rutledge Street will be incorporated as a one-way only slip lane deviating from the underground parking access to the Lowe Street car park. The Lowe Street car park entrance and exit will remain and may impact on the Lowe Street pedestrian crossing adjacent to Saint Gregory's Primary School.

## Bushfire

Not applicable.

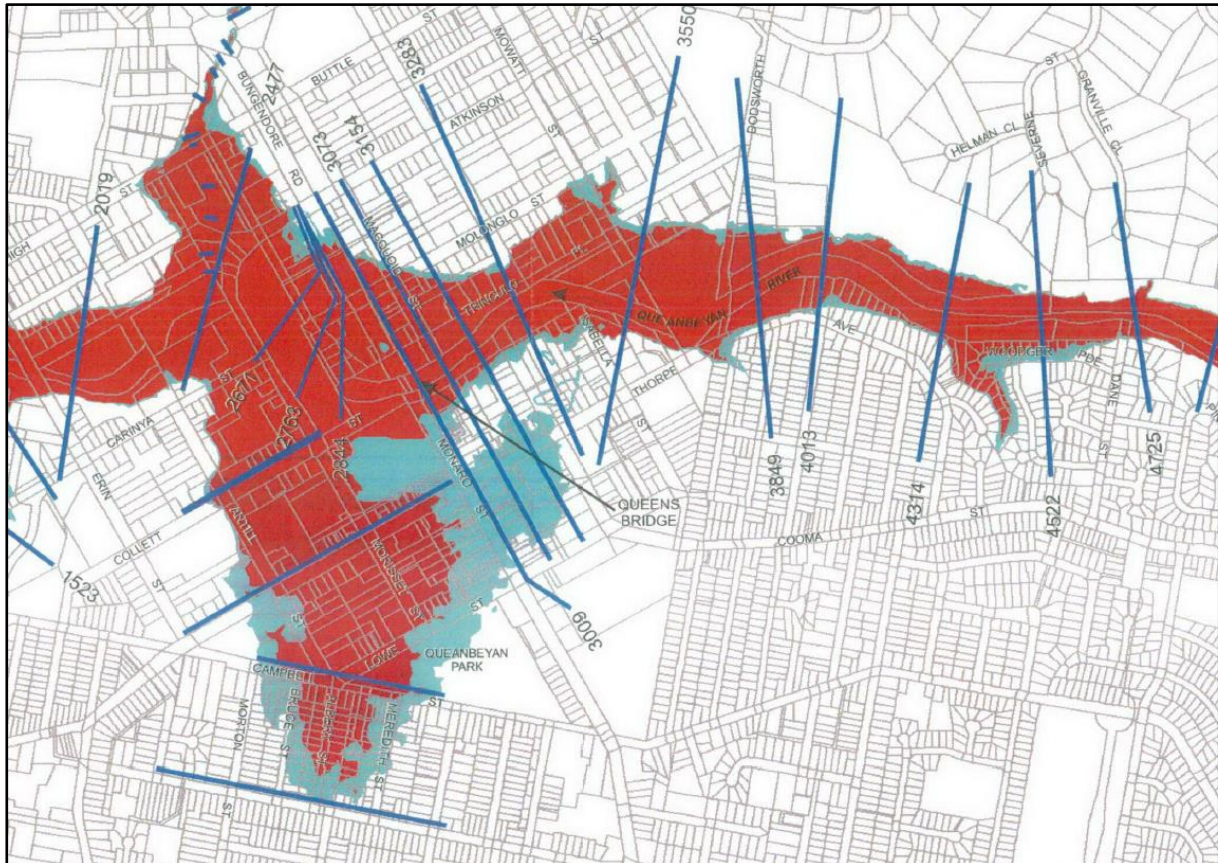
## Flooding

The development and subdivision is above the Flood Planning Level, but within the Flood Planning Area. The 1% AEP flood level at development site is RL575.52m AHD (shown in red below). The submitted Statement of Environmental Effects report dated 10 February 2020 as prepared by SMEC states the building has no impact on flood levels and complies with the flood planning level (including 500mm freeboard and shown in blue below) with a ground floor level of RL576.02m AHD.

The submitted Statement of Environmental Effects report dated 10 February 2020 as prepared by SMEC states the entry to the underground car park is above the 1% AEP (including 500mm freeboard) and proposes a battery backup flood gate to restrict flood water into the underground car park. The proposed access surface level at the grated drain and flood gate is RL574.40m AHD noting the surface level at Rutledge Street is RL576.13m AHD.

