

SUPPLEMENTARY REPORT – Review of Landscaping Plan

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	That Council is satisfied with the landscaping proposed by the applicant and that the application be approved in accordance with previously submitted reports and the draft conditions of consent attached in Appendix A
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	Snowy River Development Control Plan 2013 Chapter C5 – Tree Preservation and Landscaping
List all documents with this addendum report	<ul style="list-style-type: none"> • Appendix A - Draft conditions of consent • Appendix B - :Landscaping Plans
Report prepared by	Sophie Ballinger
Report date	1/12/2021 assessment of landscaping plan and revised conditions relating to landscaping of the site Previous Assessment Reports dated 11/11/2021 & 01/10/2021 should be read in conjunction with this report.

1.0 Background

The applicant on request of the panel provided a detailed landscaping plan including species list and planting schedule. The following direction was received from the panel regarding these plans and the draft conditions of consent:

- *Review the detailed landscape plan and provide councils assessment and any recommended amendments to the draft conditions.*
- *Clarify the references to landscape plans (reference to the General Arrangement Plan JIN-LA-2001 (the landscape plan) in Administrative Condition ADM_01 appears to be duplicated but with different revision numbers - REV G and REV I). The Supplementary Report references REV G.*
- *Provide a further version of the proposed conditions with these two matters addressed.*

This report is a response to the request for Council assessment of the documentation provided and includes revised draft conditions of consent that clarify the duplication issue raised by the panel.

2.0 Assessment of Landscaping Plans and Associated documentation

The plans subject to this addendum report are:

Plan No.	Plan Title.	Drawn By.	Dated.
JIN-LA-2001 Rev I	General Arrangement Plan	Group GSA	17/11/2020
JIN-LA-2000 Rev C	Landscape Schedule	Group GSA	17/11/2020
JIN-LA-5001 Rev F	Planting Plan	Group GSA	17/11/2020

These are attached in Appendix B

Snowy River Development Control Plan 2013:

The plans have been considered against the relevant provisions of the Snowy River DCP 2013 and are considered to have a satisfactory level of compliance.

Chapter C2 – Design	
C2.1-6 Landscaping	<p>There are no current landscaping features onsite which would be practical to be used for landscaping.</p> <p>No bush rock is evident on site and as such none is to be removed.</p>

	It is considered that the planting as proposed has been located to ensure that the view of the development is softened from public roads and the public reserve to the rear. This has been achieved by mixing species, sizes and density to provide complementary visual interest to the proposed buildings.
Chapter C5 - Tree Preservation and Landscaping.	
1. Biodiversity, Vegetation and Tree Removal	The tree removal proposed does not exceed the thresholds requiring assessment and offset under the Biodiversity Conservation Act. No further tree permit is required due to the tree removal forming part of a development application.
2. Landscaping	<p>It is not considered that the development constitutes a proposal that is highly visual or has a major impact on the visual environment or situated in an environmental sensitive area as such the development would fall into category 2 developments which are defined as :</p> <p><i>Category 2: includes proposals that are significant in their cumulative impact rather than individual sites. This category includes all types of residential accommodation (other than those is Category 1 above), residential subdivisions, rural residential subdivisions, industrial and commercial developments.</i></p> <p>As per Chapter A2 (Development Application Requirements) 4.4, the plans and documentation provided with the development application satisfy the requirements of Category 2 developments.</p> <p>of The applicant has not identified any species to be planted that are listed on Councils undesirable species list.</p>
Chapter F1 – Jindabyne Town Centre.	
F1.5-2 Landscape Design	<p>The plans provided for the development relate appropriately to building form proposed and can be easily maintained. As the development is for a police station the maintenance and design of the landscaping has taken into consideration potential adverse safety impacts.</p> <p>The landscaped area adjoining the accommodation building is a mix of turf and low plantings with the inclusion of seating for the staff utilising the site. This is considered to be an appropriate level of private open space for the use proposed and will enhance the liveability of the site for those being accommodated in the building. The trees proposed will provide shade where needed and but are not so densely planted to reduce solar gain. Due to the nature of the development the majority of the planting and landscaping is along the street frontage and the western boundary.</p>

	<p>There is only minimal landscaping proposed at the front of the police station building due to its requirement to be visual prominent. There are street trees in proximity of the station building which complement and soften its architecture.</p> <p>The landscaping proposed uses native plantings which are in keeping with Councils species list.</p> <p>Being a police development it is considered that the maintenance will be undertaken appropriately and no specific maintenance schedules are required.</p>
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3.0 Draft Condition Amendments

The draft conditions of consent have been amended to include the revised plans, it is not recommended that any other changes be made to the draft conditions of consent submitted to the panel. The applicant has been advised of the minor changes proposed to the draft conditions of consent with respect to numbering of plans.

