

Draft Conditions – DA.2024.0027 – PPSSTH-336 – 18 Glenrock Drive Googong

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

APPROVED DEVELOPMENT AND PLANS

1. Plans and documents

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

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Architectural Plans			
DA0000 – Location & Drawing Schedule	Stewart Architecture	Rev C / 2/7/2024	2/7/2024
DA0110 – Site Plan	Stewart Architecture	Rev E / 29/7/2024	30/7/2024
DA0115 – Master Plan	Stewart Architecture	Rev E / 20/7/2024	30/7/2024
DA0201 – Area Plan	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA0202 – Area Plan	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA0401 – Pedestrian Access	Stewart Architecture	Rev E / 29/7/2024	30/7/2024
DA1001 – Floor Plans – Basement 1	Stewart Architecture	Rev D / 29/7/2024	30/7/2024
DA1002 – Floor Plans – Lower Ground	Stewart Architecture	Rev E / 29/7/2024	30/7/2024
DA1003 – Floor Plans - Ground	Stewart Architecture	Rev E / 29/7/2024	30/7/2024
DA1004 – Floor Plans – Level 1	Stewart Architecture	Rev D / 29/7/2024	30/7/2024
DA1005 – Floor Plans – Level 2	Stewart Architecture	Rev C / 2/7/2024	2/7/2024
DA1006 – Floor Plans – Level 3	Stewart Architecture	Rev C / 2/7/2024	2/7/2024
DA1007 – Floor Plans – Level 4	Stewart Architecture	Rev B / 27/11/2023	2/7/2024
DA1008 – Floor Plans - Roof	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA2001 – Elevations – Building A	Stewart Architecture	Rev B / 27/11/2023	31/1/2024

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Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
DA2002 – Elevations – Building A	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA2003 – Elevations – Building B	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA2024 – Elevations – Building C	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA2005 – Elevations – Building B & C	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA2006 – Elevations – Building D	Stewart Architecture	Rev C / 29/7/2024	30/7/2024
DA2007 – Elevations – Building D	Stewart Architecture	Rev C / 29/7/2024	30/7/2024
DA2008 – Elevations - Building E	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA2009 – Elevations – Building F	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA2010 – Elevations – Communal Lounge	Stewart Architecture	Rev 0 / Undated	31/1/2024
DA2101 – Elevations – Composite Streetscape	Stewart Architecture	Rev C / 29/7/2024	30/7/2024
DA2102 – Elevations – Composite Streetscape	Stewart Architecture	Rev C / 29/7/2024	30/7/2024
DA3001 – Sections - Overall	Stewart Architecture	Rev D / 29/7/2024	30/7/2024
DA3002 – Sections - Overall	Stewart Architecture	Rev C / 29/7/2024	30/7/2024
DA4001 – Unit Type Plans – Building A	Stewart Architecture	Rev D / 29/7/2024	30/7/2024
DA4002 – Unit Type Plans – Building B/C & D	Stewart Architecture	Rev D / 29/7/2024	30/7/2024
DA4003 – Unit Type Plans – Building E & F	Stewart Architecture	Rev D / 29/7/2024	30/7/2024
DA4004 – Unit Type Plans - Adaptable	Stewart Architecture	Rev D / 29/7/2024	30/7/2024
DA5001 – Materials & Finishes	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA7001 – Detail – Waste Enclosure	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA7002 – Detail – Mailboxes, Courtyards & Fencing	Stewart Architecture	Rev B / 27/11/2023	31/1/2024
DA7003 – Detail – Pool Fencing	Stewart Architecture	Rev A / 2/7/2024	2/7/2024
Landscape Plans			
01 - Inspiration	Dsb Landscape Architects	July 2024	30/7/2024
02 – Landscape Plan - Site	Dsb Landscape Architects	July 2024	30/7/2024