The underground car park hydraulics system has a capacity of 17 L/s pump out to above the 1% AEP flood level. However, I am unable to locate stormwater pump out details on the underground car park design, but noted the grated drain. There is a pump room for fire services.

The Portfolio General Manager for Community Connections in his letter dated 2 December 2019 (Doc Set ID: 518415) has provided specific dispensations exempting underground car park from the requirements as stipulated under the *Queanbeyan DCP 2012 Section 2.5.6.b).i) Commercial/Industrial* floor levels of any approved building shall not be sited more than 2m below the flood planning level.



**1% AEP Flood Hazard Zones – 257 Crawford Street, Queanbeyan**

## **SECTION 64 CONTRIBUTIONS**

Section 64 contributions would have been levied previously for the former QCC administration building with credit calculations based on the indicative ground floor area and first floor area of former QCC administration building 2,640m<sup>2</sup> and 837m<sup>2</sup> respectively for a total of 3,477m<sup>2</sup>. Based on these figures and applying the commercial property credit rate of 15 ET/Ha for both water and sewer, a credit of 5.22 E.T. was determined.

From the development proposal the following floor areas apply;

Public Administration	4,342m <sup>2</sup>
Office Space	809m <sup>2</sup>
Gross Floor Area	5,151m <sup>2</sup>

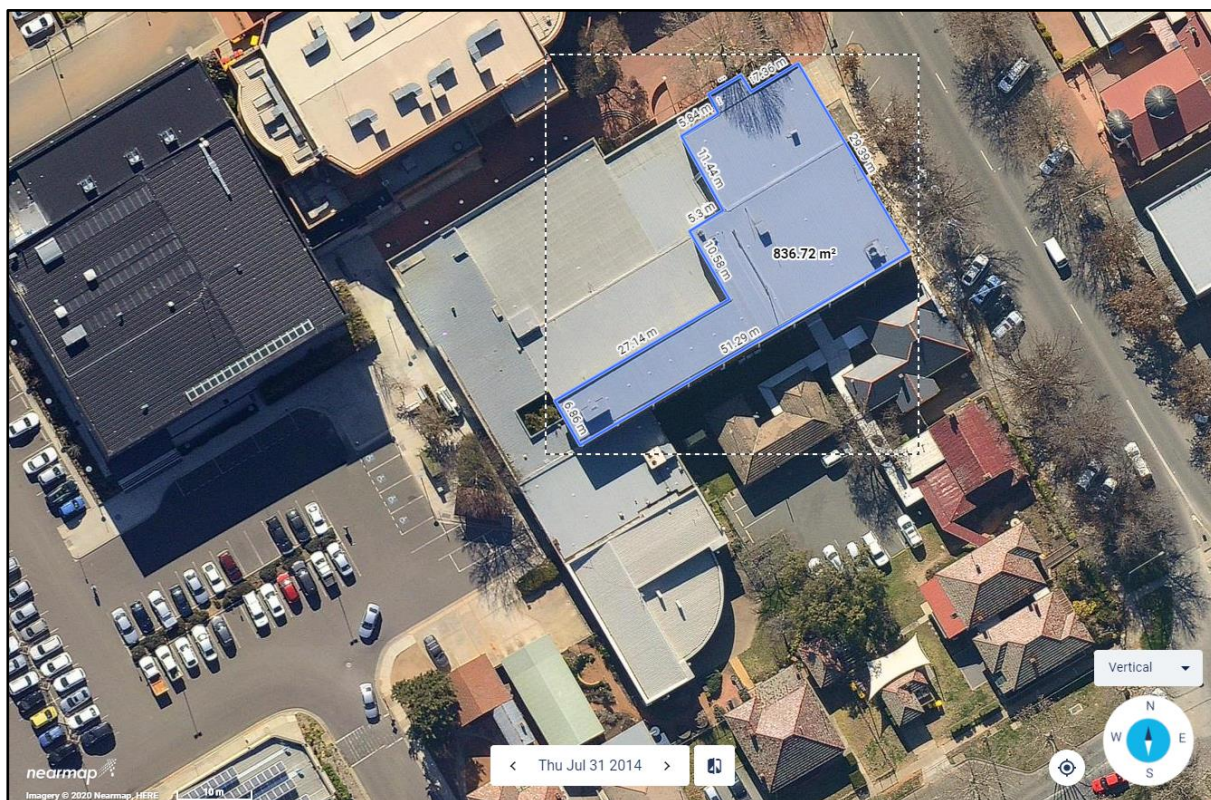
Subsequently, the following Section 64 contributions were calculated with reference to the NSW Water Directorate Determinations of Equivalent Tenements – April 2017 for office/administration developments



on page 32. Before applying any credit, 51.51 E.T.s was calculated for this development. Factoring the 5.22 E.T. credit, the water and sewer headworks contributions for Queanbeyan are calculated at 46.28 E.T. and 46.28 E.T. respectfully for the following amounts;

