



DATE OF DETERMINATION	4 May 2026
DATE OF PANEL DECISION	4 May 2026
DATE OF PANEL BRIEFING	28 April 2026
PANEL MEMBERS	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Gordon Lindley, Tony Donoghue
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 21 April 2026.

MATTER DETERMINED

PPSSTH-576 – COOTAMUNDRA-GUNDAGAI – DA2026/5 at 7-31 Morris Street, Cootamundra (Lot 3 Sec 9 DP691, Lot 4 Sec 9 DP691, Lot 5 Sec 9 DP691) – Proposed Alterations and Additions to existing educational establishment being Sacred Heart Central School (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

Student numbers

During the determination meeting, the Panel noted the following:

- The State of Environmental Effects (SEE) supporting the DA states that the development proposal does not include any increase in student or staff numbers; and
- The Council's recommended conditions include a cap on student numbers (402), a figure provided by the Applicant during the assessment process, which is based on current student/staff numbers.

The Panel, whilst supporting the recommended cap, was concerned that the 402 may not accommodate natural fluctuations in student/staff numbers experienced when considering school developments. The Panel requested that the Applicant provide evidence as to what these fluctuations might look like.

In an email to the Council dated 28 April 2026, the Applicant nominated a figure of 516, a figure which, in its opinion, would allow for normal fluctuations over time. This represents an increase of 114 students/staff, or nearly 24% (equivalent to approximately 5 new Year 7-10 classes).

The Panel's view is that the impacts of such an increase have not been considered in the assessment of this application and cannot be supported. However, to provide some flexibility to accommodate natural fluctuations in student numbers, the Panel has increased the cap to 420 (5%) (refer to discussion on conditions below).

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report. The Panel was satisfied that:

- The development application had been considered in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulations.
- A thorough assessment in terms of section 4.15 of the *Environmental Planning and Assessment Act 1979* had been undertaken.
- The preconditions to the grant of consent had been satisfied.
- The proposal is unlikely to result in any unacceptable amenity, environmental or land use safety impacts subject to the imposition of the conditions of consent as amended.
- The proposal is considered appropriate, having regard to the zoning of the site, the provisions of the Cootamundra LEP 2013 (CLEP), and other applicable environmental planning instruments.
- The development would deliver learning benefits to an existing educational facility.

CONDITIONS






The Development Application was approved subject to the conditions in the Council Assessment Report. In making its decision, the Panel requested or made the following changes:

- Condition 8 was amended to increase the cap on student/staff numbers from 402 to 422 to accommodate natural fluctuations in student/staff numbers.
- Condition 20 was amended so that construction hours were consistent with the hours identified in Condition 21.
- Condition 47 was included, requiring maintenance of landscaping in accordance with the approved plan in perpetuity.
- Condition 48 was included, requiring that materials and finishes of the development to be strictly in accordance with the approved plans.

The conditions with the above amendments are attached to Schedule 2.

CONSIDERATION OF COMMUNITY VIEWS

In reaching its decision, the Panel noted that 1 submission was received, which sought access to the relevant documentation. The submission did not raise any concerns, and the matter was addressed administratively.

PANEL MEMBERS	
 Christopher Wilson (Chair)	 Juliet Grant
 Grant Christmas	 Gordon Lindley
 Tony Donoghue	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-576 – COOTAMUNDRA-GUNDAGAI – DA2026/5
2	PROPOSED DEVELOPMENT	Proposed Alterations and Additions to existing educational establishment being Sacred Heart Central School
3	STREET ADDRESS	7-31 Morris Street, Cootamundra (Lot 3 Sec 9 DP691, Lot 4 Sec 9 DP691, Lot 5 Sec 9 DP691)
4	APPLICANT OWNER	Catholic Archdiocese of Canberra and Goulburn Education Limited c/- Liam Davis – de Witt Consulting Catholic Archdiocese of Canberra and Goulburn Education Limited
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Cootamundra Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: Nil • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 22 April 2026 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0 (1x Submission was made in error by university student trying to access the documentation)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 28 April 2026 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Gordon Lindley, Tony Donoghue ○ <u>Council assessment staff</u>: Donna Clarke ○ <u>Applicant representatives</u>: Liam Davis (De Witt Consulting), Trevor Allen (De Witt Consulting), Gabriel McLean (Webber Architects) Josephine Lawson (Webber Architects), Min-Tsung Cheng (Webber Architects), Graham Beaver (Catholic schools) ○ <u>DPHI</u>: Tracey Gillett
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

