

8 November 2021

School Infrastructure New South Wales  
c/- DFP Planning Pty Ltd  
PO Box 230  
PENNANT HILLS NSW 1715

Dear Amy,

**Development Application DA210076 – 39 Grampian Street, Yass**

Thank you for lodging the Development Application.

Enclosed is the approval which has been granted subject to conditions under Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*.

Please read your approval to ensure that all requirements are met throughout the development process and if you have any questions feel free to contact me.

Yours faithfully,

Kate Baker  
**Manager Development Control**

## CROWN DEVELOPMENT APPLICATION FOR REGIONALLY SIGNIFICANT DEVELOPMENT

### NOTICE OF DETERMINATION – APPROVAL

*Issued by Southern Regional Planning Panel*

<b>Development Type:</b>	<u>Regionally Significant Development</u> <i>State Environmental Planning Policy (State and Regional Development) 2011 - Schedule 7, Clause 4 – Crown Development Over \$5 million</i>
<b>Development Consent:</b>	DA210076
<b>Applicant:</b>	School Infrastructure New South Wales
<b>Applicant Address:</b>	C/- DFP Planning Pty Ltd PO Box 230 PENNANT HILLS NSW 1715
<b>Development Site:</b>	LOT:251 DP:821677 39 Grampian Street, Yass
<b>Proposed Development:</b>	<ul style="list-style-type: none"><li>• Demolition of existing basketball court with shade structure and associated fencing and footpaths</li><li>• Removal of four trees</li><li>• Site excavation</li><li>• Construction of new multi-purpose hall comprising basketball court, gymnasium, toilets and change rooms including accessible facilities, raised stage, first aid room, entry foyer, staffroom and store room</li><li>• Landscaping</li><li>• Stairwell and circulation works</li><li>• Business identification signage</li><li>• Water infrastructure</li><li>• Sewer infrastructure</li><li>• Stormwater infrastructure</li></ul>
<b>Proposed Use:</b>	Ancillary to the existing use of the site
<b>Determination:</b>	The application is approved by the Southern Regional Planning Panel subject to the attached conditions of consent.
<b>Date of Determination:</b>	8 November 2021
<b>Operation Date:</b>	8 November 2021
<b>Lapse Date:</b>	8 November 2026

*In accordance with [s.4.53\(4\)](#) of Environmental Planning and Assessment Act 1979, this consent will not lapse if work relating to the building is physically commenced before the lapse date.*

**Reasons for Conditions:** The imposition of the attached conditions is to ensure that the development is carried out in such a manner to ensure that the environmental, social and economic assets of the Yass Valley are protected.

## CONDITIONS OF CONSENT

### Part A General Conditions

1. Consent is granted generally in accordance with the plans and details submitted to Yass Valley Council (Council) with the Development Application. The plans and details have been stamped and attached to this consent. The development must be carried out in accordance with the stamped plans or as modified by these conditions.
2. **Work must not commence until a Crown Certificate has been issued.**  
  
**The conditions in Part B of this consent must be satisfied before a Crown Certificate can be issued.**
3. This approval relates only to the development referred to in the Development Application and does not approve or accept any works or buildings already erected on the land, whether or not those works or buildings are the subject of a prior approval.
4. The capacity and effectiveness of runoff and erosion control measures, including techniques to suppress dust and the tracking of sediment onto existing sealed roads, must be maintained at all times to the satisfaction of Council.
5. All adjustments to existing utility services, whether caused directly or indirectly by the approved development, must be undertaken at no cost to Council.
6. The removal of trees from the site must be in accordance with Drawing 2749/0205/S Demolition Plan prepared by Webber Architects dated 11 March 2021, unless otherwise approved by Council.
7. All engineering design and construction work must be undertaken in accordance with the following, current at the time of the Crown Certificate being issued:
  - Australian Standards
  - Water Supply Code of Australia
  - Sewerage Code of Australia

### Part B Before the issue of a Crown Certificate

8. An **Application for a Crown Certificate** must be lodged with the Crown Certifier.
9. A **Construction Environmental Management Plan (CEMP)** must be prepared and submitted to the Crown Certifier.  
  
The CEMP must include:
  - (a) Recommendations made by the *Yass High School Hall redevelopment Waste Management Plan* (SMEC, 2021)
  - (b) Recommendations made by the *Proposed Hall at High School – Grampian Street, Yass NSW 2582 Soil Contamination Assessment* (SMEC, 2021) and
  - (c) Recommended mitigation measures set out in the *Flora and Fauna Assessment, School Halls Project Yass High School* (SLR Consulting Australia Pty Ltd, 2021).
10. Evidence of compliance with the **Yass Floodplain Risk Management Plan**, July 2021 is to be submitted to Council. This includes the preparation of a Flood Safe Plan and Site Emergency Response Flood Plan.