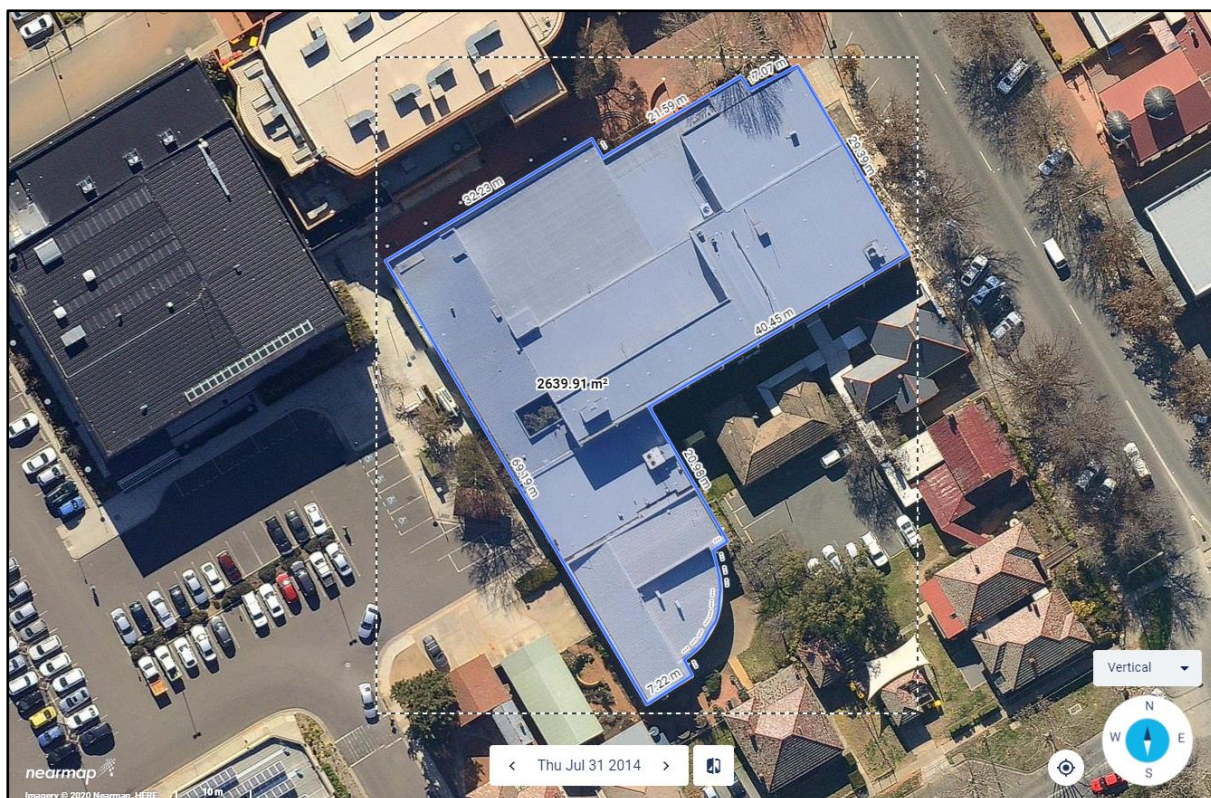
Water – Queanbeyan Zone for 46.28 E.T.s =  $(\$4,475.26 \times 46.28) = \$207,115$ .

Sewer – East Zone for 46.28 E.T.s =  $(\$1,501.47 \times 46.28) = \$69,488$ .



**Former QCC Administration Office Building – Indicative Area of Top Floor**





**Former QCC Administration Office Building – Indicative Area of Ground Floor**

### **DEVELOPMENT CONTRIBUTIONS SEC.7.11**

Section 7.11 (formerly Sec.94) contributions would have been levied previously for the former QCC administration building, car parking spaces exceed the required number, and subsequently Sec.7.11 contribution do not apply.

