

SUPPLEMENTARY REPORT

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| Panel Reference | PPSSTH-85 |
| DA Number | 10.2021.78.1 |
| LGA | Snowy Monaro |
| Proposed Development | Emergency Services Facility - Staged redevelopment of existing police station and accommodation. Demolition of existing buildings and erection of a two storey police station including carport, storage shed and new accommodation building |
| Street Address | 16-18 Thredbo Terrace Jindabyne Lots 167 & 168 DP756686 |
| Applicant/Owner | BGIS/Police Property Group |
| Date of DA Lodgement | 28/03/2021 |
| Number of Submissions | NIL |
| Recommendation | Approval with Conditions |
| Regional Development Criteria (Schedule 7 of SEPP (State and Regional Development) 2011 | Under the provisions of Part 4 clause 20 (1) of State Environmental Planning Policy (State and Regional Development) 2011 the proposed "Emergency Services Facility" is considered regionally significant development in accordance with Schedule 7, 4 as it is Crown development that has a capital investment value of more than \$5 million. |
| List of all relevant s4.15(1)(a) matters | SEPP (State and Regional Development) 2011 SEPP (Infrastructure) 2007 SEPP 55 – Remediation of Land SEPP 64 – Advertising and Signage SEPP (Vegetation in Non-Rural Areas) 2017 Snowy River Local Environmental Plan 2013 Snowy River Development Control Plan 2013 Introduction of Snowy Mountains Special Activation Precinct – Discussion Paper June 2021 |
| List all documents submitted with this report for the Panel's consideration | <ul style="list-style-type: none"> • Draft conditions of consent • Statement of Environmental Effects, including appendices: <ul style="list-style-type: none"> ○ Appendix 1 – Survey Plan ○ Appendix 2 – Architectural Plans ○ Appendix 3 – CPTED Report ○ Appendix 4 – Lighting Plan ○ Appendix 5 – Landscaping Plans ○ Appendix 6 – ESD Report |

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| | <ul style="list-style-type: none"> ○ Appendix 7 – Waste Management Plan ○ Appendix 8 – Phase 1 Environmental Site Assessment ○ Appendix 9 – Hazardous Materials Assessment ○ Appendix 10 – Arborist Report ○ Appendix 11 – Clause 4.6 Variation ○ Appendix 12 – DCP Compliance Table ○ Appendix 13 – Traffic Impact Statement ○ Appendix 14 – CEMP ○ Appendix 15 – Geotechnical Report ○ Appendix 16 – Acoustic Report ○ Appendix 17 – Civil Plans and Stormwater Management Report ○ Appendix 18 – BCA Report ○ Appendix 19 – Disability Access Report |
| Report prepared by | Sophie Ballinger |
| Report date | <p>11/11/2021 in response to Record of Deferral (issued 19/10/2021)</p> <p>Previous Assessment Report dated 01/10/2021 should be read in conjunction with this report.</p> |

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| Summary of s4.15 matters | Yes |
| Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | |
| Legislative clauses requiring consent authority satisfaction | Yes |
| <p>Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?</p> <p><i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i></p> | |
| Clause 4.6 Exceptions to development standards | Yes |
| If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | |
| Special Infrastructure Contributions | No |
| <p>Does the DA require Special Infrastructure Contributions conditions (57.24)?</p> <p><i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i></p> | |
| Conditions | Yes |
| Have draft conditions been provided to the applicant for comment? | |

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| <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i> | |
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4.15 ASSESSMENT REPORT

1.0 EXECUTIVE SUMMARY

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| Application No: | 10.2021.78.1 |
| Date of lodgement: | 28/03/2021 |
| Development proposal: | Emergency Services Facility - Staged redevelopment of existing police station and accommodation. Demolition of existing buildings and erection of a two story police station including carport, storage shed and new accommodation building. |
| On land comprising: | Lot: 167 DP: 756686, Lot: 168 DP: 756686, 16-18 Thredbo Terrace Jindabyne NSW 2627. |
| Zoning: | B2 - Local Centre. |
| Notification/Advertising: | The application was notified to adjoining owners and publicly advertised for a period of 28 days. |
| Type of development: | Local. |

This report is supplementary to the assessment report presented to the Southern Regional Planning Panel at its meeting of 5/10/2021. It has been prepared in response to the Record of Deferral issued 21/10/2021 which required the following:

1. The applicant to provide amended plans showing an additional 4 car parking spaces on site or provide alternative approach to address equivalent additional parking off site, such as a Council car parking contribution at an agreed rate (4 spaces), to minimise impacts on general parking availability for the public.
2. Council to prepare amended conditions to:
 - a. Require submission of a detailed landscape plan consistent with Proposed Site Plan JIN-AR- 0102 for approval by Council.
 - b. Include additional measures to mitigate risks associated with presence of asbestos and clarify the intent of proposed condition DC_10.
 - c. Include an aboriginal heritage unexpected finds protocol

- d. Require consolidation of both lots or addition of reciprocal rights of way over the access driveways and maneuvering areas on both lots, prior to construction
3. Council to prepare a supplementary report assessing the additional information, including the applicant's response to the amended conditions.