11. **Structural drawings**, prepared by a suitably qualified and experienced structural engineer, must be submitted to the Crown Certifier.

The plans must detail (as applicable to the development):

- (a) All reinforced concrete floor slabs and/or beams or raft slab, having regard to the possible differential settlement of the cut and fill areas
- (b) Footings of the proposed structure/s
- (c) Structural steel wall frames, roof framing members, beams, columns, bearers, joists and wall/roof bracing and
- (d) Retaining walls greater than 600mm in height

12. Details of **external materials and colours** must be submitted to Council.

These must be compatible with those of existing development in the locality and reflective materials (i.e. zinalume) are not permitted.

13. An [Application for Water Service](#) (Form 33) must be lodged with Council. The water meter must be connected while work associated with the development is being carried out.

14. Plans and specifications demonstrating **compliance with the NCC/BCA** must be submitted to and approved by the Crown Certifier.

15. Plans and calculations prepared by a suitably qualified and experienced hydraulic engineer for all **essential fire safety services that rely on a reticulated water supply** (i.e. Fire Hose Reels/Fire Hydrants/Sprinkler Systems etc.) must be submitted to the Crown Certifier.

Where compliance with the deemed to satisfy provisions of the NCC/BCA is proposed these plans and calculations must demonstrate compliance with the requirements of the relevant Australian Standard.

New water main connections can only be carried out by Council. A separate application to Council's Infrastructure and Assets Division is required if a new water mains connection is required.

16. Engineering drawings and calculations associated with the drainage of **stormwater** must be submitted to the Crown Certifier for approval.

These documents must include:

- Details of the discharge of stormwater off the site (including quantities for various storm events and is to include stormwater that falls on the site or enters the site from upstream)
- What is proposed to manage the discharge (including details of any infrastructure etc.)
- The potential downstream effects of such discharges and actions proposed to ameliorate such effects and
- What is proposed to ameliorate any effects on the site from stormwater from upstream of the site.

The stormwater system must be designed to ensure that discharge from the site post development is not exceeded when compared to pre development flows for a 1 in 5 and 1 in 100 year ARI.

17. Engineering drawings associated with the drainage of **sewer** must be submitted to the Crown Certifier and Council's Manager Water and Wastewater for approval.

The drawings must include the following details:

- A manhole on the existing sewer main
- Maintenance shaft or manhole at the upstream junction
- Connecting pipe to be 150mm PVC RRJ SN8 considering the depth to facilitate maintenance.

18. Approval under s.68 *Local Government Act 1993* must be obtained from Council for connection to Council's sewer infrastructure.

19. Engineering drawings associated with the supply of **water** must be submitted to the Crown Certifier and Council's Manager Water and Wastewater for approval.

The drawings must include the following detail:

- A testable Reduced Pressure Zone Device must be installed 300mm above ground in accordance with the National Plumbing Code to each water service.
- Fire services must be designed by qualified designers and installed for the proposed development.

## **Part C Before the commencement of building works**

20. The environmental management requirements identified in the approved CEMP must be implemented.

21. Council must be informed of the following, no later than two days prior to works commencing:

- Name and details of the Crown Certifier
- Date construction work is proposed to commence (Form 131 to be submitted).

22. A garbage receptacle must be provided at the work site before works commence and must be maintained until the works are completed.

The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

23. A Soil and Water Management Plan must be submitted to the Crown Certifier for approval. The plan must include construction techniques to minimise site disturbance and the potential for soil erosion by wind or water, erosion control on any watercourse on the property, revegetation of disturbed areas and any other matters that are deemed necessary by Council.

An indicative plan may be prepared to complement the design plans; however, the final plan for approval must be prepared in consultation with the construction contractor.

24. Run-off and erosion control measures must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas and

- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties and
- (c) preventing the tracking of sediment by vehicles onto roads and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

**25.** A sign must be erected in a prominent position on the site which indicates:

- (a) the name, address and telephone number of the Crown Certifier for the work, and
- (b) the name and after-hours contact phone number of the principal contractor (if any) for any building work, and
- (c) unauthorised entry to the site is prohibited.

This sign must be maintained while work is being carried out and must be removed upon completion of the work.

**26.** Hoarding or temporary construction site fence must be erected between the site and adjoining properties, if the works:

- (a) could cause a danger, obstruction or inconvenience to the public, pedestrian and/or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

The hoarding or temporary construction site fence must be erected before works commence and be removed immediately after the work in relation to which it was erected has finished, if no safety issue will arise from its removal.