### **ENGINEERING CONDITIONS**

The following conditions may apply to the Public Administration Building Including Civic and Cultural Precinct, Basement Car Parking, Subdivision and Ancillary Infrastructure:

**Which is applicable**

<b><u>Specialised Development Referral</u></b>	<p>Project cost is \$75,727,272*.</p> <p>*Specialised development applications that have an itemised cost estimate exceeding \$5,000,000 are to be referred to the Southern Region Planning Panel.</p>	✓
<b><u>Subdivision Conditions</u></b>	<p>DA.05.02, DA.06.03, DA.06.12, DA.08.02, DA.08.12, DA.08.13, DA.09.02, DA.09.16, DA.09.19, DA.09.20, DA.10.17, DA.11.01,</p>	✓

	DA.11.02, DA.11.03, DA.11.04, DA.11.06, DA.11.07, DA.11.20, DA.11.35 DA.11.54.	
<u>Admin/Office</u> <u>Development</u>	DA.05.02, DA.06.01, DA.06.08, DA.06.13, DA.06.14, DA.08.01, DA.09.02, DA.09.16, DA.09.19, DA.09.20, DA.09.28, DA.09.29, DA.09.31, DA.09.32, DA.10.17, DA.10.85, DA.10.89, DA.10.010, DA.10.011, DA.10.102, DA.10.124, DA.10.125, DA.10.128, DA.11.24, DA.11.54, DA.12.01, DA.12.03, DA.12.04, DA.12.09.	✓

**Engineer:** Andrew Palmer

**Signed:**



**Date:** 28/07/2020



## **ENGINEERING CONDITIONS REFERENCE**

### **DA.05.02 ~ Obtain Subdivision Works Certificate and Construction Certificate**

Obtain a subdivision works certificate from Queanbeyan-Palerang Regional Council before undertaking any subdivision construction work.

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

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

### **DA.06.01 ~ Submit Flood Engineer's Certificate**

Prior to the issue of any Construction Certificate (Building) a certificate from a practising structural engineer must be submitted to the Principal Certifying Authority to certify that;

- a) for a design criteria of 48 hours, ground saturation forces transmitted by the structure to the ground can be withstood by the foundations and ground conditions existing during a flood event and,
- b) the design of the proposed works is structurally sound to withstand all flood events up to a least a 1% AEP flood.

*Reason: To ensure the structural stability of the building during a flood event.*

### **DA.06.03 ~ Water & Sewer Compliance Certificate – Design**

Prior to the release of a Section 68 application for development works or a Subdivision Works Certificate a certificate of compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

A water and sewer compliance certificate is to be applied for in conjunction with application for Section 68 application or Subdivision Works Certificate.

*Reason: To ensure that the hydraulic design is in accordance with the relevant Design and Construction specifications.*

### **DA.06.08 ~ Disposal of Contaminated Material**

All contaminated material removed from the site must be disposed of to a licensed disposal facility or as otherwise specified in the remedial action plan. Evidence of the location, date and quantities of material disposed of must be submitted to Council prior to the issue of a Construction Certificate (Building or Subdivision).

*Reason: To ensure that contaminated material removed from the site is disposed of in an environmentally safe manner.*

### **DA.06.12 ~ Subdivision Works Certificate**

The Subdivision Works Certificate or Section 68 Development Works Application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for a subdivision stage.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage;

- a) A Certification Report in accordance with Council's DQS Quality Assurance Design Specification, Clause DQS.04,
- b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications,
- c) Detailed Pavement design conforming to the procedures set out in Council's Design and Construction Specifications and/or relevant RMS specifications.

*Reason: To provide design certification of the subdivision works.*

#### **DA.06.13 ~ Submit a Construction Management Plan**

Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must;

- a) describe the proposed construction works and construction program and,
- b) set standards and performance criteria to be met by the construction works and,
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- d) identify procedures to receive, register, report and respond to complaints and,
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plans.

*Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.*

#### **DA.06.14 ~ Protection of Council Sewer/Stormwater Easements**

Prior to the issuing of a Construction Certificate (Building) structural plans must be provided to Council for concurrence as the sewer and water authority. The plans are to demonstrate that the footings of the structure will not be located within the zone of influence of Council's sewer and stormwater easements.

*Reason: To allow for safe access and maintenance of services within the easements by Council personnel.*

#### **DA.08.01 ~ Appoint Principal Certifying Authority (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 two (2) days prior to any work being undertaken.

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

#### **DA.08.02 ~ 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 under the provisions of Section 7.11 of the Environmental Planning and Assessment

Act 1979, Section 64 of the Local Government Act 1993 and Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000.