The applicant was advised by Council of the Record of Deferral and the information contained within, a revised set of draft conditions was forwarded to the applicant reflecting the changes requested by the Panel and a request for response on the matter of car parking provision.

The applicant provided Council with requested changes to those draft conditions and a response to the parking provision. Council has amended the conditions accordingly, including a condition requiring more parking to be provided on site. The applicant is in agreeance with the draft conditions included in Attachment A.

2.0 DISCUSSION

2.1 Additional Car Parking

The panel requested the following in the Record of Deferral:

The applicant to provide amended plans showing an additional 4 car parking spaces on site or provide alternative approach to address equivalent additional parking off site, such as a Council Car parking contribution at an agreed rate (4 spaces), to minimise impacts on general parking availability for the public

The applicant has provided the following response to address the matters raised:

The existing Police Station site currently has accommodation for 8 staff to stay during the high season winter months. The DA proposal only aims to provide a new accommodation building for those 8 staff, meaning a 0 increase in beds and staff. We feel the request to add an additional 4 parking spaces does not line up with the unchanged police population and will be an excess of vehicle spaces on site.

This response was considered not adequate to as it did not provide for any additional onsite parking other than that which was shown on the submitted plans. As a result Council officers undertook further discussions with the applicant and raised the potential for the use of an area between the carport and the accommodation building on the southern boundary of the property (highlighted in figure 1 below). This area has the potential to accommodate a number of spaces, however the exact number is yet to be determined. The applicant was agreeable to a draft condition of consent which required that a further plan be provided to Council prior to the commencement of works on site indicating additional parking in this area.

