

Application Number: MOD.2019.024

02 September 2019

Canberra Sand & Gravel
PO Box 110
FYSHWICK ACT 2609

Dear Sir/Madam

Re: Determination of Modification to Development Consent

Council is pleased to advise that your Modification Application MOD.2019.024 relating to Lot 24 DP 755915, No. 552 Larbert Road LARBERT NSW 2622 has been approved. The 'Modified Notice of Determination' is attached.

It is important that you carefully read the notice, the conditions of approval and the accompanying notes, and that any requirements and rights are fully understood before proceeding with the development.

Please note that no conditions were required to be added to the consent. Conditions 3 was amended to reference the updated Statement of Environmental Effects. Conditions advised by WaterNSW were consistent with previous advice. Find enclosed modified plans stamped by Council.

Should you have any further enquiries please contact Alex Glouftsis of Council's Natural and Built Character Section on 6285 6244.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M J Thompson'.

M J Thompson
Portfolio General Manager
Natural And Built Character

Per: Luke Perkins



Notice of Determination of Modified Development Application

Issued under Section 4.55(1) of the Environmental Planning and Assessment Act 1979

Development Application No:	MOD.2019.024
Land to which this consent applies:	Lot 24 DP 755915, 552 Larbert Road LARBERT NSW 2622
Description of Proposed development	Modification of DA.2014.148 - Sand Extraction (Incorporating Wet Screening Operation)
Applicant's Details:	Canberra Sand & Gravel PO Box 110 FYSHWICK ACT 2609
Outcome of Determination:	Consent <u>granted</u> subject to the conditions in the attached schedule of conditions and in accordance with approved plans.
Date of Modification	02 September 2019
Date from which Consent operates	23 December 2014
Date on which Consent expires	23 December 2019
Information attached to this determination	<input checked="" type="checkbox"/> Conditions of the consent listed in schedule of conditions
Approvals granted under the Local Government Act 1993	Nil.

Signed by Consent Authority

Date of this Notice: 02 September 2019

M J Thompson
Portfolio General Manager
Natural and Built Character

Per Luke Perkins

REASONS FOR DECISION

1. The development was found to be consistent with the provisions of the relevant State Environmental Planning Policies;
2. The development was found to be consistent with the relevant provisions of the Palerang Local Environmental Plan 2014
3. The development is consistent with the relevant provisions of the Palerang Development Control Plan 2015
4. The development was found to be unlikely to result in any adverse environmental, social or economic impacts in the locality;
5. The subject site was found to be suitable for development; and
6. The development was found to be in the public interest.

COMMUNITY CONSULTATION

7. The application was notified for a period of 14 days. No submissions were received.

RIGHT OF APPEAL BY APPLICANT

If you are dissatisfied with this decision Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the NSW Land and Environment Court within six (6) months after the date on which you receive this notice in accordance with the regulations.

** Section 8.7 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for local development that has been the subject of a Commission of Inquiry.*

REQUEST FOR REVIEW OF DETERMINATION BY APPLICANT

Division 8.2 of the *Environmental Planning and Assessment Act 1979* provides that an applicant may request the Council to review a determination of their application. A request for review must be received within six (6) months of the date of determination. In reviewing the determination Council may confirm or change its determination. A fee applies to all applications for review. Review provisions do not apply to:

- (a) a determination to issue or refuse to issue a complying development certificate, or
- (b) a determination in respect of designated development, or
- (c) a determination in respect of integrated development, or
- (d) a determination made by the Council under Division 4 in respect of an application by the Crown.

CONDITIONS OF CONSENT
MOD.2019.024

Right of Carriageway

1. Create a covenant by way of section 88B instrument, under the *Conveyancing Act 1919*, providing right of carriageway 15 m wide, or of such width as approved by Palerang Council, to contain all road formation and associated drainage works, over Lot 330 DP755915 to benefit Lot 26 DP755915. The alignment of the right of carriageway shall be determined after the internal road has been certified as satisfying these conditions of consent. Palerang Council shall be nominated as the sole party with the power to vary or remove the required covenant.

Reason: To ensure coinciding legal and physical access to the lot(s) benefitted.

2. No extractive materials are to be transported from the site until the internal access road utilising the right of carriageway over Lot 330 DP755915 and new entrance to Larbert Road has been constructed in accordance with these conditions.

Reason: To allow the preparation of the extractive site and ensure safe transportation of materials.

Approved development

3. The development is to be carried out strictly in accordance with the following plans and reports, except as otherwise provided by the conditions of this consent.
 - Statement of Environmental Effects – Robson Environmental Pty LTD dated 2014 (and as amended 2019).
 - Water Cycle Management Plan – Robson Environmental dated 2014
 - Site Plan 07147_004.dwg – Landdata Surveys dated 2014

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

Limits on Approval

4. This consent will lapse after 117,000 cubic metres of material have been extracted from the development, or 8 years after the date it commences, whichever comes first.
5. No more than 20,000 cubic metres a year shall be extracted and transported from the development. The proponent shall provide details to Council on an annual basis of actual quantities of materials that have been extracted and transported.

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

Plans to be kept on site

6. 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.

Site identification

7. Prior to undertaking any site establishment construction works:
 - a. A registered land surveyor is to be engaged to mark out the boundaries of the approved limits of extraction;

- b. These boundaries are to be clearly marked at all times in a permanent manner that allows operating staff and inspecting officers to clearly identify those limits.