SCHEDULE 2

AMENDED DRAFT CONDITIONS OF CONSENT 28/4/26

- Application No: DA 2026/5 (PAN-601520)
- Property: Lot 3 Sec 9 DP 691, Lot 4 Sec 9 DP 691, Lot 5 Sec 9 DP 691,
7-31 Morris Street, COOTAMUNDRA
- Development: Proposed Alterations and Additions to existing Sacred Heart Central School

General Conditions

1	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: left;">Approved plans</th> </tr> <tr> <th style="width: 10%;">Plan number</th> <th style="width: 10%;">Revision number</th> <th style="width: 40%;">Plan title</th> <th style="width: 20%;">Drawn by</th> <th style="width: 20%;">Date of plan</th> </tr> </thead> <tbody> <tr><td>0101</td><td>C</td><td>Coversheet</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0201</td><td>C</td><td>Site Analysis</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0202</td><td>C</td><td>Site Plan</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0203</td><td>A</td><td>Notification Plan</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0302</td><td>L</td><td>Floor Plan - Ground</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0303</td><td>K</td><td>Floor Plan - Level 1</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0304</td><td>D</td><td>Roof Plan</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0401</td><td>I</td><td>Elevations - Sheet 1</td><td>Webber</td><td>27/03/26</td></tr> <tr><td>0501</td><td>D</td><td>Sections - Sheet 1</td><td>Webber</td><td>27/03/26</td></tr> <tr><td>0904</td><td>C</td><td>Shadow Diagram - Sheet 1</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>0905</td><td>C</td><td>Shadow Diagram - Sheet 2</td><td>Webber</td><td>16/12/25</td></tr> <tr><td>-</td><td>B</td><td>Landscape Plan (17 sheets)</td><td>Studio 26 Urban Design</td><td>January 2026</td></tr> <tr><td>DA.0000</td><td>P2</td><td>Cover Sheet</td><td>Birzulis Associates</td><td>11/12/25</td></tr> <tr><td>DA.0200</td><td>P2</td><td>Stormwater Drainage and Sediment Control Plan</td><td>Birzulis Associates</td><td>11/12/25</td></tr> <tr><td>DA.0500</td><td>P2</td><td>Catchment Plan</td><td>Birzulis Associates</td><td>11/12/25</td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: left;">Approved documents</th> </tr> <tr> <th style="width: 35%;">Document title</th> <th style="width: 10%;">Version number</th> <th style="width: 40%;">Prepared by</th> <th style="width: 15%;">Date of document</th> </tr> </thead> <tbody> <tr><td>Statement of Environmental Effects</td><td>-</td><td>de Witt Consulting</td><td>05/01/26</td></tr> <tr><td>Statement of Heritage Impact</td><td>1</td><td>Camilla Rocks</td><td>4/11/25</td></tr> <tr><td>Waste Management Plan</td><td>-</td><td>de Witt Consulting</td><td>December 2025</td></tr> </tbody> </table> <p>In the event of any inconsistency between the plans/documentation referred to in this condition, the most recent plan/document shall prevail to the extent of the inconsistency.</p> <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>	Approved plans					Plan number	Revision number	Plan title	Drawn by	Date of plan	0101	C	Coversheet	Webber	16/12/25	0201	C	Site Analysis	Webber	16/12/25	0202	C	Site Plan	Webber	16/12/25	0203	A	Notification Plan	Webber	16/12/25	0302	L	Floor Plan - Ground	Webber	16/12/25	0303	K	Floor Plan - Level 1	Webber	16/12/25	0304	D	Roof Plan	Webber	16/12/25	0401	I	Elevations - Sheet 1	Webber	27/03/26	0501	D	Sections - Sheet 1	Webber	27/03/26	0904	C	Shadow Diagram - Sheet 1	Webber	16/12/25	0905	C	Shadow Diagram - Sheet 2	Webber	16/12/25	-	B	Landscape Plan (17 sheets)	Studio 26 Urban Design	January 2026	DA.0000	P2	Cover Sheet	Birzulis Associates	11/12/25	DA.0200	P2	Stormwater Drainage and Sediment Control Plan	Birzulis Associates	11/12/25	DA.0500	P2	Catchment Plan	Birzulis Associates	11/12/25	Approved documents				Document title	Version number	Prepared by	Date of document	Statement of Environmental Effects	-	de Witt Consulting	05/01/26	Statement of Heritage Impact	1	Camilla Rocks	4/11/25	Waste Management Plan	-	de Witt Consulting	December 2025
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2	Compliance Standards
	Any building and associated works shall comply with the statutory requirements of the Environmental Planning & Assessment Act, Local Government Act, 1993 and the Building Code of Australia (BCA). <i>Condition reason: The legal obligations of the Council to administer the New South Wales building and planning laws in order to provide satisfactory standards of living and development.</i>
3	Not certify compliance with BCA or NCC
	The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia or National Construction Code Series. <i>Condition reason: This consent does not certify compliance with the BCA or NCC.</i>
4	Signage
	Any signage other than the two signs as approved by this consent shall be subject to a separate development application. This does not apply to any signage that is exempt under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or State Environmental Planning Policy (Transport and Infrastructure) 2021. <i>Condition Reason: To regulate signage that is not exempt.</i>
5	Previous Consents
	The Applicant shall comply with the conditions of the following Development Consents issued by Council, except where permitted to be varied by this consent. <ul style="list-style-type: none"> a) Development application - DA10/005 for works to the existing school comprising demolition, erection of new administration building, library and kiosk, erection of a covered play area and refurbishment of toilet installations. b) Development application - DA2015/110 for proposed internal alterations to the existing school. c) Development application - DA2023/110 for proposed alterations and additions to the existing school. <i>Condition Reason: To ensure conditions listed in a previous consent are complied with.</i>
6	Utilities
	Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within or adjacent to the subject property. <i>Condition reason: To ensure that any public utilities are maintained and protected from damage.</i>
7	Cost of Works
	All works associated with the proposal, or required by this consent, will be at no cost to Council. <i>Condition reason: Need for applicants to be reasonable for costs arising as a result of development work.</i>
8	Student Numbers
	Any increase in student numbers of the entire school from 422 requires approval of a separate development application. <i>Condition reason: To ensure that infrastructure is appropriately provided for the development.</i>