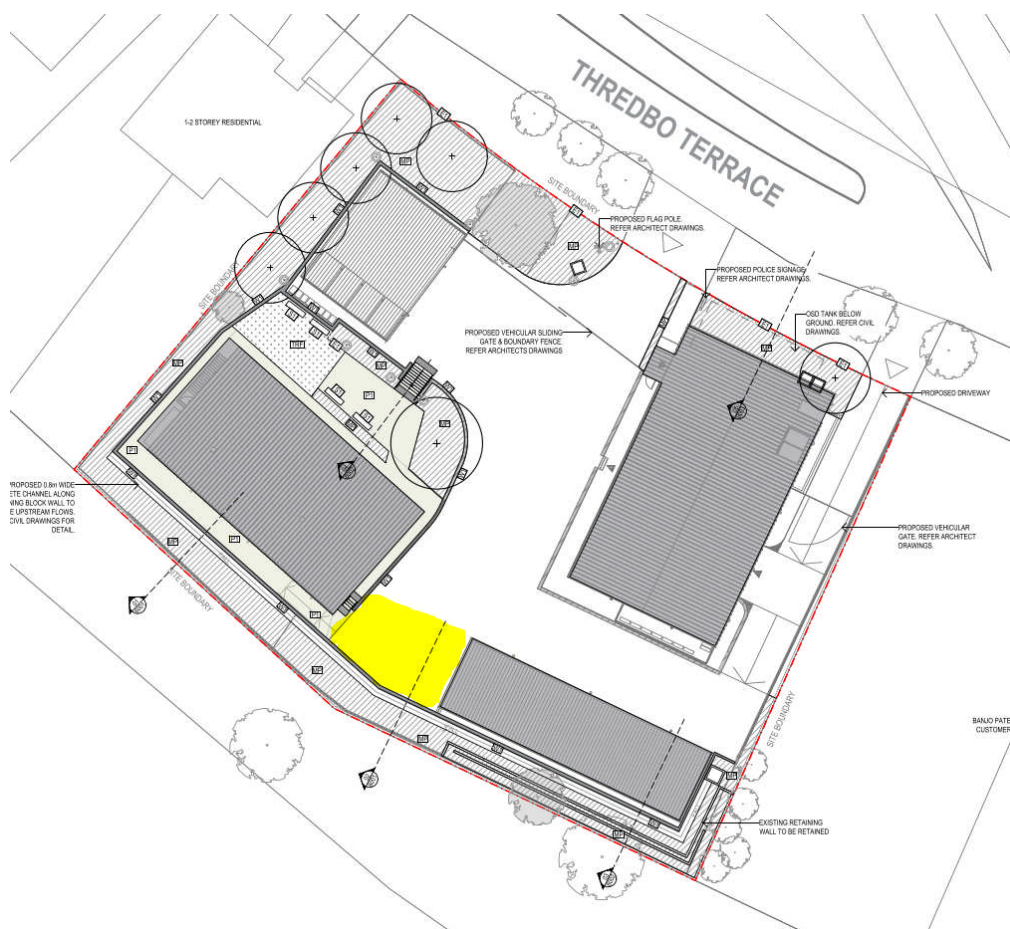


Figure 1 – area for additional onsite parking

Proposed draft condition PCW_32 included to reflect the need for additional onsite parking in response to the request from the Panel for the applicant to respond to the request for additional parking spaces for staff vehicles:

PCW_32 Car parking plan – additional parking onsite spaces

Prior to the commencement of works on site the applicant is to supply to the satisfaction of Council a plan showing additional designated car parking spaces in the area of the site between the proposed carport and accommodation building on the southern boundary. The number of spaces to be provided is to be that which can be accommodated in the area whilst allowing for appropriate movement into and out of the subject parking spaces.

Reason: to ensure the provision of onsite parking for police officers and support staff

2.2 Landscaping

The panel requested that Council include an additional condition of consent requesting a detailed landscaping plan consistent with Proposed Site Plan JIN-AR- 0102. The following condition was included in a set of draft conditions provided to the applicant for comment and approval:

PCW_34 Landscaping Plan

The developer shall provide to the satisfaction of Council a detailed Landscape Plan which is consistent with the Proposed Site Plan JIN-AR-0102 prior to the commencement construction.

The applicant responded to the additional condition with a request for its deletion for the following reasons:

*As part of our DA package, landscape drawing JIN-LA-2001(attached) was submitted showing a detailed landscape plan that is consistent with the proposed site plan JIN-AR-0102. The 100% landscape plan JIN-LA-2001 is also attached for further clarification of the consistency. We propose a removal of condition **PCW_34** if the attached satisfies council.*

It is considered that the provided landscaping plans (shown in figure 2 & 3 below) are adequate to meet Council requirements and as such they have been included in the documents listed in condition ADM_01 and the proposed condition PCW_34 has been removed from the draft conditions in Appendix A of this report.