The revised draft conditions including a change to ADM_01 are attached in appendix A

4.0 Conclusion and Recommendation

It is considered that the landscaping plans as provided are appropriate and satisfy the requirements of the Snowy River Development Control Plan 2013.

APPENDIX A

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 I	General Arrangement Plan	Group GSA	17/11/2020
JIN-LA-2000 Rev C	Landscape Schedule	Group GSA	17/11/2020
JIN-LA-5001 Rev F	Planting Plan	Group GSA	17/11/2020
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
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
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
Building Code Report – Amendment 1 Report	Metro Building Consultancy	February 2021

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:

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:

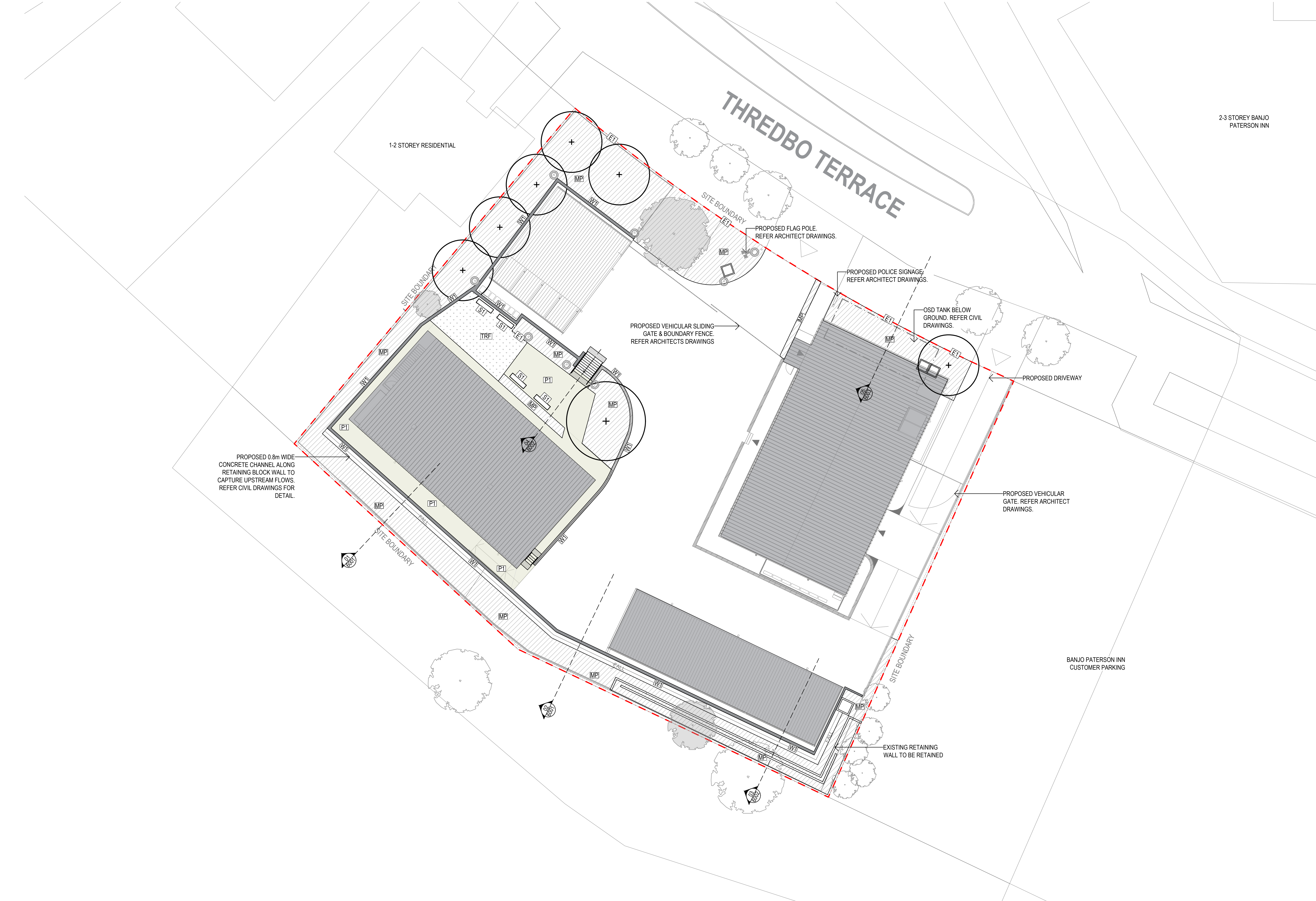
Works in the road reserve must not commence until a Section 138 (Roads Act 1993) Consent Notice has been approved and issued by Council.