Reason: The site is managed in a safe manner.

- 8. The site where works are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;
 - a. the development application number,
 - b. name, address and telephone number of the principal certifying authority,
 - c. name of the principal contractor (if any) and 24 hour contact telephone number, and
 - d. a statement that “unauthorised entry to the work site is prohibited”.

Reason: The site is managed in a safe manner.

Noise Control

- 9. Noise generated at the project is not to exceed 40dB(A) Leq(15min) at any residence or approved residence on privately owned land or no more than 25 per cent of any privately owned land not owned or controlled by the Proponent.

Reason: To ensure any processes undertaken on the site does not have any significant impact on surrounding dwellings.

Operation

- 10. All construction and preparation work at the premises must only be conducted between 7:00am and 6:00pm Monday to Friday and between 8:00am and 1:00pm Saturdays and at no time on Sundays and public holidays, unless inaudible at any residential premises not owned or controlled by the Proponent.
- 11. Activities at the premises, other than construction work, may only be carried on between 7:00am and 6:00pm Monday to Friday, and between 7:00am and 2:00pm Saturdays and at no time on Sundays and public holidays.

Reason: Minimise impacts on any surrounding dwellings.

Vehicle Movements

- 12. All vehicles associated with the transportation of extractive materials from the site shall remain on Larbert Road and the Kings Highway when within the Palerang Local Government Area.

Reason: Safety for road users and amenity of nearby residents.

Road Haulage dust and debris

- 13. All loaded vehicles entering or leaving the site are to be covered to prevent the escape of dust and debris. Measures shall be taken to the satisfaction of Council to prevent mud from being tracked onto Council roads and the Kings Highway.

Reason: To ensure that local residents and activities are not disadvantaged by dust during the life of the development.

Vehicle access

- 14. A maximum of ten haulage movements shall occur on a weekly basis.

Reason: Minimise the impact of the traffic generated on the local road system.

Construction standard

- 15. 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.

Discovery of Unanticipated Aboriginal Objects

16. All Aboriginal objects and places are protected under the NSW National Parks and Wildlife Act 1974. It is an offence to knowingly disturb an Aboriginal site without a consent permit issued by the Office of Environment and Heritage (OEH). After the issuance of an AHIP over the Study Area works may continue. In the event of large dense concentrations of artefacts being encountered, works must cease in the vicinity and the site reassessed by a qualified archaeologist.
17. Aboriginal ancestral remains may be found in a variety of landscapes in NSW, including middens and sandy or soft sedimentary soils. If any suspected human remains are discovered during any activity, you must:
 - a. Immediately cease all work at that location and not further move or disturb the remains.
 - b. Notify the NSW Police and OEH's Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location. Work is not to recommence at that location until authorised in writing by OEH.

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.

Stormwater

18. Direct surface water drainage to existing natural drainage or to Palerang Council drainage infrastructure. 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.

Construction Activities

19. Construction work shall only be undertaken between the hours of 7 am and 6 pm Mondays to Fridays and between the hours of 7.00 am and 5.00 pm Saturdays. No construction work shall take place on Sundays or Public Holidays unless Palerang Council agrees in writing. A written application shall be made to Palerang Council if a variation of hours is required.

Reason: To ensure that noise impacts do not result from construction work.

20. Do not excavate within 500 mm of the boundary.

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

21. If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:
 - (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in an appropriate manner, and
 - (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
 - (d) satisfy the requirements of WorkCover.

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.

22. 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.

23. No building materials are to be stored or construction activities undertaken on public or adjoining land.

Reason: To prevent unnecessary disturbance to public land.

Waste Management

24. 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.

Tree removal or lopping

25. The felling and removal of trees shall be carried out by a person who is appropriately qualified and who holds appropriate and current insurance.

Reason: To ensure a professional result and to provide protection to residents against liability for damage or harm to person(s) or property.

26. Replant the cleared or more suitable nearby areas with at least 10 tree seedlings per tree removed, incorporating native species indigenous to the area. Trees that will grow to a height of greater than 3 m should not be planted in the vicinity of powerlines. Consider the proximity of the tree to adjoining properties and the road reserve once it matures and the location of the mature tree and its roots to household drainage and underground services. Trees should not be planted closer than 3 m to a building. Invasive species considered noxious or environmental weeds should not be planted. Protect and maintain the replacement trees to ensure that they properly establish and survive long term.

Reason: To replace removed vegetation with species suitable to the local environment, reduce visual impacts, maintain character & reinforce visual amenity.

27. Any planting in the road reserve should be with shrubs, not trees, and should not interfere with safe intersection site distance.

Reason: Shrubs are less likely to interfere with cables, pipes and other infrastructure than trees.

28. Any hollow sections of the tree should be inspected for native fauna prior to work commencing and animals removed by a suitably qualified wildlife handler, when practical and safe to do so. Any hollow sections of the tree should be removed and lowered to the ground with care to be inspected by a suitably qualified wildlife handler. Any native fauna found should be appropriately relocated under supervision of a suitably qualified wildlife handler.

Reason: the tree may have hollows that contain native fauna, including threatened species recorded as occurring in the surrounding region.