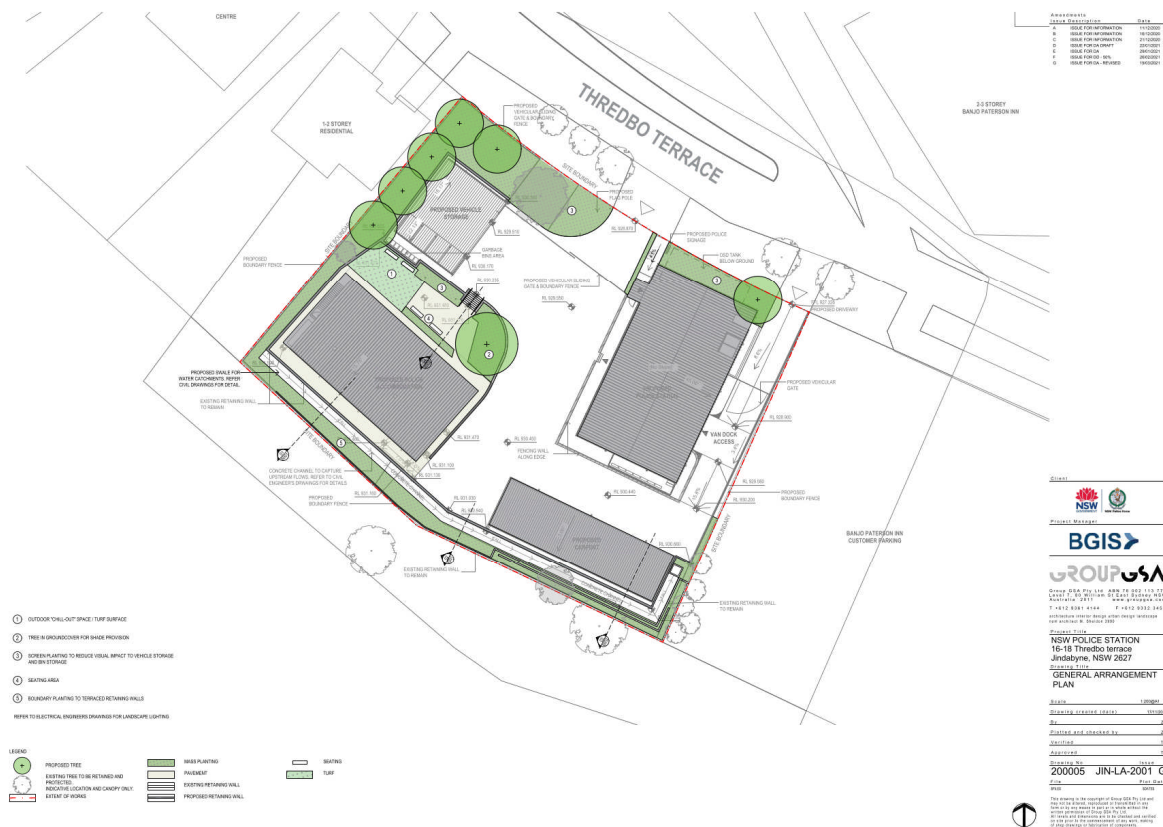


Figure 2 - Detailed landscaping plan provided by the applicant

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a NATA accredited hygienist and submitted prior to the occupation of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

All demolition, removal and disposal works are to be undertaken in accordance with AS 2601-2001. The developer/applicant shall ensure that all demolition, removal and disposal works containing asbestos are undertaken in accordance with SafeWork NSW requirements and be undertaken by a licensed contractor with the appropriate license. Receipts for disposal are to be submitted to the Council confirming disposal of waste materials (including asbestos materials) is undertaken at an appropriately licensed landfill facility.

Reason: To ensure adequate environmental protection measures are implemented during the development of the site.

2.3.2 Clarify the intent of proposed condition DC 10.

Condition DC_10 has been amended to clarify its intent as the original condition was ambiguous in its requirements.

DC_10 Contaminated, scheduled, hazardous or asbestos materials

Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the owner or principal contractor must ensure the appropriate regulatory authority (for example DPIE, EPA, SafeWork NSW, Council, Fire and Rescue NSW) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of in accordance with the requirements of the appropriate regulatory authority.

2.3.3 Include an aboriginal heritage unexpected finds protocol

Condition DC_11 has been included in the draft conditions of consent.

DC_11 Archaeology

If any unexpected archaeological finds (relics/foundations associated with early European occupation) or Aboriginal relics are encountered during excavation, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval shall be completed if required to disturb relics, based on the nature of the discovery.

2.3.4 Require consolidation of both lots or addition of reciprocal rights of way over the access driveways and manoeuvring areas on both lots, prior to construction

Council included the following condition into the draft conditions of consent provided to the applicant under the provisions of s4.33(1)(b) of the EP&A Act:

PCW_33 Right of Carriageway or Lot Consolidation

Prior to the commencement of construction an easement establishing reciprocal rights of access over driveways, parking and manoeuvring areas of lots 167 & 168 shall be established or the lots are to be consolidated.

Evidence of the registration of the easement or the lot consolidation shall be provided to Council to establish compliance with this condition.

Reason: To provide legal access

Whilst the applicant did not object to the inclusion of a condition requiring consolidation or easements being established for access over the subject lots, they were concerned over the timing stipulated in the original condition. For the reasons below they have requested that this occur prior to the occupation rather than prior to commencement of construction.

*NSW Police and Police Property Group agree in principle with the requests of the condition **PCW_33** but do request an amendment to timing and seek for this condition to be finalised Prior to Occupation. There are multiple government branches involved in the consolidation of the lots and it will require some additional timing to achieve this and would not want to hold up construction works as a result.*

The justification given by the applicant for this amendment to the proposed condition is considered reasonable and as such the condition was amended to reflect this request.

POC_20 Right of Carriageway or Lot Consolidation

Prior to the occupation of the building an easement establishing reciprocal rights of access over driveways, parking and manoeuvring areas of lots 167 & 168 shall be established or the lots are to be consolidated.

Evidence of the registration of the easement or the lot consolidation shall be provided to Council to establish compliance with this condition.

Reason: To provide legal access

All revised and added conditions of consent have been accepted by the applicant in accordance with s4.33(1)(b) of the EP&A Act.