Before issue of a construction certificate

9	Section 7.12 Contributions
	Prior to the issue of a Construction Certificate or commencement of works, outstanding Section 7.12 contributions must be paid in full. As at date of determination, the S7.12 contribution is calculated at 1% of the cost of the development indicated as \$9,181,509.00, being \$91,815.09 payable.

	<p>Section 7.12 contributions are calculated on the estimated cost of development as specified on the Development Application at time of lodgement and may be subject to change with the coming of a new financial year or revised estimated cost of development.</p> <p>Condition reason: <i>To ensure Section 7.12 Developer Contributions are paid in accordance with Council's Section 7.12 policy as adopted 2018.</i></p>
10	<p>Section 64 Water Contribution</p> <p>Prior to the issue of a Construction Certificate, evidence shall be submitted to Council (by way of a Certificate of Compliance from Goldenfields Water), confirming that the developer has satisfied Goldenfields Water's requirements in relation to the Developer Infrastructure Charges for the development.</p> <p>Condition reason: <i>To ensure all section 64 contributions are paid in accordance with the adopted contribution plans.</i></p>
11	<p>Equal Access to The Premises</p> <p>Before the issue of a Construction Certificate, plans which demonstrate that adequate access to the premises will be provided for persons with disabilities in accordance with the Commonwealth Disability (Access to Premises - Buildings) Standards 2010. These plans must be submitted to the certifier.</p> <p>Condition reason: <i>To ensure safe and easy access to the premises for people with a disability.</i></p>
12	<p>Plumbing and Drainage Works</p> <p>An application shall be lodged and approved by Cootamundra Gundagai Regional Council under Section 68 of the Local Government Act for proposed water, sewerage and stormwater works prior to the issue of a Construction Certificate.</p> <p>The Section 68 application must include plans and calculations which demonstrate that the extent of post development runoff is not worse than pre-development runoff and may require the provision of tanks or on-site detention.</p> <p>Condition reason: <i>Statutory Compliance</i></p>

Before building work commences

13	<p>Prior to Building Work Commencing</p> <p>The erection of a building in accordance with the development consent must not commence until:-</p> <ol style="list-style-type: none"> 1. a Construction Certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and 2. the person having the benefit of the development consent has: <ol style="list-style-type: none"> a. appointed a principal certifying authority for the building work, and b. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and 3. the principal certifying authority has, no later than 2 days before building works commences: <ol style="list-style-type: none"> a. notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and b. notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect to the building work, and 4. the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has: <ol style="list-style-type: none"> a. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and b. notified the principal certifying authority of any such appointment, and
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- c. unless that person is the principal contractor, notified the principal contractor of any critical stage inspection or other inspections that are to be carried out in respect of the building work.