Engineering Conditions

Design requirements

Design standard:

29. Civil works are to be designed and constructed to Aus-Spec #1 Development Specification Series as amended by Council, which includes Council's Specification for the Construction of Private Access Roads and Entrances, Austroads Road Design Guides (including RTA supplements) and relevant Australian Standards.
30. Design work is to be done by appropriately accredited engineering designers. Construction work is to be carried out by contractors who are experienced in road and stormwater

drainage to Council's approval, have quality management systems in place and hold business insurance policies covering workers compensation, and public liability. Additional insurance may be required under Section 138 of the Roads Act to work on a public road.

Reason: Roads and other works are of a standard to safely cater for the traffic generated by the development.

Property Access to Road - RMS Rural Property Access Layout 2(SU)

31. The access to the public road shall be located to provide safe intersection sight distance as determined by reference to Austroads "Guide to Road Design Part 4A Unsignalised and Signalised Intersections", including RTA Supplements. The Applicant is to undertake an assessment of the proposed locations and this assessment is to be submitted at time of application for Construction Certificate Approval.
32. Design a bitumen sealed access, (new or existing entrance), to the standard of RMS Rural Property Access Layout 2(SU) as illustrated in Figure 7 of Tallaganda Development Control Plan Zones and Palerang Council's Specification for Construction of Private Access Roads and Entrances. Provide a wheel path diagram for a 19.0m articulated vehicle to demonstrate the width capacity of the existing sealed road and proposed access. Design to be modified if required to ensure wheel paths do not encroach onto unsealed road pavements.

Reason: Safe entry and exit to lots from the road.

Internal Roads:

33. Design the internal access road and drainage structures between the property access and the extraction site, generally to the standard of Type 1 Road as specified in *Table 2 of Tallaganda Development Control Plan Rural Zone*.
34. When designing **Type 1 roads** refer to the specification provided in Note A of the above referenced Road Standards Schedule, and give particular attention to erosion and sediment control in drains and at culverts. Base course gravel where unsealed is to be erosion-resistant and conform to the specification for unsealed road pavements. **Detailed construction drawings are not required for a Type 1 class of road**, however road location(s), longitudinal grades and stream crossings are to be shown at a minimum. Crossings of prescribed streams are to be referred to Department of Environment and Climate Change and Water (DECCW), and NSW Office of Water (NOW), for a licence or permit.

Reason: To ensure that the roads created are of a standard to safely cater for the traffic generated by the development.

35. Provide engineering design drawings, and supporting information, to standards in AUS-SPEC #1 as amended by Palerang Council, for all civil works for approval by the principal certifying authority prior to issue of any construction certificate.

Advice: If Palerang Council is nominated principal certifying authority, engineering drawings shall:

- Be prepared by a suitably qualified civil engineer or registered surveyor as set out in AUS-SPEC#1 Development Specification Series Clause DQS.06(1).
- Be signed by a suitably qualified civil engineer or registered surveyor as set out in AUS-SPEC#1 Development Specification Series Clause DQS.06(1).
- Include a note that "All work to be constructed in accordance with AUS-SPEC#1 Development Specification Series, as amended by Palerang Council, and the terms of the Development Consent".
- Show consent requirements such as construction hours.
- Include, as a minimum:

- A site plan showing the access road centreline, vegetation to be removed and drainage structures. Permanent and ephemeral streams shall be shown where they cross the road centreline.
- A longitudinal section along the access road centreline;
- A typical cross section showing longitudinal drainage structures;
- An erosion and sediment control plan including control details;

Engineering drawings are to include a note that "All work is to be constructed in accordance with AUS-SPEC#1 Development Specification Series as amended by Palerang Council, and the terms of the Development Consent."

Reason: To ensure that works are designed to cater for the demands generated by the development in accordance with Council's standards.

Designers and Contractors

36. Engage civil engineering construction contractors who are appropriately experienced in construction to AUS-SPEC #1 Development Specification Series or similar, be in possession of a registered copy of the Construction Volume of AUS-SPEC #1 Development Specification Series as amended by Council, have quality management, OH&S and environmental management systems in place, and have appropriately qualified staff employed or commissioned to superintend the work, manage the quality system and submit quality records to the certifier.
37. When working in public road reserves contractors must have staff or subcontractors on site who have NSW Roads and Maritime Services accreditation to work with worksite traffic control plans.

Reason: To ensure that the design and construction of works complies with Council's design, construction and risk management standards.

Approved development and drawings

38. The development referred to in the application is to be carried out in accordance with the approved drawings except as modified by any conditions of consent.

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

Drawings to be kept on site

39. Keep a copy of all stamped approved drawings, 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.

Pavement design

40. Provide a pavement design, conforming to the procedures set out in Aus-Spec #1 to Palerang Council Specification D2 and other relevant specifications.
The design must be based on site-existing subgrade CBR information at the proposed access.

Reason: To ensure that roads are designed to cater for the traffics generated by the development.

Pre-construction requirements

Construction certificate – Civil Works

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

Reason: To ensure compliance with Section 81A(4) of the Environmental Planning and Assessment Act

1979.

Principal certifying authority – civil works

42. Appoint a principal certifying authority to inspect civil works as required and to certify the works on completion.

Advice: If you wish to engage Palerang Council as the nominated principal certifying authority, please complete the attached quote and arrange for payment of the required fees.

Reason: To ensure compliance with Section 81A(4) of the Environmental Planning and Assessment Act 1979.