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
03 – Species Palette	Dsb Landscape Architects	July 2024	30/7/2024
4832-F101 – Landscape Plan Area A	Dsb Landscape Architects	Rev C / 26/7/2024	30/7/2024
4832-F102 – Landscape Plan Area B	Dsb Landscape Architects	Rev C / 26/7/2024	30/7/2024
Reports/ Documents			
230441 - Noise Impact Assessment	PWNA	Rev 0 / 15/8/2023	31/1/2024
MB-WMP-v1.0 - Construction Waste Management Plan	Milin Builders	18/6/2024	2/7/2024
BASIX Certificate No. 1729536M	Territory Building Consultancy	10/12/2023	31/1/2024
NatHERS Certificate No. 7NA05P9TT8	Territory Building Consultancy	27/11/2023	31/1/2024

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

SPECIAL CONDITIONS

2. Compliance with Local Planning Agreement (LPA)

The Googong Local Planning Agreement (LPA) must be complied with to ensure developer agreed obligations are met.

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

3. Sewer Manholes

All proposed and existing sewer manholes within the proposed driveways and proposed footpath shall be Class D Gatic Style Lid.

Reason: To ensure safe movement over driveway and footpath.

GENERAL CONDITIONS

4. Obtain Construction Certificate

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

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

5. Obtain Occupation Certificate

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

Reason: Ensure that the building complies with relevant standards.

6. Comply with the Building Code of Australia

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

7. Construction within Boundaries

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

Reason: Approved works are to be contained wholly within the subject site.

8. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

9. Provide Individual Storage Areas

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

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

10. Protection of Stormwater Mains

Council's stormwater main affected by the development must be protected by extending footings of the structure below the zone of influence of the mains and implementing pier and beam construction that has been designed and certified by a practising structural engineer.

The development will need to comply with QPRC policy – *Development Adjacent to Water, Sewer and Stormwater Mains Policy* for any works proposed within or adjacent to Sewer Easement.

Reason: To ensure that public services are not damaged or otherwise impacted on by the development.

11. Retaining Walls

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1m of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 1m in height are required to be certified by a structural engineer. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan - Palerang Regional Council.

Note: If a retaining wall will exceed 1.5m in height or will be located within an easement a separate development consent must be obtained prior to construction.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

12. Siting of retaining wall/s

Retaining walls are to be located such that the entire retaining wall, associated footings and drainage materials are located wholly within the site boundaries.

Reason: To ensure that there is clarity over the ownership of retaining walls and adequate provision is made for the construction of dividing fences.

13. Sequence of construction for retaining wall/s

Where retaining walls are required along a property boundary, they are to be constructed and inspected prior to any other construction works commencing.

Reason: To ensure that excavated or backfilled areas are adequately retained and that neighbouring properties are not impacted by the earthworks on this site.

14. Imported Fill

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

Reason: Only clean and non-contaminated fill is used on site.

15. Work on Adjoining Land Is Limited

The verge and other adjoining lands must not be used for storage of materials, trade/construction vehicle parking or disturbed by construction activities with the exception of;

- a. Installation of a temporary, stabilised construction access across the verge,
- b. Installation of services,
- c. Construction of an approved permanent verge crossing.

Reason: To minimise interference with the verge and its accessibility by pedestrians.

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

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

Reason: To ensure appropriate approval is obtained.

17. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

18. Submit a Construction Management Plan

Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and approved by, the Principal Certifying Authority. 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.

19. Submit Revised Waste Management Plan (WMP)

The Waste Management Plan prepared by Sellick Consulting Waste Management Plan (drawings 230790-DRG-CIV-WM-2301 Revision D, 230790-DRG-CIV-WM-2302 Revision D and 230790-DRG-CIV-WM-2303 Revision B) shall be revised as described below:

- Update all notes referencing the ACT or Territory to notes appropriate for NSW
- Replace references to 'Commercial' with appropriate 'Residential' references
- Clarify the use or otherwise of the Typical Chute Detail shown on drawing 230790-DRG-CIV-WM-2301 Revision D and update relevant documents as necessary
- Show waste storage areas as described elsewhere in this Consent.

The revised WMP shall be submitted to, and approved by Council prior to the issue of the Construction Certificate (Building).