3.0 CONCLUSION AND RECOMMENDATION

It is considered that the information provided by the applicant adequately addresses the concerns in relation to car parking provision on site and the landscaping of the development. The draft conditions of consent have been amended to reflect the changes required by the Panel and to include the subject landscaping plans. The applicant has agreed

to provide additional parking on site. A draft condition of consent has been included to require that prior to commencement of works a revised plan demonstrating this additional parking provision be submitted to the satisfaction of Council.

As such it is recommended that the development be approved as presented in accordance with the draft conditions of consent provided in Appendix A of this report.

DRAFT CONDITIONS OF CONSENT

10.2021.78.1

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

PART A - ADMINISTRATIVE CONDITIONS**ADM_01 Endorsed plans and supporting documentation:**

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

| Plan No. | Plan Title. | Drawn By. | Dated. |
|-------------------|---|------------------|---------------|
| JIN-AR-0001 Rev D | Location Plan and Drawing List | Group GSA | 19/03/2021 |
| JIN-AR-0100 Rev H | Existing Site Plan | Group GSA | 19/03/2021 |
| JIN-AR-0102 Rev H | Proposed Site Plan | Group GSA | 19/03/2021 |
| JIN-AR-0103 Rev I | Site Sections | Group GSA | 19/03/2021 |
| JIN-AR-0104 Rev D | Street Frontage | Group GSA | 19/03/2021 |
| JIN-AR-0105 Rev A | Site Analysis | Group GSA | 19/03/2021 |
| JIN-AR-0106 Rev A | Site Photos | Group GSA | 19/03/2021 |
| JIN-LA-2001 Rev G | General Arrangement Plan | Group GSA | 1711/2020 |
| JIN-LA-2001 Rev I | General Arrangement Plan | Group GSA | 1711/2020 |
| JIN-AR-0201 Rev H | General Arrangement Plans and Roof Plan – Accommodation | Group GSA | 19/03/2021 |
| JIN-AR-0300 Rev F | Elevations – Police Station | Group GSA | 19/03/2021 |
| JIN-AR-0301 Rev F | Elevations – Accommodation | Group GSA | 19/03/2021 |
| JIN-AR-0400 Rev F | Sections – Police Station | Group GSA | 19/03/2021 |
| JIN-AR-0401 Rev F | Sections – Accommodation | Group GSA | 19/03/2021 |

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| JIN-AR-0570 Rev E | Shadow Diagrams – June and December | Group GSA | 19/03/2021 |
| JIN-AR-0671 Rev A | Shadow Diagrams – March and September | Group GSA | 19/03/2021 |
| JIN-AR-0600 Rev A | Signage Plans | Group GSA | 19/03/2021 |
| JIN-AR-0700 Rev F | External Works – Carport | Group GSA | 19/03/2021 |
| JIN-AR-0701 Rev D | External Works – Boat and Skidoos Shed | Group GSA | 19/03/2021 |
| | Notification Plan | Group GSA | Undated |
| E-303 Rev 01 | Electrical Services – Site Lighting Layout | Group GSA | 07/12/20 |
| JIN-CE-02.01 Rev 04 | Concept Sediment and Soil Erosion Control Plan | Northrop | 17/03/21 |
| JIN-CE-02.11 Rev 04 | Sediment And Soil Erosion Control Details | Northrop | 17/03/21 |
| JIN-CE-03.01 Rev 03 | Bulk Earthworks Cut To Fill Plan | Northrop | 17/03/21 |
| JIN-CE-03.11 Rev 03 | Bulk Earthworks Cut To Fill Sections - Sheet 01 | Northrop | 17/03/21 |
| JIN-CE-03.12 Rev 03 | Bulk Earthworks Cut To Fill Sections - Sheet 02 | Northrop | 17/03/21 |
| JIN-CE-04.12 Rev 04 | Siteworks And Stormwater Management Plan | Northrop | 17/03/21 |
| JIN-CE-06.01 Rev 03 | Driveway Longitudinal Section - Sheet 01 | Northrop | 17/03/21 |
| JIN-CE-06.02 Rev 03 | Driveway Longitudinal Section - Sheet 02 | Northrop | 17/03/21 |
| JIN-CE-08.01 Rev 04 | Catchment Plan | Northrop | 17/03/21 |
| JIN-CE-09.01 Rev 02 | Retaining Wall Plan | Northrop | 17/03/21 |
| JIN-CE-09.11 Rev 02 | Retaining Wall Elevation - Sheet 01 | Northrop | 17/03/21 |