APPENDIX B

Landscaping Plans

Amendments		
Issue	Description	Date
A	ISSUE FOR INFORMATION	11/12/2020
B	ISSUE FOR INFORMATION	16/12/2020
C	ISSUE FOR INFORMATION	21/12/2020
D	ISSUE FOR DA DRAFT	22/01/2021
E	ISSUE FOR DA	29/01/2021
F	ISSUE FOR 50% DD	26/02/2021
G	ISSUE FOR DA - REVISED	19/03/2021
H	ISSUE FOR DD - 90%	29/03/2021
I	ISSUE FOR DD 100%	30/04/2021

2-3 STOREY BANJO
PATERSON INN



LEGEND

	PROPOSED TREE
	EXISTING TREE TO BE RETAINED AND PROTECTED.
	INDICATIVE LOCATION AND CANOPY ONLY.
	EXTENT OF WORKS
	MP - MASS PLANTING REFER SCHEDULE AND DETAIL 03/L7001
	P1 - PAVEMENT REFER SCHEDULE AND DETAIL 05/L7001
	EXISTING RETAINING WALL
	W1 - PROPOSED RETAINING WALL REFER SCHEDULE AND DETAIL 01/L7002

	S1 - SEATING REFER SCHEDULE AND DETAIL 02/L7002
	TRF - TURF REFER SCHEDULE AND DETAIL 04/L7001
	E1 - STEEL EDGE REFER SCHEDULE AND DETAIL 03/L7002
	SITE LIGHTING. REFER ELECTRICAL DRAWINGS.

Client



Project Manager

BGIS

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

NSW POLICE STATION
16-18 Thredbo terrace
Jindabyne, NSW 2627

Drawing Title

GENERAL ARRANGEMENT
PLAN

Scale 1:200@A1

Drawing created (date) 17/11/2020

By ZM

Plotted and checked by ZM

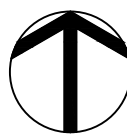
Verified TF

Approved TF

Drawing No 200005 Issue JIN-LA-2001 I

File Plot Date
\$FILES \$DATES

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Do not scale drawings. Use figured Dimensions.



Amendments		
Issue	Description	Date
A	ISSUE FOR DA DRAFT	22/01/2021
B	ISSUE FOR DA	28/01/2021
C	ISSUE FOR 50% DD	26/02/2021
D	ISSUE FOR DA - REVISED	19/03/2021
E	ISSUE FOR DD 90%	29/03/2021
F	ISSUE FOR DD 100%	30/04/2021

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	Mature Size H x W	PLANT SPACING	NUMBER
TREES						
BP	Betula pendula	Sliver brich	45L	12 x 6	As shown	1
LLA	Leptospermum lanigerum	Woolly tea tree	45L	3 x 3	As shown	5
PE	Prunus elvins	Flowering plum	45L	3 x 3	As shown	1
SHRUBS & GROUNDCOVERS						
CA	Chrysocephalum apiculatum	Desert Flame	200mm	0.2 x 0.4	300mm	585
GBR	Grevillea 'Bronze Rambler'	Bronze Rambler	140mm	0.3 x 4	400mm	281
GCG	Grevillea 'Canberra gem'	Canberra Gem	200mm	1.5 x 1.5	800mm	95
GEP	Grevillea 'Ellendale pool'	Ellendale Pool	200mm	1.5 x 2	800mm	217
PC	Prostanthera cuneata	Alpine mint bush	200mm	1.2 x 1	600mm	104
LI	Lomandra longifolia	Mat rush	140mm	1 x 1	400mm	302

LEGEND

+

PROPOSED TREE

EXISTING TREE TO BE RETAINED AND PROTECTED.