Reason: To ensure that the waste management arrangements are fit for purpose.

20. Waste Storage Areas

Prior to release of any Construction Certificate (Building) all waste storage areas shall be designed in accordance with the requirements below and plans are submitted to Council for approval:

- Be fit for purpose, including having floors suitable for moving waste bins; and
- Provide general resident access through personal access doors; and
- Comply with the *Disability (Access to Premises – Buildings) Standards* and *Building Code of Australia*; and
- Provide green (FOGO) bins to all bin enclosures for residential use and show on the plans for each waste room.
- Provide sufficient space to store the required number and type of bins; and
- Be constructed to prevent rainwater entering the waste area (including providing roofs as necessary), effectively manage access and provide appropriate levels of ventilation and lighting; and
- Match the dimensions and arrangement shown in the Sellick Consulting Waste Management Plan drawings 230790-DRG-CIV-WM-2301 Revision D, 230790-DRG-CIV-WM-2302 Revision D and 230790-DRG-CIV-WM-2303 Revision B

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

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

21. Appoint PCA (Building)

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

Reason: To provide for supervision of the building works.

22. Establish Construction and Demolition Waste Areas

Establish construction and demolition waste areas in accordance with the approved Construction Waste Management Plan prepared by Milin Builders Pty Ltd dated 18 June 2024.

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

23. Site Identification

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that “unauthorised entry to the work site is prohibited”.

Reason: To satisfy the provisions of Clause 70 of the Environmental Planning and Assessment Regulation 2021.

24. Home Building Act Requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the council) has given Council written notice of the following information:

- (a) In the case of work for which a principal contractor is required to be appointed:
 - (i) The name and licence number of the principal contractor.
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act.
- (b) In the case of work to be done by an owner-builder:
 - (i) The name of the owner-builder.
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Reason: This is a prescribed condition under the provisions of clause 98B of the Environmental Planning and Assessment Regulation 2000.

25. Driveway Application Form

A driveway application form must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by a Council approved contractor, at no cost to the Council.

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

26. Traffic Management and Section 138 Consent

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*.

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

27. Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the

NSW Landcom publication *Managing Urban Stormwater - Soils and Construction (4th Edition 2004 - "Blue Book")*.

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

CONDITIONS TO BE SATISFIED DURING BUILDING WORKS

28. Hours of Operation for Works

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

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

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

29. 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.

30. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

31. Haulage Trucks Hours of Operation

Haulage truck operations on all public roads shall cease during the period when school buses may be encountered on public roads, between the hours of 7.00am to 9.00 am, and 3.00pm to 5.00pm on school days.

Reason: To avoid potential conflict with existing local traffic.

32. Unexpected Finds

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

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

33. All Works to Be Confined to the Site

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.
- b) Comply with the requirements of AS 2601-2001 - The demolition of structures.
- c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

Reason: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired.

34. Disposal of Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

35. Keep Construction and Demolition Waste Records

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

- Quantities of construction waste broken down into major waste streams, the facility the waste was sent to and the end use (landfilled, reused, recycled)

- Quantities of excavated natural material (ENM), the classification of ENM, the ENM disposal site(s) and the volume of ENM deposited at each site

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

36. Manage Construction and Demolition Waste Areas

Manage construction and demolition waste areas in accordance with the approved Construction Waste Management Plan prepared by Milin Builders Pty Ltd dated 18 June 2024.

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

37. Protection of Adjoining Structures

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an appropriate manner, and
- must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- satisfy the requirements of SafeWork.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

38. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of SafeWork.

Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.

39. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

40. Works Sites to Be Fenced

A fence must be erected between the development site and public places before commencement of any other work.

Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places.

41. Dust Management

Immediately undertake all measures as appropriate, and/or respond to any Council direction to provide dust suppression on roads leading to, adjacent to and within the site in the event that weather conditions, construction activities and associated traffic to and from the site are giving rise to abnormal generation of dust.

Reason: To ensure that local residents and activities are not disadvantaged by dust during hours of operation.