Condition Reason: *To ensure compliance with the requirements of the Environmental Planning and Assessment Regulations.*

14 **Signage**

Site signage shall apply and must be erected on the site in a prominent, visible position for the duration of the construction. The signage must include: -

1. Statement that unauthorised entry to the site is not permitted.
2. Show the name of the builder or another person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours.
3. The name, address and telephone contact of the Principal Certifying Authority for the work.

Any structures erected to meet the requirements of this condition must be removed when it is no longer required for the purpose for which it was erected.

Condition Reason: *To meet the minimum requirements of the Environmental Planning & Assessment Regulation.*

15 **Overhead Power Lines - Essential Energy**

Prior to commencement of works, the following requirements relating to overhead power lines must be undertaken:

- As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 3.9 metres from the nearest part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk.
- It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a Request for Safety Advice if works cannot maintain the safe working clearances set out in the Working Near Overhead Powerlines Code of Practice, or CEOP8041 - Work Near Essential Energy's Underground Assets.
- Information relating to developments near electrical infrastructure is available on our website Development Applications (essentialenergy.com.au). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website Encroachments (essentialenergy.com.au) and provide supporting documentation such as a Blowout report which indicates that the proposed structure meets the requirements of AS 7000 created by a level 3 electrical designer. A list of ASPs can be found at: <https://www.energy.nsw.gov.au/households/guides-and-helpful-advice/being-more-energy-efficient/understand-your-energy-bill/altering-supply> Applicants are advised that fees and charges will apply where Essential Energy provides this service.
- Your attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.
- 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); the location of overhead and underground powerlines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive .
	Condition Reason: <i>To ensure works do not conflict with existing electricity infrastructure and a requirement of Essential Energy.</i>
16	Notice of Commencement
	Prior to work commencing a 'Notice of Commencement of Building Work and Appointment of Principal Certifying Authority' shall be submitted to Council at least 2 days prior to work commencing.
	Condition Reason: <i>To meet the minimum requirements of the Environmental Planning & Assessment Regulation.</i>
17	Builders Toilets
	Provision being made for temporary WC accommodation on site prior to the commencement of excavation or other associated building works.
	Condition reason: <i>To ensure minimum standards of hygiene for onsite workers.</i>
18	Underground Services
	The applicant shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed.
	Condition reason: <i>To ensure the utility services are protected and satisfactory for the proposed development.</i>

During building work

19	Works to be undertaken in Accordance with the Approval
	All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate drawings and specifications.
	Condition reason: <i>To ensure all works are carried out in accordance with the development consent.</i>
20	Hours of Construction Site Works
	Construction site works including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council:-
	<ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00am to 6:00pm; ▪ Saturdays - 8:00am to 1:00pm; ▪ No construction is permitted on Sundays and Public Holidays. ▪
	The applicant is responsible to instruct and control subcontractors regarding hours of work.
	Condition reason: <i>So that the development does not reduce the amenity of the area.</i>
21	Deliveries
	While site work is being carried out, deliveries of material and equipment must only be carried out between—
	<ul style="list-style-type: none"> ▪ Mondays to Fridays - 7:00am to 6:00pm; ▪ Saturdays - 8:00am to 1:00pm; ▪ No deliveries permitted on Sundays and Public Holidays.
	Condition reason: <i>To protect the amenity of the neighbourhood and surrounding area.</i>
22	Footpath Storage
	Building materials not to be stored on Council footway or nature strip at any time.