Section 138 consent (s.138)

43. The Contractor is to obtain consent under section 138 of the Roads Act 1993 from Palerang Council before any work is undertaken within the public road reserve. A Security Bond as identified in the Security Deposit section, is to be lodged with the s.138 Application.

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

Trees and Vegetation

44. No trees or existing vegetation shall be removed, or earthworks commenced, within 40 m of any watercourse or 20 m of any land having a slope greater than 1 in 5 without prior consent from Palerang Council.
45. No trees over 3 m in height, fallen or dead trees, shrubs or vegetative cover on the property, or on crown or public road reserves, shall be removed or disturbed without prior consent from Palerang Council.

Reason: To ensure compliance with Department of Infrastructure Planning and Natural Resources and Council's roadside vegetation management policy.

Civil works construction requirements

Damage to any Infrastructure:

46. Any infrastructure (public or private) that is damaged during the construction within the road reserve is the responsibility of the applicant to correct and repair or replace as necessary, to bring the damaged infrastructure back to the condition or better, existing prior to any damage. The Applicant/Contractor is to determine the locations of all services, prior to works commencement.

Reason: To ensure existing infrastructure is protected.

Construction of Engineering Works

47. Engineering works are to be constructed at the developer's full cost prior to the commencement of the development.

Reason: To ensure the development is serviced to Council's standards.

Erosion Control

48. An Erosion and Sediment Control Plan (ESCP) 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"). The ESCP shall include maintenance requirements and inspection schedules for all control measures.
49. 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 sufficient time as necessary after the

completion, to prevent sediment and limit dirty water leaving the site and/or entering the surface water systems beyond the site.

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

Site Revegetation

50. Rehabilitation grass mix is to be applied to all disturbed surfaces as soon as practicable at the completion of each component of work. The mix is to be applied at the recommended rate of dispersal. Do not use species that are listed under the Noxious Weeds Act 1993.

Reason: Prevent soil erosion, water pollution and the discharge of sediment on surrounding land.

Dust Suppression

51. Respond to Councils direction to provide dust suppression on roads leading to, adjacent to and within the site in the event that weather conditions and construction traffic are giving rise to abnormal generation of dust.

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

Property Access to Road - RMS Rural Property Access Layout 2(SU)

52. Construct a bitumen sealed property access, to the standard of RMS Rural Property Access Layout 2(SU) as approved by the Construction Certificate.

Reason: Safe entry and exit to lots from the road.

Redundant Gateways

53. Close and fence off redundant gateways and existing unauthorized entry points. Remove any embankment material, fill in any cuttings, remove pavement or pipes located within the road reserve and restore the site to a natural state.

Reason: Only one access to each lot allowed.

Internal road

54. Construct/upgrade as necessary the internal road and drainage structures between the access and the extraction site, generally to the standard of **Type 1 Road** as specified in Table 2 of Tallaganda Development Control Plan Rural Zone and Palerang Council's Specification for Construction of Private Access Roads and Entrances.
55. When constructing **Type 1 roads** refer to the specification provided in Note A of the above referenced Road Standards Schedule, and give particular attention to sediment and erosion control in drains and at culverts. Base course gravel where unsealed is to be erosion-resistant and conform to the specification for unsealed road pavements.

Reason: Roads created allow for environmental protection and requirements for bushfire planning.

Prevent Stormwater Discharge to Public Road

56. Provide permanent drainage measures as appropriate (such as cross drainage pipes, swales and level spreaders) on internal roads and in the vicinity of each property access, to divert stormwater away from driveways and control stormwater and sediments flowing onto the public road via the driveway. All measures are to be approved by the principal certifying authority.

Reason: Gravel and silt is not washed from the property to the road surface and road table drains.

Stormwater

57. Direct surface water drainage to existing natural drainage or to Palerang Council drainage infrastructure. 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. All

measures are to be approved by the principal certifying authority.

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

Inspection and Test Plans:

58. 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 erosion and sediment control devices
- Pavement prior to bitumen 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.

Certification of completed works

59. At the completion of works the superintendent of works shall present to Palerang 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 AusSpec#1.

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

Defects Liability Roads

60. A defects liability period of 6 months will apply from the date of practical completion of all works on public roads (including pavement, entrances, drainage, re-vegetation and erosion control). The date of practical completion shall be the date the occupation certificate is signed by Palerang Council or otherwise identified in writing by Palerang Council.
61. **Lodge a bond with Palerang Council of \$2000 for the works to provide for repair of defective or inadequate work. When paying this bond please quote account code GLBondRdWks.**

Reason: To cover Palerang Council's costs of repair any defects that are not repaired by the applicant.

Security Deposit - Damage to Public Assets

62. Pay the following Security Deposit/s:

Construction Activity	GST Applicable	Fee 2014/15 \$
Rural areas - developments involving delivery of construction materials or machine excavation	No	500.00
Inspection prior to bond release (if Council not PCA)	No	190.90 Fee

When paying security deposit please quote account code **GLBondRdWks** or for the inspection fee **GLDevinspect**.

Reason: To cover Palerang Council's costs of repair of any damage that is not properly rectified by the applicant.