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

#### **DA.08.04 ~ Traffic Management**

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 Transport for NSW (TfNSW) for State Roads.

*Reason: To ensure that works carried out comply with the Roads Act.*

#### **DA.08.12 ~ Submit Notice of Commencement of Subdivision Work**

A notice to Commence Subdivision Works must be submitted to Council at least two (2) days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

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

#### **DA.08.13 ~ Inspection and Test Plans**

The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points shall be signed off by the site foreman or other nominated to do so in the Project Quality Plan:

- installation of sediment and erosion control devices,
- site clearing,
- site regrading,
- preservation measures installed for trees and vegetation,
- culvert location and installation including preparation of base, bedding and backfill,
- earthworks including longitudinal drainage and subgrade preparation,
- pavement materials and construction,
- sealing where applicable,
- fencing, signs, guideposts and linemarkings installation.

**Advice: If Queanbeyan-Palerang Regional Council is nominated principal certifying authority for the work Include as a minimum the following hold points for inspection and release by the principal certifying authority:**

- Culvert/drainage line location and bedding,
- Sewer main location and bedding,
- Water main location and bedding,
- Subgrade preparation prior to placement of pavement materials,

- Pavement prior to sealing,
- Final inspection of completed works.

Release of the above hold points prior to commencement of the next stage of the works will require that the work be acceptable on the basis of visual inspection by the Principal Certifying Authority and satisfactory test results supplied by the applicant's Project Superintendent.

*Reason: To ensure that the works are carried in accordance with quality assurance principles.*

#### **DA.09.02 ~ Approval Documents**

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

*Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.*

#### **DA.09.16 ~ 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.*

#### **DA.09.19 ~ 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.*

#### **DA.09.20 ~ 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.*

#### **DA.09.28 ~ Storage of Dangerous Substances is Prohibited (Flooding)**

The storage of the following substances in quantities, other than for isolated or occasional household purposes, is prohibited for this development;

Acetone	Celluloid	Magnesium
Ammonia	Chlorine	Nitric Acid
Benzene	Petrol	Phosphorus

Sodium

Sulphur

Potassium

Carbon Disulfide

Hydrochloric Acid

*Reason: To ensure that substances that are extremely vulnerable to flood conditions are not stored in quantities that will cause adverse impacts in the event of a flood as the land is located within a "designated flood" area as defined in Section 2.5 "Flood Management" of Queanbeyan Development Control Plan 2012.*

#### **DA.09.29 ~ Electrical Services in New Buildings (Flooding)**

All electrical power connections, switch boards and transformers must be installed at a level above RL576.02mAHd.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.*

#### **DA.09.31 ~ Equipment Storage below Flood Planning Level**

All electrical and mechanical services and equipment that have to be installed below RL 576.02mAHd must conform to the following:

- *Equipment*

All electrical and mechanical equipment must be capable of disconnection by a single plug and socket assembly.

- *Services*

A sign, advising that electrical and mechanical services must be thoroughly cleaned or replaced and be checked by a qualified electrical contractor before commencement of reuse, must be installed in close proximity to those services.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.*

#### **DA.09.32 ~ Ground Floor Level above the 1% AEP Flood Level**

The ground floor level of the building must be 500mm above the 1% AEP flood level (RL575.52mAHd) which for this allotment is at RL576.02mAHd. A survey plan that identifies the height of the finished ground floor must be prepared by a Registered Surveyor upon completion of the ground floor and then submitted to the Principal Certifying Authority

*Reason: To ensure that the floor level of the building is set at or above the 1% AEP flood level so as to minimise the risk of flood damage to the building and its occupants.*

#### **DA.10.17 ~ Repair Damaged Public Property**

All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.

*Reason: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition.*

#### **DA.10.85 ~ Water & Sewer Compliance Certificate - Construction**

Prior to the issue of any Occupation Certificate a compliance 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.*

#### **DA.10.89 ~ Flood Management Plan**

Prior to the issue of the any Occupation Certificate a detailed Flood Management Plan, incorporating flood protection measures for goods and equipment must be submitted to, and endorsed by Council.

*Reason: To protect goods and equipment in the event of a flood.*

#### **DA.10.010 ~ Sewage Connection**

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

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

#### **DA.10.011 ~ Sewage Reflux Valve**

A sewer reflux valve shall be fitted in accordance with AS/NZS 3500 – Plumbing and Drainage to the internal sewer drainage system upstream of the property boundary trap / shaft so as to prevent the backflow from the sewer from the authority's sewer entering the building.

*Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.*

#### **DA.10.102 ~ 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 - Lighting for Roads and Public Spaces.

Lighting of the underground car parking area must comply with AS/NZS 1680.2.1-2008 - Interior and Workplace Lighting – Specific applications – Circulation spaces and other general areas.

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

#### **DA.10.124 ~ Stormwater Disposal Requirements**

All stormwater from the site must be captured and piped to the street gutter/stormwater pit/other limiting the discharge from the site to the pre-development rate in accordance with Council's D5 and D7 Design Specification.

Access to the underground car park to be above the 1% AEP flood level and freeboard and include a battery backup flood gate to restrict any flood water over the 1% AEP flood level.

The underground car park to have a battery backup hydraulics pump out system with a suitable discharge rate as determined by a hydraulics engineer, and have an external outlet above the 1% AEP flood level.

*Reason: To provide satisfactory stormwater disposal.*

#### **DA.10.125 ~ 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,



AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bays.

Access to the underground car park to be above the 1% AEP flood level and freeboard and include a battery backup flood gate to restrict any flood water over the 1% AEP flood level.

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

#### **DA.10.128 ~ Provide Water Service and Water Meter**

A new main water meter and water service shall be installed by Council 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.

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.

*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.**

#### **DA.11.01 ~ Application and Final Survey**

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation:

- a) A final survey plan of subdivision and three copies;
- b) Any Section 88B instruments required by these conditions of consent
- c) A letter outlining how compliance with each condition of this development consent has been achieved; and
- d) Engineering Construction Certificate Report in accordance with specifications.

*Reason: To enable registration of the subdivision and to ensure compliance with conditions of consent. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.*

#### **DA.11.02 ~ Statement from Surveyor**

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that all water, sewer and stormwater pipelines are completely located within their easements.

*Reason: To ensure works are completed in accordance with Council's requirements.*

#### **DA.11.03 ~ Water and Sewer Compliance Certificate - Service**

Prior to the release of a Subdivision 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.

#### **DA.11.04 ~ Electricity Supply**

Prior to Council issuing a subdivision certificate, a Notice of Arrangement (NOA) shall be requested from the electricity authority which states that satisfactory supply arrangements have been made for the provision of electricity to the proposed development.

*Reason: Ensures that satisfactory supply arrangements have been made and that all of the lots in the subdivision are suitably serviced.*

#### **DA.11.06 ~ Separate Connections & Services**

A separate sewer connection, stormwater drainage connection, water service, electricity supply and communication service must be provided to each allotment within the subdivision at the Subdivider's expense.

*Note: The Subdivider may, at their own expense, provide a gas connection to such allotment within the subdivision subject to its availability.*

*Note: The Subdivider is responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.*

*Reason: To provide access to services for each allotment.*

#### **DA.11.07 ~ 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 at least 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.*

#### **DA.11.12 ~ Submission from Service Authority**

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot must be submitted to Council.

*Reason: To satisfy relevant utility authority requirements.*

#### **DA.11.20 ~ Covenant on the Land**

Apply covenants under section 88B of the *Conveyancing Act 1919* to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

- a) All requisite sewerage easements;
- b) Drainage easements shall be created over all existing and proposed drainage lines including inter-allotment drainage;
- c) Compliance with the recommendations of the geotechnical report prepared by D & N Geotechnical dated 6 June 2019;
- d) All easements specified below and contained in the subdivision must benefit Council as well as particular lots;
  - i. easements to drain water,
  - ii. easements to drain sewer,
  - iii. easements for water supply,
  - iv. easements which Council may require to provide or maintain other services, and
- e) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.
- f) Plantings on the entire site, including within the building envelopes, are to exclude species listed on the regional weeds lists.

*Reason: To ensure public utility services, access and restrictions are legalised over the land.*

#### **DA.11.24 ~ All Surfaces to be Concrete or Asphalt Surfaced**

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

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

#### **DA.11.35 ~ Certification of Completed Works**

At the completion of works the superintendent of works shall present to Queanbeyan-Palerang Regional Council a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The superintendent of works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in Council's Specification.

*Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements defects.*

#### **DA.11.54 ~ Work in Accordance with Engineering Specifications**

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's Design and Construction Specifications.

*Reason: To ensure construction and restoration work is in accordance with Council's requirements.*

**DA.12.01 ~ Maintain Car Parking Areas and Driveway Seals**

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

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

**DA.12.03 ~ 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.*

**DA.12.04 ~ 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.*

**DA.12.09 ~ Surface Water**

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

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