	Condition Reason: <i>To ensure an adequate level of public safety is maintained.</i>
23	Waste Management and Removal
	All debris and any waste fill are to be removed from the site and disposed of at an approved, licensed waste facility. Please note that a separate fee applies for disposal of waste at Council's waste depots. You should contact Council for an estimate of costs in this regard or refer to Council's adopted Fees and Charges.
	Condition Reason: <i>To ensure that the amenity and unsightly condition is minimised.</i>
24	BCA Compliance
	All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).
	Condition reason: <i>To ensure the building complies with the BCA.</i>
25	Inspections
	The Principal Certifying Authority is to be given a minimum of 48 hours' notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice issued under Section 58 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
	All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).
	Condition reason: <i>To ensure that adequate time is given of required inspections.</i>
26	Restricted Public Access
	It is the responsibility of the proponent to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with SafeWork NSW Regulations.
	Condition reason: <i>To ensure public safety is maintained.</i>
27	Asbestos Removal
	All removal, transport and disposal of asbestos or other contaminated waste materials shall be controlled in accordance with the Work Health and Safety Act 2011, SafeWork Australia Code of Practice – How to Manage and Control Asbestos in the Workplace and the Protection of Environment Operations Act 1997.
	Work involving asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 485 of the Work Health & Safety Regulation 2017.
	Condition reason: <i>To minimise the risk of asbestosis and to dispose of this harmful product in a safe secure manner at an accredited disposal point.</i>
28	Demolition of Buildings
	The following points must be complied with: - <ul style="list-style-type: none"> 1. Building demolition work is to be carried out in accordance with the requirements / provisions of AS2601-2001 - Demolition 2. All existing services are to be disconnected, sealed and made safe prior to the demolition a /or removal of existing structures on site - The sewer and water service is to be disconnected by a licensed plumber and drainer and all works are to be inspected by Council - The requirements of other utility authorities shall be ascertained and adhered to by the applicant

	<ol style="list-style-type: none"> 3. The disposal of any asbestos materials in accordance with the requirements of SafeWork NSW and AS 2601-2001 - Demolition of Structures 4. The applicant shall take all steps necessary to ensure the safety of adjoining neighbours and members of the general public 5. Adjoining neighbours shall be given a minimum of 24 hours' notice of the intention to commence demolition works 6. Ground surface shall be graded and finished flat to ensure ease of maintenance. <p>Condition reason: <i>So that the demolition is conducted in a manner that maintains acceptable safety, environmental and legislative standards.</i></p>
29	<p>Demolition Works</p> <p>Demolition of existing building or structures is to be carried out in a manner so that the risk of injury to the health and safety of site personnel and public persons will be minimised.</p> <p>Identify and locate service supply mains - water, electricity and notify the controlling authority to disconnect such services prior to demolition.</p> <p>All debris is to be removed from the site and disposed of at an approved, licensed waste facility. Please note that a separate fee applies for disposal of waste at Council's waste depots. You should contact Council for an estimate of costs in this regard or refer to Council's adopted Fees and Charges.</p> <p>Condition reason: <i>To ensure site safety and to minimise the disruption of services through damage to same.</i></p>
30	<p>Soil Erosion Control</p> <p>Site erosion control measures shall be incorporated into site management during construction. Seepage and surface water shall be collected and diverted clear of the building site by a drainage system. Care shall be taken to ensure that no nuisance is created to adjoining properties or public space by way of sediment run off.</p> <p>Condition reason: <i>To ensure that adequate measures are in place so that damage from sediment run off to adjoining sites and waterways is minimised.</i></p>
31	<p>Earthworks</p> <p>No earthworks are permitted to be undertaken beyond those detailed on the approved plans unless otherwise permitted by the exempt development provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>Condition reason: <i>To ensure that the development is consistent with the approval.</i></p>
32	<p>Alterations: Plumbing and Drainage Works</p> <p>All plumbing works must be undertaken by a licenced Plumber or Drainer. They must submit their Notice of Work (N.O.W) and pay for any associated inspections 48hrs before the first inspection. They also must submit a Certificate of Compliance (C.O.C) after the work has been completed and also submit a correct Sewer Service Diagram (S.S.D.) for all works.</p> <p>The proponent shall comply with all requirements tabled under NSW Fair Trading and The Plumbing Code of Australia.</p> <p>Condition reason: <i>Statutory compliance</i></p>
33	<p>Soil management</p> <p>While site work is being carried out, the principal certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> a. All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification,

	<p>and the volume of material removed, and the receival facility's details must be reported to principal certifier or Council (where a principal certifier is not required).</p> <p>b. All fill material imported to the site must be:</p> <ol style="list-style-type: none"> a. Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>; or b. a material identified as being subject to a resource recovery exemption by the NSW EPA; or <p>a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA.</p> <p>Condition reason: <i>To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i></p>
34	<p>Discovery of relics and Aboriginal objects</p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ol style="list-style-type: none"> a. the work in the area of the discovery must cease immediately; b. the following must be notified <ol style="list-style-type: none"> i. for a relic – the Heritage Council; or ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85. <p>Site work may recommence at a time confirmed in writing by:</p> <ol style="list-style-type: none"> a. for a relic – the Heritage Council; or b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85. <p>Condition reason: <i>To ensure the protection of objects of potential significance during works.</i></p>
35	<p>Tree Protection</p> <p>One (1) tree has been approved for removal by this consent. All other trees which are likely to be impacted by the works, must be protected from damage during construction, excavation, demolition and installation works, in accordance with Australian Standard AS4970:2025 Protection of trees on development sites.</p> <p>Condition reason: <i>To ensure the health and safety of people working in the locality and compliance with legislative requirements for the safe handling of asbestos.</i></p>