Contributions

Section 94 Contributions Plan No. 3 – Roadworks

63. The Applicant at the close of each quarter shall submit to Council a declaration indicating exactly the amount of material (in cubic metres) extracted for that quarter. Nil extraction quantities for the quarter shall also be submitted.
64. The quantity of material is to be proven by survey carried out by a Registered Surveyor annually from the date of approval and submitted to Council. In default, Council may enter the property to survey the development site, with all costs being borne by the Applicant.
65. Pay Palerang Council **\$0.067 per m3 extracted material per km travelled on Larbert Road**, from the property access to Kings Highway, towards the maintenance and asset costs of Council Roads in accordance with Tallaganda Section 94 Plan No. 3. Payments are to be made at quarterly intervals, the rate being adjusted annually for each financial year, subject to annual amendment on 1 July, in keeping with the Canberra Consumer Price Index.
This Contributions Plan may be inspected at Council's administrative offices (10 Majara Street, Bungendore and 144 Wallace Street, Braidwood) during normal office hours.

Reason: Appropriate provision for the increased maintenance and road asset life reduction of public roads, resulting from the traffic loading generated by this development. .

Sydney Catchment Authority

General

66. The facility layout, operation and rehabilitation shall be as set out in the Statement of Environmental Effects (dated 24 June 2014) and shown on the Detailed Site Plan (Drawing No. 9619; Figure No 2, Rev A; dated 23 June 2014) both prepared by Robson Environmental Pty Ltd. There shall be no revision to the site layout or works that will impact on water quality without the agreement of the Sydney Catchment Authority.
67. The extent of the actual facility boundary shall be clearly and permanently delineated on the ground by star pickets or posts.

Reason for Conditions - The Sydney Catchment Authority has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Wastewater Management

68. No on-site wastewater management system shall be constructed on the site in conjunction with the facility without the written approval of Council or the Sydney Catchment Authority.

Reason for Condition – To ensure that inappropriate wastewater management system is not constructed on the site, and to ensure that any future system is appropriately designed to have a sustainable neutral or beneficial effect on water quality over the longer term.

Stormwater Management

69. Turfed diversion drains shall be constructed as shown on the Proposed Erosion and Sediment Controls Plan prepared by Robson Environmental Pty Ltd (Drawing No. 9619; Figure No 3, Rev A; dated 23 June 2014).
70. The turfed diversion drains shall be designed in accordance with DECC 2008 publication Managing Urban Stormwater: Soils and Construction: Volume 2E Mines and Quarries.

Reason for Conditions – To ensure that a stormwater management system is designed and managed to achieve a sustainable neutral or beneficial effect on water quality for the development as a whole over the longer term.

Access Track

71. Any upgrade to the proposed access track shall be undertaken in accordance with Council's engineering standards.
72. There shall be no revision to the proposed access track layout that will impact on water quality without the agreement of the Sydney Catchment Authority.

Reason for Conditions - To ensure the access track and any works have a minimal impact on water quality and can be maintained over the longer term.

Construction Activities

73. Effective erosion and sediment controls shall be installed prior to all construction works. The controls shall prevent sediment and contaminated water leaving the construction site or entering drains or watercourses, and shall be regularly maintained and retained until works have been completed and groundcover established or ground stabilised.

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

NOTE

DETAILS OF MODIFICATION

The modification issued by Council on 02 September 2019 included additional plans for a wet screening facility. No conditions were required to be amended, with the exception of condition 3 which was updated to address the amended statement of environmental effects submitted with the modification.

Please Note:

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.

Applications referred to in this consent or information to satisfy a condition of consent may be lodged through:

development@qprc.nsw.gov.au

Or in person at:

Queanbeyan 256 Crawford Street, Queanbeyan, NSW, 2620.

Bungendore 10 Majara Street, Bungendore, NSW, 2621.

Braidwood 144 Wallace Street, Braidwood, NSW, 2622.

Please reference MOD.2019.024 when information is submitted.



LEGEND

APPROXIMATE SITE BOUNDARY

QPRC

Approval of Plan of Development under the Environmental Planning and Assessment Act 1979 (as amended). The Approved Plan is to be read in conjunction with Council's conditions of development consent.