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| JIN-CE-09.12 Rev 02 | Retaining Wall Elevation - Sheet 02 | Northrop | 17/03/21 |
| JIN-CE-09.13 Rev 02 | Retaining Wall Elevation - Sheet 03 | Northrop | 17/03/21 |
| JIN-CE-09.15 Rev 02 | Retaining Wall Elevation - Sheet 05 | Northrop | 17/03/21 |
| JIN-CE-09.16 Rev 02 | Retaining Wall Elevation - Sheet 06 | Northrop | 17/03/21 |

| Document Title. | Prepared By. | Dated. |
|---|----------------------------|---------------|
| Statement of Environmental Effects | MG Planning | February 2021 |
| Preliminary Arboricultural Report | Canopy Tree Experts | 18/12/2020 |
| Jindabyne Design Statement | Group GSA | Undated |
| 4.6 Variation Request | MG Planning | February 2021 |
| Jindabyne Police Station Waste Management Plan | Group GSA | 3/3/2021 |
| Traffic Impact Statement | Urbis | 22/1/2021 |
| Stormwater Management Plan | Northrop | 17/03/2021 |
| Noise Impact Statement | JHA Consulting Engineers | 16/03/2021 |
| Jindabyne Police Station – Construction Environmental Management Plan | Group GSA | 25/01/2021 |
| Geotechnical Report | JK Geotechnics | 17/12/2020 |
| ESD report | JHA Consulting Engineers | 28/01/2021 |
| DCP Compliance Table | | |
| Jindabyne Police Station – CPTED Report | Group GSA | 22/01/21 |
| Building Code Report – Access and DDA | Metro Building Consultancy | February 2021 |

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| Building Code Report – Amendment 1 Report | Metro Building Consultancy | February 2021 |
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In the event of any inconsistency between the approved plans and the supporting documentation, the plans will prevail.

Reason: It is in the public interest that work is carried out in accordance with the approved plans. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

ADM_03 Compliance with the Building Code of Australia

For the purposes of section 4.17(11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

- a. that the work must be carried out in accordance with the requirements of the Building Code of Australia.

Note: In this condition, a reference to the BCA is a reference to that code as in force on the date of the invitation of tenders to carry out Crown Building work (as per s6.28 of the EP&A Act)

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

PART B - OTHER APPROVALS

OA_01 Separate Section 138 Permit - Roads Act 1993

Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of a new driveway access (or modification of access) and prior to the issue of an occupation certificate. Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee.

OA_04 Water supply, stormwater and sewerage works

Prior to any new water supply, stormwater and sewerage works, an application pursuant to Section 68 of the Local Government Act 1993 to carry out water supply, stormwater and sewerage works must be submitted to Council.

The developer is to ensure that approval for the s68 application must be obtained prior to any plumbing and drainage works being undertaken on the site

Note - Failure to obtain the Section 68 Approval prior to proposed new plumbing and drainage works being undertaken may result in the developer receiving a monetary

penalty and the plumber being subject to investigation by the Department of Fair Trading and a fine exceeding \$1500.

PART C - PRIOR TO THE COMMENCEMENT OF WORKS

PCC_06 Long service levy

In accordance with Section 6.8(1)(b) of the Environmental Planning and Assessment Act 1979, a S6.28 Crown Works Certificate must not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment must be provided to Council.

PCW_01 S6.28 Crown Works Certificate

Prior to the commencement of works all construction documentation and building work is to be certified in accordance with Section 109R of the Environmental Planning and Assessment Act 1979

PCW_03 Erection of signage

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

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

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

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

PWC_14 Demolition Works

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

- a) All demolition work is to be carried out in accordance with Australian Standard AS2601 - The Demolition of Structures;
- b) It is the applicant's responsibility to notify Council of any existing damage to public areas in the vicinity of the development site through the submission of a dilapidation reports supported with suitable photographic records. This information shall be submitted to Council prior to commencement of work. Any damage other than that noted prior to commencement of the demolition

shall be the responsibility of the owner of the property for repair or reinstatement;

- c) No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of appropriately.
- d) In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

PCW_15 Demolition Notification to Surrounding Residents

Demolition must not commence unless at least 2 days written notice has been given to adjoining residents of the date on which demolition works will commence.

PCW_17 Asbestos Hazard Management Strategy

The preparation of an appropriate hazard management strategy by an asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required.

This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with the WorkCover Authority's *"Guidelines for Practices Involving Asbestos Cement in Buildings"*.

The strategy shall be submitted to Council prior to the commencement of any works on site.