42. 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.

43. Submit Survey Plan Showing Boundary Setbacks and Floor Levels

The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries and the height of the finished ground and upper floor level must be prepared by a Registered Surveyor upon completion of the ground and upper floor level and then submitted to the Principal Certifying Authority.

Reason: To ensure the building is sited and constructed in accordance with the approved plans.

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

44. Occupation Certificate

The occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

45. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1729536M, or any subsequent modifications, before occupying the premises.

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

46. Colours and Material Finishes

The building is to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

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

47. 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.

48. Lighting In Car Parks and Public Spaces

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

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

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

49. Car Parking to Comply with AS/NZS 2890

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

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

Reason: To provide adequate off-street car parking.

50. Stormwater Disposal and Water Quality Requirements

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

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

Reason: To provide satisfactory stormwater disposal and water quality.

51. Provide Water Service and Water Meter

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

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

The development shall include Advanced Metering Infrastructure (AMI). AMI shall be designed, purchased from and installed by Council's nominated supplier and to the requirements and specifications of Council. Once installed, the installation will be reviewed by Council. If installation is acceptable to Council, the proponent shall arrange for the ownership of the AMI system to be novated to Council. Ownership of internal water supply mains does not transfer to Council. All costs related to design, supply, installation and novation of the AMI will be at no cost to Council. Once novated, Council will maintain and replace as necessary the AMI system only.

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

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

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

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.

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

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

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

52. Driveway Requirements

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

- a) Constructed by a Council approved contractor, at no cost to the Council.
- b) Constructed using plain concrete.
- c) Constructed with a 2% grade falling to the gutter.
- d) At minimum distance of one metre away from any electrical, Telstra, post box installation, other service or tree within the footway area.
- e) Constructed to the width of the minimum 6m Vehicle Kerb Crossing.
- f) The driveway crossover shall be a minimum of 6m for the two-way access.
- g) In accordance with Council's D13 Vehicular Access Design Specification as a minimum.

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

53. Accordance with Driveway Long section

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

Reason: To provide an adequate standard of vehicle access.

54. Driveway Location from Water Meter

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

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

Reason: To ensure such service is not damaged by vehicle movements.

55. Water and Sewer Compliance Certificate – Service

Prior to the release of an Occupation Certificate, a certificate of compliance in accordance with the Water Management Act 2000 must be obtained from Council.

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.

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications and compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.

56. 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.

Car parks allocated to each unit must be clearly numbered prior to the occupation of the building.

Visitor car parks must be clearly labelled prior to the occupation of the building.

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

57. 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 current Design and Construction Specifications.

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

58. Submit Construction Waste Records

Prior to the issue of an Occupation Certificate, the person acting on this consent shall submit to Council's Waste Services branch the following information:

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

Reason: To verify that waste has been legally managed.

59. Install and Commission all Waste Infrastructure

The person acting on this consent shall install, and commission as necessary, all waste infrastructure required to service the development as detailed in the Sellick Consulting Waste Management Plan as amended in accordance with this Consent.

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

60. Install Waste Management Signage

The person acting on this consent shall install Council-issued waste management signage in the waste storage areas. Standard signage is available from Council.

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

61. Apply for Council issued bins

Two months prior to the occupation of the development, the person acting on this consent on behalf of the Body Corporate, shall apply for the number and type of bins from Council.

Reason: To ensure that the appropriate number and type of Council issued bins are in place before occupation of the development.

62. Update Waste Management Plan – Post-construction

An updated Waste Management Plan, consistent with the amended Sellick Consulting Waste Management Plan shall be prepared by the person acting on this consent on behalf of the Body Corporate and submitted to Council.

The updated Waste Management Plan shall include:

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

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

63. Enter into Access Agreement

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

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

64. Entrance Lighting for Units

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

Reason: To ensure that unit entries are clearly identified.

65. Plant and Equipment Noise

The noise level emanating from plant and equipment installed on the premises must not exceed a level of 5dB(A) above background level when measured for a LAeq 15 minute period during the day, evening or night.