INDICATIVE LOCATION AND CANOPY ONLY.

EXTENT OF WORKS

MASS PLANTING

HATCHES DO NOT REPRESENT SPECIFIC SPECIES

TURF

EXISTING PLANTING TO BE RETAINED

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PLANTING PLAN

Scale 1:200

Drawing created (date) 17/11/2020

By ZM

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Verified TF


Approved TF

Drawing No Issue

200005 JIN-LA-5001 F

File Plot Date
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CODE	ITEM	LOCATION	SPECIFICATION	SUPPLIER / MANUFACTURER	QTY	IMAGE	DETAIL REFERENCE
FURNITURE							
S1	Park Seat	Refer Plans	Aria Seating System - leg and armrest configuration varies depending on location within site <div><div>Spotted Gum</div><div>Charcoal Metallic: GM019A</div></div>	Street Furniture Australia ph: 1300027799 w: streetfurniture.com	4		02/L7002
EDGE							
E1	Steel Edge	Refer Plans	100mm deep x 5mm thick galvanised steel edge secured by 400mm x 12mm Ødia steel pegs.	Contractor	Refer plans for extent	N/A	03/L7002
PAVEMENT							
P1	Pavement	Refer Plans	Archistone Natural Stone Paving Granite Finish: Exfoliated Colour: Pepper Size: 600 x 300 x 25mm Grout: Non Shrink Grout 5-10mm, Colour match, provide 3 samples. Installation: Paver laid on Mortar Bed min.25mm, max 40mm, on Concrete base. Sealer: PT67 Slip Resistance Value: R13/P5	Urbanstone	Refer plans for extent	N/A	05/L7001
WALL & HANDRAIL							
W1	Blockwork Retaining Wall	Refer Plans	Refer Structural Drawings	Refer Structural Drawings	Refer plans for extent	N/A	07/L7000
	Stair: Handrail	Refer Plans	Refer Architect Drawings	Refer Architect Drawings	Refer plans for extent	N/A	
	Stair: Tactiles	Refer Plans	Refer Architect Drawings	Refer Architect Drawings	Refer plans for extent	N/A	
FENCING							
FN1	Boundary Fence	Refer Plans	Refer Architect Drawings	Refer Architect Drawings	Refer plans for extent	N/A	
FN2	Front security Fence	Refer Plans	Refer Architect Drawings	Refer Architect Drawings	Refer plans for extent	N/A	

CODE	DESCRIPTION	LOCATION	SPECIFICATION	SUPPLIER	SAMPLES REQUIRED	DETAIL REFERENCE
SOFTWORK SCHEDULE						
	Topsoil to Turf Areas Type A	Turf areas	Improved existing site soil. Incorporate additives as required - soil sample and testing recommended	n/a	Y	-
	Topsoil Type B	Topsoil to all planted areas	Depth varies - maximum 300mm. Smartmix # 6 Native garden soil mix	Jindabyne Sand & Gravel or approved equal	Y	-
	Sub Soil Type C	Sub-soil below topsoil to all planted areas	Depth varies as required (install below 300mm depth only). Smart mix # 7 Native garden subsoil mix	Jindabyne Sand & Gravel or approved equal	Y	-
	Planting Mulch	Planting areas	75mm depth mulch. Forest Blend.	Jindabyne Sand & Grave or approved equivalent	Y	03/L7001
TRF	Turf	Make good 1500mm turf strip to edge of works. Refer plans	Wintergreen couch	Contractor	Y	04/L7001

Amendments		
Issue	Description	Date
A	ISSUE FOR 50% DD	26/02/2021
B	ISSUE FOR DD - 90%	29/03/2021
C	ISSUE FOR DD 100%	30/04/2021

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Drawing Title

LANDSCAPE SCHEDULE

Scale 1:200@A1

Drawing created (date) 17/11/2020

By ZM

Plotted and checked by ZM

Verified TF

Approved TF

Drawing No Issue

200005 JIN-LA-2000 C

File Plot Date
\$FILES \$DATES

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