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a NATA accredited hygienist and submitted prior to the occupation of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

All demolition, removal and disposal works are to be undertaken in accordance with AS 2601-2001. The developer/applicant shall ensure that all demolition, removal and disposal works containing asbestos are undertaken in accordance with SafeWork NSW requirements and be undertaken by a licensed contractor with the appropriate license. Receipts for disposal are to be submitted to the Council confirming disposal of waste materials (including asbestos materials) is undertaken at an appropriately licensed landfill facility.

Reason: To ensure adequate environmental protection measures are implemented during the development of the site.

PCW_19 Enclosure of the Site

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

PCW_30 Disconnection of Services

All previously connected services that are required to be disconnected are to be appropriately disconnected and made safe prior to the commencement of demolition/construction works. The various service authorities (including Council for water and sewer infrastructure) shall be consulted regarding their requirements for disconnection of services.

PCW_31 All existing services that are to remain live are to be identified, pegged and made safe.

PCW_32 Car parking plan – additional parking onsite spaces

Prior to the commencement of works on site the applicant is to supply to the satisfaction of Council a plan showing additional designated car parking spaces in the area of the site between the proposed carport and accommodation building on the southern boundary. The number of spaces to be provided is to be that which can be accommodated in the area whilst allowing for appropriate movement into and out of the subject parking spaces.

Reason: to ensure the provision of onsite parking for police officers and support staff

Part D - DURING CONSTRUCTION

DC_01 Erosion and drainage management

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

Reason: It is in the public interest that the development works do not damage existing Council infrastructure and accordingly a record of existing conditions is required. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_02 Construction management

The endorsed Construction Site Management Plan must be implemented and maintained throughout the construction process. A copy of the Plan must also be kept on site and be made available to Council upon request.

Reason: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area. Section

4.15(1)(b) and (e) of the Environmental Planning and Assessment Act 1979, as amended.

DC_03 Infrastructure and Public Road and Footpath Areas

Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of tram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development must not be borne by Council. The owner or principal contractor must meet all costs associated with such works.

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

DC_05 Use of Power Tools - Residential and Village Areas

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

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|-------------------|------------------|
| Monday to Friday: | 7.00am to 6.00pm |
| Saturday: | 7.00am to 5.00pm |
| Sunday: | No work |
| Public Holidays: | No work |

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

DC_07 Inspections

Council must be given 48 hours' notice to undertake any required inspections.

DC_08 Items not to be placed on roadway

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

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

DC_09 Site maintenance

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

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

Such measures will be in place throughout the construction process.

DC_10 Contaminated, scheduled, hazardous or asbestos materials

Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the owner or principal contractor must ensure the appropriate regulatory authority (for example DPIE, EPA, SafeWork NSW, Council, Fire and Rescue NSW) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of in accordance with the requirements of the appropriate regulatory authority.

DC_11 Archaeology

If any unexpected archaeological finds (relics/foundations associated with early European occupation) or Aboriginal relics are encountered during excavation, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval shall be completed if required to disturb relics, based on the nature of the discovery.

DC_18 Protecting Wastewater supply services

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

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

Note: Repair work may require a Section 68 Application for sewerage works under the Local Government Act 1993.

Reason: It is in the public interest that the development works do not damage existing Council infrastructure. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_19 Encroachments of services - Sewer

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

DC_20 Protecting Water supply services

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

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

Note: Repair work may require a Section 68 Application for water supply works under the Local Government Act 1993.

Reason: It is in the public interest that the development works do not damage existing Council infrastructure. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_21 Encroachments of services – Water

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

Reason: Service to remain wholly within lot it services

DC_23 Approved Plans on Site

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

DC_24 Public Access and Site Security

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

DC_25 Excavation

1. The developer is to ensure that at all times all excavations and backfilling associated with the development is executed safely and in accordance with professional standards.
2. The developer is to ensure that all excavations are properly guarded and protected at all times to prevent them from being a danger to life or property.
3. The developer is to ensure that if an excavation associated with the development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made must:
 - a. preserve and protect the adjoining building from damage, and if necessary, underpin and support the building in an approved manner; and
 - b. at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and

furnish particulars of the excavation to the owner of the building being erected or demolished.

4. The owner of the adjoining allotment of land is not liable for any part of the cost of the work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. An allotment of land includes a public road and any other public place.
5. The developer is to ensure that the toe of any embankment to a site excavation is a minimum 900mm from the external walls and graded to drain all surface water away from the building. The ground level adjacent to the building is to be no less than 150mm below the top of the reinforced concrete floor slab.