MODIFICATION

Development Consent No. MOD.2019.024

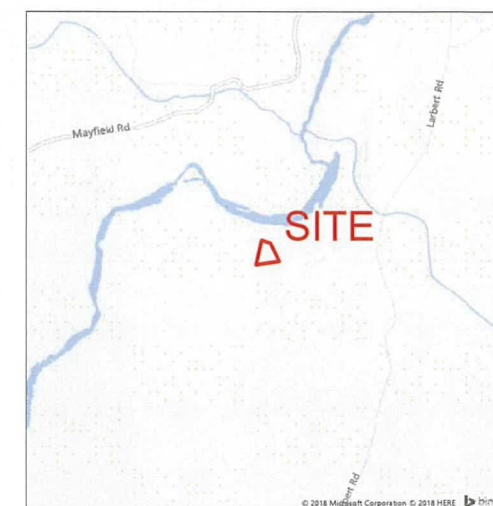
Date: 02 September 2019

Signature: *[Signature]*

NOTES

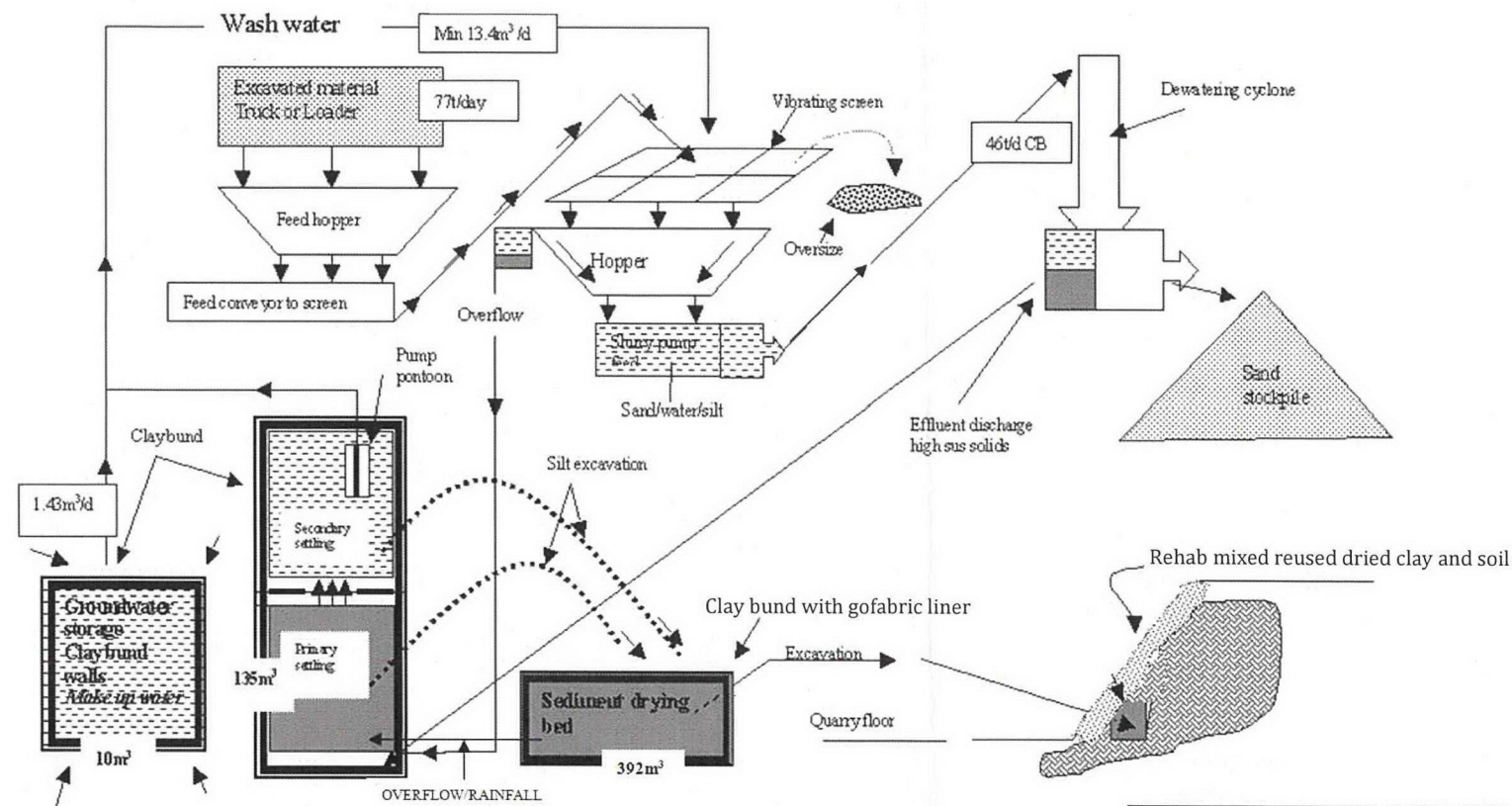
Scale, locations, measurements and boundaries are approximate only.

Coordinate system - WGS84 UTM 55S



KEY PLAN - INSET

CLIENT: JASON GRIGGS	SITE: LOT 24 DP755915 552 LARBERT ROAD LARBERT NSW 2622	PROJECT: STATEMENT OF ENVIRONMENT EFFECTS	SCALE (m): 0 20 40	DRAWN: MG <i>[Signature]</i>	FIGURE: 2	DATE: 11.01.2019
		TITLE: GENERAL SITE PLAN	REF: TERRASERVER 2018	CHECKED: BK <i>[Signature]</i>	PROJECT: 10840	REV: A



PROPOSED SAND WASHING PLANT - PROCESS DETAIL

QPRC  **MODIFICATION**
 Development Consent No. MOD.2019.024
 Date: 02 September 2019
 Signature: 

Approval of Plan of Development under the Environmental Planning and Assessment Act 1979 (as amended).
 The Approved Plan is to be read in conjunction with Council's conditions of development consent.