Before issue of an occupation certificate

36	<p>Occupation of Building</p> <p>A person must not commence occupation or use of the whole or any part of the buildings unless an Occupation Certificate has been issued by the appointed Principal Certifying Authority. All conditions of consent must be satisfied prior to issue of the Occupation Certificate.</p> <p>Condition reason: <i>So that the development is substantially completed to a safe standard to allow use or occupation of said building.</i></p>
37	<p>Landscaping</p> <p>All proposed landscaping is to be installed in strict accordance with the approved plans for the development prior to the release of a Final Occupation Certificate by the PCA. Changes to these items during construction may require the submission of amended plans and a Section 4.55 Application to modify the development consent.</p> <p>Condition reason: <i>To ensure that the completed appearance and functionality of the development is maintained from that which was originally approved.</i></p>

38	Security Lighting
	Adequate security lighting shall be installed and maintained in accordance with Australian Standard AS4282-2019: Control of the Obtrusive Effects of Outdoor Lighting, so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.
	Condition reason: <i>To protect the amenity of adjoining properties.</i>
39	Removal of waste upon completion
	Before the issue of an Occupation Certificate: a. all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and b. written evidence of the waste removal must be provided to the satisfaction of the principal certifier . c. Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed.
	Condition reason: <i>To ensure waste material is appropriately disposed or satisfactorily stored.</i>
40	Repair of infrastructure
	Before the issue of an Occupation Certificate any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council.
	Condition reason: <i>To ensure any damage to public infrastructure is rectified.</i>
41	Completion of Plumbing & Drainage Works
	Prior to the issue of an Occupation Certificate for the works, all requirements of relevant approvals issued under Section 68 of the Local Government Act 1993 associated with water, sewer and stormwater works must be satisfied. Confirmation that works have been completed in accordance with the requirements of the associated Section 68 application must be obtained from Council and provided to the Principal Certifier for the development.
	Condition reason: <i>To ensure plumbing and drainage has been undertaken in accordance with relevant requirement.</i>

Occupation and ongoing use

42	Clean and Tidy
	The premises are to be maintained in a clean and tidy condition at all times.
	Condition reason: <i>So that the development does not reduce the amenity of the area.</i>
43	Amenity General
	The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
	Condition reason: <i>So that the development does not reduce the amenity of the area.</i>
44	Unsightly View
	The development shall not involve exposure to view from any adjacent premises and from any public place of any unsightly matter.
	Condition Reason: <i>So that the development does not reduce the amenity of the area.</i>
45	General Waste

	<p>All general waste and rubbish generated by the development shall be stored in suitable receptacles on site at all times and shall be disposed of to an authorized landfill site on a regular basis, so as not to create nuisance in terms of odour, vermin, contamination or the like.</p> <p>Condition Reason: <i>So that the development does not reduce the amenity of the area.</i></p>
46	<p>Maintenance of wastewater and stormwater treatment device</p> <p>During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable).</p> <p>Condition reason: <i>To protect sewerage and stormwater systems.</i></p>
47	<p>Maintenance of Landscaping</p> <p>Landscaping shall be maintained: (i) in accordance with the approved plan, and (ii) in a healthy state, and in perpetuity by the existing or future owners and occupiers of the property.</p> <p>If any of the landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.</p> <p>Condition reason: <i>To ensure landscaping is maintained to minimise visual and amenity impacts and maintain the character of the area.</i></p>
48	<p>Materials & Finishes</p> <p>The materials and finishes of the proposed development are to be strictly in accordance with the approved plans and the details shown on Drawing 0401 Rev 1, Elevations - Sheet 1, prepared by Webber and dated 27 March 2026. Any changes to the approved materials and finishes must be approved through a modification application under S4.55 of the Environmental Planning and Assessment Act, 1979.</p> <p>Condition reason: <i>To minimise visual impact and protect the heritage qualities of the area.</i></p>