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

DC_26 Dust Control Measures

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

- a) Physical barriers will be erected at right angles to the prevailing wind direction or will be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- b) Earthworks and scheduling activities will be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed, All materials will be stored or stockpiled at the best locations,
- c) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- d) All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material,
- e) All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- f) Gates will be closed between vehicle movements and will be fitted with shade cloth, and Cleaning of footpaths and roadways will be carried out regularly.

Reason: to reduce impact on surrounding properties during construction.

DC_27 Revegetation Works

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

- a) all disturbed areas are to be weed free hay mulched.
- b) topsoil is spread over all disturbed areas with priority given to cut and fill batters;

- c) All disturbed areas are re-vegetated using drylands grass mix with a complete fertiliser;

DC_28 Retaining Walls

The developer shall ensure that the retaining wall and any associated drainage requirements are wholly within the development site.

All retaining walls in excess of 1.2 meters in height must be certified by a qualified structural engineer verifying the structural integrity of the retaining wall after construction.

DC_30 Protection of Trees

All street trees will be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, will be replaced, to the satisfaction of Council.

DC_31 All protected trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

DC_32 Tree Removal Safety

a) The tree removal shall be only be undertaken by a tree removal professional so as to ensure the activity is undertaken in a safe manner.

b) Lopping and pruning is to be undertaken in accordance with the Australian Standard (A.S. 4373; 1996 - Pruning of Amenity Trees - available from www.saiglobal.com)

c) The tree removal site shall be adequately managed to restrict and control access to the work site on private or public property for the duration of the works.

PART E - PRIOR TO THE OCCUPATION

POC_01 Statement of BCA Compliance

Prior to the occupation and use of the building a Statement of BCA Compliance is to be provided to Council.

POC_04 Infrastructure repair

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

POC_08 Services

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

POC_09 Waste management

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

POC_10 Completion of landscape works

Prior to occupation, the Council must be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plans and any relevant conditions of consent.

POC_11 Completion of tree works

Prior to occupation, all tree works, including pruning in accordance with Australian Standard AS4373-2007 or remediation works in accordance with Australian Standard AS4370-2009, and the protection of tree have been undertaken in accordance with the approved plan(s) and conditions of consent.

POC_19 Finished Drainage System

The developer is to submit two copies of the finished internal storm water drainage system to Council prior to occupation.

Reason: To ensure adequate records are made of systems installed.

POC_20 Right of Carriageway or Lot Consolidation

Prior to the occupation of the building an easement establishing reciprocal rights of access over driveways, parking and manoeuvring areas of lots 167 & 168 shall be established or the lots are to be consolidated.

Evidence of the registration of the easement or the lot consolidation shall be provided to Council to establish compliance with this condition.

Reason: To provide legal access

PART H - PRIOR TO THE OCCUPATION

OU_14 Fire Safety

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

OU_26 Driveway Design at Property Boundary

The developer shall ensure that the level of the driveway at the property boundary is to be +3% above the adjacent top of kerb (that is a +3% longitudinal gradient

from the gutter to the property boundary) and conforms to the longitudinal gradient of the roadway.

OU_27 Vehicular Entrance (Urban)

The developer shall construct a concrete paved vehicular footpath crossing between the kerb and gutter and the property boundary in conformity with Council's standard drawing No. SD2c and SD80a. Formwork and reinforcing for the vehicular footpath crossing shall be inspected by the Council's Development Engineer or his delegate prior to the pouring of concrete. Arrangements for inspections can be made by telephoning 1300 345 345 during office hours. Inspection fees are payable for these inspections.

Note: Works in the road reserve must not commence until a Section 138 (Roads Act 1993) Consent Notice has been approved and issued by Council.

OU_37 Storm Water Drainage Connection Point

All storm water discharging from roof or hardstand surfaces shall be connected to an onsite detention tank draining to street drainage in Thredbo Terrace. The storm water drainage pipe shall be a minimum 100mm in diameter, rubber ring jointed, class SN8 and installed in conformity with Council's Development Design and Construction Specifications and to the satisfaction of Council.

A pipe/kerb adaptor to match the kerb profile shall be inserted into the kerb. The kerb must be saw cut to the invert level and the adaptor grouted in place. A minimum depth of 50mm bedding shall be placed under the pipe in the road verge/footpath area. All affected areas shall be reinstated and revegetated with suitable erosion and sediment control.

The storm water drainage pipe shall be inspected by Council's Development Engineer or his delegate prior to backfill. Arrangements for inspections can be made by telephoning 1300 345 345 during office hours.

Note:

Works in the road reserve must not commence until a Section 138 (Roads Act 1993) Consent Notice has been approved and issued by Council.