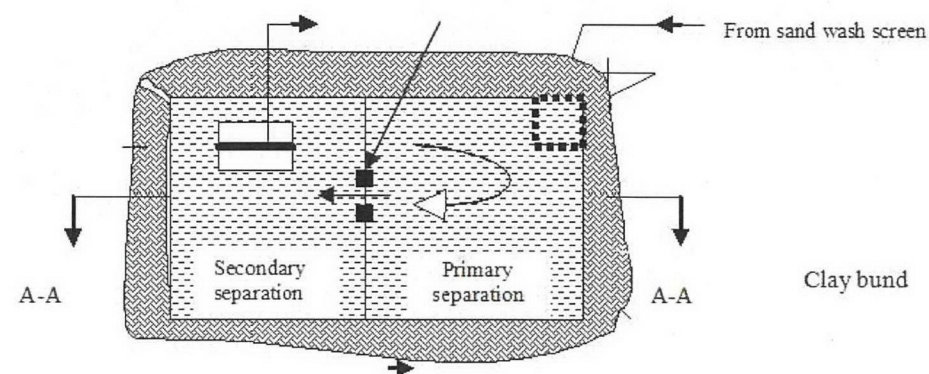
LEGEND



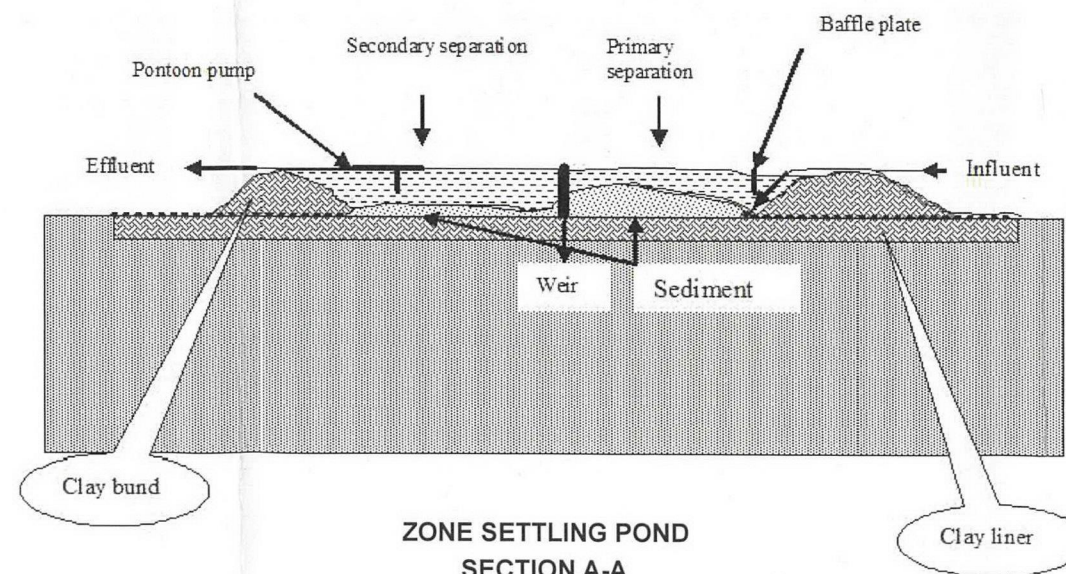
NOTES

Scale, locations, measurements and boundaries are approximate only.

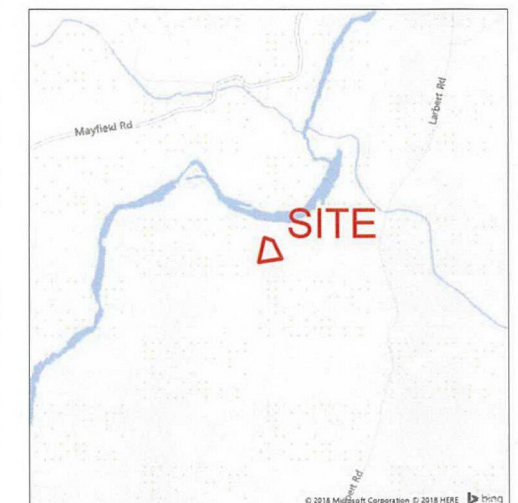
Coordinate system - WGS84 UTM 55S





ZONE SETTLING POND



ZONE SETTLING POND
SECTION A-A



KEY PLAN - INSET

CLIENT:	SITE:	PROJECT:	SCALE (m):	DRAWN:	FIGURE:	DATE:
JASON GRIGGS	LOT 24 DP755915 552 LARBERT ROAD LARBERT NSW 2622	STATEMENT OF ENVIRONMENTAL EFFECTS		MG 	3	11.01.2019
		TITLE:	REF:	CHECKED:	PROJECT:	REV:
		SCHEMATIC DRAWINGS	TERRASERVER 2018	BK 	10840	A



LEGEND

APPROXIMATE SITE BOUNDARY

PROPOSED TRANSPORT ROUTE TO AND FROM SITE TO KINGS HIGHWAY

QPRC

Approval of Plan of Development under the Environmental Planning and Assessment Act 1979 (as amended). The Approved Plan is to be read in conjunction with Council's conditions of development consent.