Reason: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the Protection of the Environment Operations Act 1997 and Regulations.

66. Swimming Pool - Construction Sign

While the pool is under construction a sign with the words “this swimming pool is not to be occupied or used” is to be located in a prominent position near the pool and must remain in place until an occupation certificate for the pool is issued.

Reason: To ensure compliance with the Swimming Pools Act 1992.

67. Install Child-Resistant Barrier

A child-resistant barrier designed, constructed, installed and maintained to the standards set out in AS 1926.1-2012 is required around the pool (spa) (unless exemptions apply) and should be installed immediately when the pool (spa) is capable of being filled to a depth of 300 mm. A warning sign complying with Clause 10 of the *Swimming Pools Regulation 2018* must be erected in a prominent position in the immediate vicinity of the swimming pool.

Reason: To minimise the risk of drowning and serious immersion injuries in children.

68. Swimming Pool - Backwash Disposal

The disposal of backwash from the filtration unit must be to the sewer and all overflow water and surface drainage must be directed to Council's stormwater infrastructure. Any paving adjacent to the boundaries must be suitably kerbed and drained to convey water into the existing stormwater/drainage system.

Reason: To prevent water impacts on neighbouring properties.

69. Swimming Pool - Warning Sign

Install a warning sign complying with the provisions of clauses 10 (a), 10 (b), 10 (c) and 10 (d) of the Regulations under the Swimming Pools Act 1992 must be erected in a prominent position in the immediate vicinity of the swimming pool.

Reason: To provide safety instructions in the event of an emergency.

70. Swimming Pool - Registration

Prior to the issuing of an occupation certificate the swimming pool is to be registered on the NSW Swimming Pools Database. Registration can be completed online and free of charge at <http://www.swimmingpoolregister.nsw.gov.au/>.

Reason: To ensure compliance with the Swimming Pools Act 1992.

71. Fire Safety Certificate

Prior to obtaining the final occupation certificate, provide the final fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

72. Submit Annual Fire Safety Statement

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

73. Street Numbering

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

Reason: Adequate property identification for the public and for emergency services.

74. Power Supply

The building shall be connected to a suitable power supply.

Reason: To allow for a power supply to be available.

75. Landscaping Works Completed By an Accredited Contractor

All landscaping must be completed by a Council accredited Category 2 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.

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

76. Landscaping Requirements

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

Landscaping between the development and the street boundary is to be completed in accordance with the approved landscape plan.

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

77. Statement of Completed Landscape Works

A "Statement of Completed Landscaped Works" form signed by the landscape plan designer and the landscape contractor must be submitted to Council prior to the issue of the Final Occupation Certificate.

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

78. Drip Irrigation System for Common Property

All plants in landscaped areas that are within common property must be provided with a drip irrigation system connected to the common water service.

Reason: To help ensure that landscaping in common areas survives.

79. Retain and Protect Trees on the Verge

All trees located on the verge between the property boundary and the street kerb and gutter (except for one tree that is proposed to be removed and relocated from within the proposed driveway entry from Perin Street) must be protected by cyclone or chain mesh fencing.

The fencing must:

- a) keep free a 1.2 metre wide section for use by pedestrians and be a minimum of 1.1 metres from the street kerb and gutter, or as directed by Council;
- b) be erected prior to commencement of work; and
- c) remain in place until all site works have been completed.

Reason: To ensure that tree(s), including street trees, are protected from damage during construction.

80. Repair Damaged Public and Private Property

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

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

81. Fibre-Ready Facilities

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

Reason: To satisfy relevant utility authority requirements.

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

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

82. Car Washing Signage

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

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

83. Maintain Car Parking Areas and Driveway Surfaces

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

Reason: To ensure car park areas are useable.

84. 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.

85. 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.

86. Swimming Pool - Filtration Equipment

The noise of any filtration equipment or pumps must not exceed 5dBA above the ambient background noise level measured at the property boundary.

Reason: To ensure operation does not have noise impacts on neighbours.