MODIFICATION

Development Consent No. **MOD.2019.024**

Date: **02 September 2019**

Signature: *[Signature]*

NOTES

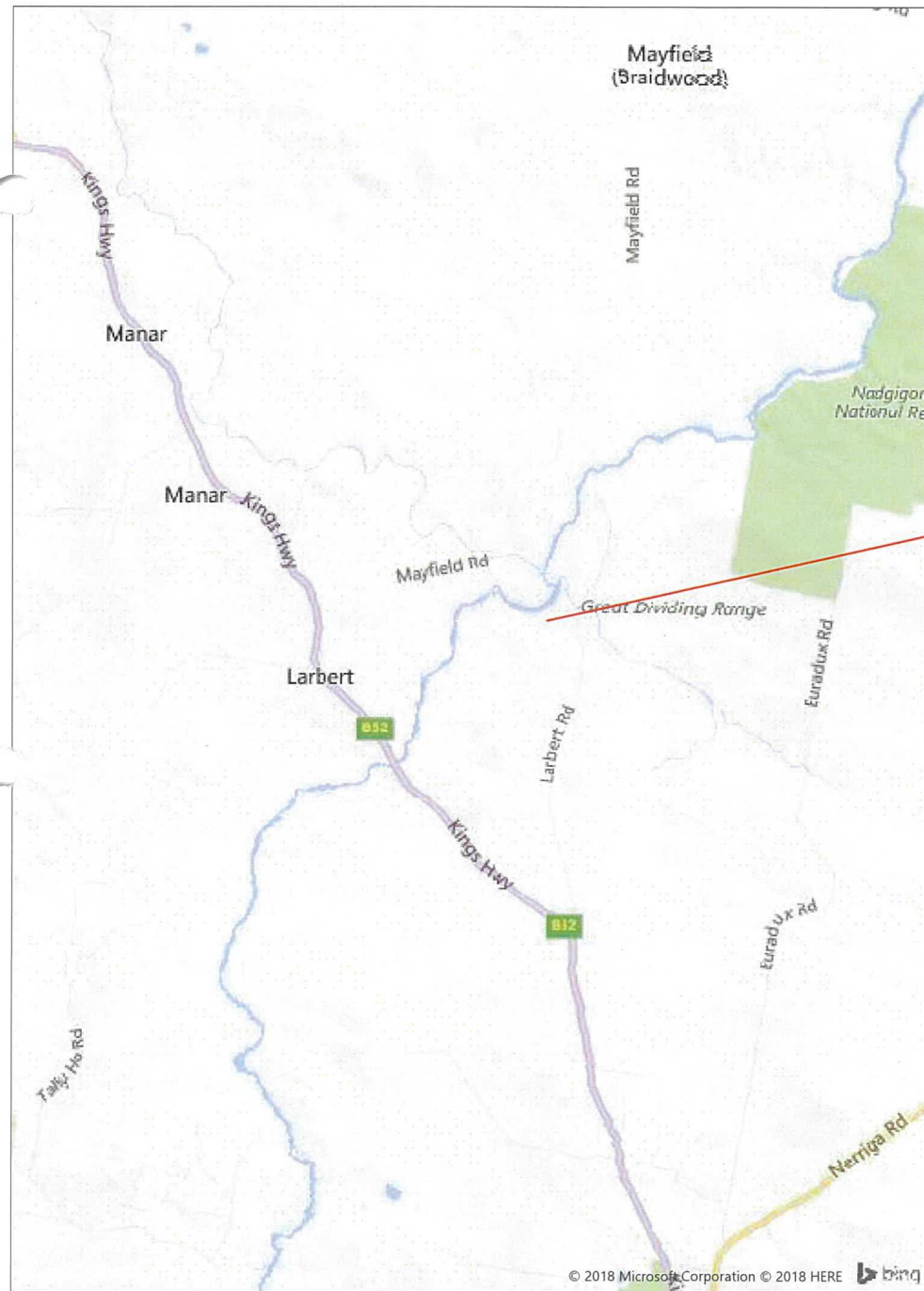
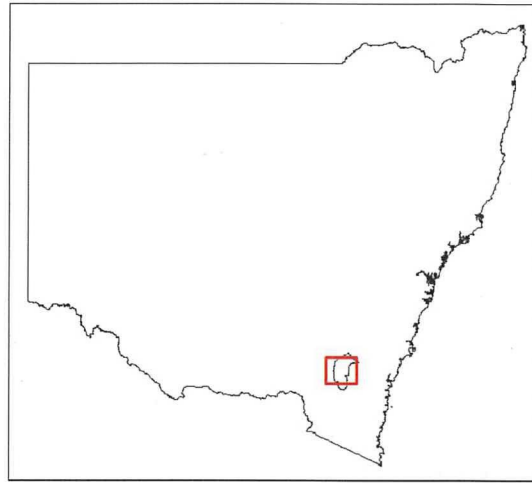
Scale, locations, measurements and boundaries are approximate only.

Coordinate system - WGS84 UTM 55S



KEY PLAN - INSET

CLIENT:	JASON GRIGGS	SITE:	LOT 24 DP755915 552 LARBERT ROAD LARBERT NSW 2622	PROJECT:	STATEMENT OF ENVIRONMENT EFFECTS	SCALE (m):	0 300 600	DRAWN:	MG	FIGURE:	4	DATE:	11.01.2019
				TITLE:	TRANSPORT ROUTE	REF:	MICROSOFT 2019	CHECKED:	BK	PROJECT:	10840	REV:	A



LEGEND

APPROXIMATE SITE BOUNDARY

QPRC

Approval of Plan of Development under the Environmental Planning and Assessment Act 1979 (as amended). The Approved Plan is to be read in conjunction with Council's conditions of development consent.

Development Consent No. **MOD.2019.024**

Date: **02 September 2019**

Signature: *[Signature]*

NOTES

Scale, locations, and boundaries are approximate only.

CLIENT:	JASON GRIGGS	SITE:	LOT 24 DP755915 552 LARBERT ROAD LARBERT NSW 2622	PROJECT:	STATEMENT OF ENVIRONMENTAL EFFECTS	SCALE (m):	0 100 200	DRAWN:	MG <i>[Signature]</i>	FIGURE:	1	DATE:	15.05.2018
				TITLE:	SITE LOCATION PLAN	REF:	MICROSOFT 2018 HERE 2018	CHECKED:	BK <i>[Signature]</i>	PROJECT:	4303	REV:	A