87. Public Swimming Pool - Health Standards

The public swimming pool is to be operated in accordance with the *NSW Public Health Act 2010* and the *Swimming Pools Act 1992*.

Reason: To maintain public health standards & to ensure the swimming pool does not pose significant harm to persons.

88. Compliance with Acoustic Report

All recommendations and specifications detailed in the acoustic report, 230441-Lot 642 Googong, NSW-Noise Impact Assessment-R0, prepared by Pulse White Noise Acoustics, Level 5, 73 Walker Street, North Sydney, dated 15 August 2023 must be implemented and adhered to.

Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors. To ensure compliance with the recommendations of the acoustic report submitted prior to the issue of the development consent.

89. Comply with Waste Management Plan

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

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

90. Ongoing management of waste

The Body Corporate shall:

- Manage access to the waste areas to ensure that only authorised users can access the area; and
- Keep waste areas free of debris, vermin and otherwise in a safe state for the collection of waste; and
- Manage waste storage areas to minimise negative impacts to adjoining properties; and
- Store bins within the waste areas in areas that do not impede access to other bins, fire safety features, emergency exits, or other structures required to be accessed;
- Manage waste enclosures, including transferring bins between enclosures, to ensure that residents can reliably dispose of waste appropriately;
- Generally, undertake waste management in accordance with the Waste Management Plan approved by Council.

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

91. Surface Water Runoff

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

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

ACTIVITY APPROVAL - SECTION 68 OF LOCAL GOVERNMENT ACT 1993

92. Plumbing and Drainage Installation Regulations

Plumbing and drainage work must be carried out in accordance with the requirements of the Local Government (General) Regulation 2021, the Plumbing and Drainage Act 2011 and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.

Reason: This is a mandatory condition under the provisions of the Local Government (General) Regulation 2021.

93. Inspection of Plumbing and Drainage

Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.

Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.

94. Floor Level to Be 150mm Above Yard Gully

The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.

Reason: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system.

95. Heated Water Not To Exceed 50 Degrees C

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

Reason: To prevent accidental scalding.

96. Insulate Heated and Cold Water Service Pipes

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

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

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

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

Advisory Notes

Essential Energy

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;

- Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and
- It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

NSW Police

The Monaro Police District does not object to the development however makes a number of recommendations in line with Crime Prevention Through Environmental Design Principles.

CCTV cameras should be installed on the external building of the development and in the basement carpark. While casual/passive surveillance provides a level of surveillance during the day due to pedestrians and traffic moving through the area, Googong generally, during the night has very low pedestrian and traffic levels. Many residents work during the day and are at home and asleep during the night. Due to decreased traffic and pedestrians levels there are increased opportunities for offenders to access unit/apartment developments. Under ground carparks can also be targeted and CCTV cameras should be installed and well maintained in these areas. Any CCTV Cameras that are installed should be well maintained and should be easily accessed for Strata or police purposes.

The carpark and walking paths around the apartment complexes should have lighting that allows pedestrians to see where they are walking, however is not too bright and does not lead to light pollution. The Car park area however should be well light. This enables drivers to have a clear vision of the area, as well as creates a feeling of safety for residents. Lighting also provides a message to would be offenders that they can be seen. Consideration should also be given whether the pool area should be lit at night time. Generally, if the area is not be used at night there should be no lighting.

Underground carparks can be targeted by would be offenders. Offenders enter under ground carparks whilst security doors are up. Vegetation should be cleared around the entry/exit for the underground carparks and also CCTV Cameras should be situated so that any persons coming and going from the car park can be observed. In the carpark area, signs can be displayed stating that the car park is under surveillance and remind residents not to leave valuables in their vehicles. Unfortunately there are still too many people leaving valuables in their vehicles.

Vegetation should be well maintained and cleared around the development. Trees and other shrubs should not be planted close to the buildings as these can be used to climb onto balcony of apartment buildings.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Queanbeyan-Palerang Regional Council

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel Nil for Queanbeyan-Palerang Regional Council

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Southern Regional Planning Panel (SRRP)