**27.** Toilet facilities must be available or provided at the work site before works commence and must be maintained until the works are completed.

The toilets must be provided in accordance with the following:

- (a) at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site and
- (b) be a standard flushing toilet connected to a public sewer or
- (c) be connected to an on-site effluent disposal system approved under the *Local Government Act 1993* or
- (d) be a temporary chemical closet approved under the *Local Government Act 1993*.

**28.** The building/s must be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries.

Evidence that the building/s were set-out and have been located in accordance with the approved plans must be submitted to the Crown Certifier or Council upon request.

**29.** In accordance with the *Plumbing and Drainage Act 2011*, each plumber and drainer that works on the development must submit to Council a Notice of Work (Form 11) notifying Council of their intention to carry out works.

The minimum amount of notice under this Act is two business days.

## **Tree Protection Measures**

30. Tree protection measures are to be established on site in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Hugh The Arborist (Revision A) dated 19 February 2021.

## **Part D While building works are being carried out**

### **Environmental Heritage**

31. If an Archaeology object is discovered during the course of work:
- (a) All work must stop immediately and
  - (b) The *Department of Planning, Industry and Environment* must be advised of the discovery.

Depending on the significance of the object, an archaeological assessment and excavation permit issued under the *Heritage Act 1997*, may be required before work can continue.

32. If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of work:
- (a) All must stop immediately and
  - (b) The *Department of Planning, Industry and Environment* must be advised of the discovery in accordance with s.89A *National Parks and Wildlife Act 1974*.

Depending on the nature of the discovery, an Aboriginal Heritage Impact Permit issued under the *National Parks and Wildlife Act 1974*, may be required before work can continue.

### **Earthworks, Internal Driveways and Importation of Material**

33. Earthworks, internal driveways and the importation of associated material is restricted to that which can be undertaken as exempt development under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, unless otherwise approved by a condition of this consent or the stamped approved plans.
34. Any earthworks, including any structural support or other related structure for the purposes of the development:
- (a) must not cause danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot and
  - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property and
  - (c) that is fill brought to the site - must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997* and
  - (d) that is excavated soil to be removed from the site - must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
35. Any excavation must be carried out in accordance with Safe Work Australia's *Excavation Work: Code of Practice*, published 26 October 2018.
36. Material imported to the site must be suitable for the proposed application and be:
- (a) Sourced from a suitably licensed facility (i.e. landscaping supplies or quarry operation) or



- (b) VENM as defined in the *Protection of the Environment Operations Act 1997*.

Documentation demonstrating compliance with this condition must be provided to Council upon request.

- 37.** Heavy vehicle movements associated with the delivery of material to the site are restricted as follows:

- (a) No movements on Sundays or public holidays  
(b) Movements must occur between 7am and 6pm.

### **Demolition**

- 38.** All demolition work must be carried out in accordance with the provisions of *AS 2601:1991 The Demolition of Structures*.

- 39.** All utility services must be disconnected to the requirements of the relevant authorities.

- 40.** Asbestos waste, if present in the building proposed to be demolished, is to be removed, handled, transported and disposed of in accordance with the following:

- *NSW WorkCover* requirements and
- *Protection of the Environment Operations Act 1997* and
- *Protection of the Environment Operations (Waste) Regulation 2014*.

The transportation of asbestos waste, may require it to be reported to the NSW Environment Protection Authority (EPA) using *WasteLocate*. Please refer the [WasteLocate website](#) for more information.

There is no waste facility licensed to receive asbestos within the Yass Valley Local Government Area. The nearest suitably licensed waste management facilities are located in Jugiong and Canberra.

- 41.** All waste is to be disposed of at a suitably licensed waste management facility. Copies of receipts relating to the disposal of waste must be submitted to Council upon request.

- 42.** The deliberate burning of demolition materials is not permitted.

- 43.** All demolition work must be carried out wholly within the lot boundaries and must not extend onto the public footpath, public roadway or adjoining properties.

- 44.** Vehicles transporting demolition material off site must have loads secured against any loss during transit.

### **Inspections**

To arrange an inspection with Council please use the on-line booking system on Council's website: [yassvalley.nsw.gov.au](http://yassvalley.nsw.gov.au) > [Our Services](#) > [Planning and Building](#) > [Certification and Inspections](#) > [Inspections](#).

#### **45. BUILDING INSPECTIONS**

Critical stage inspections must be carried out by the Crown Certifier, as required by s.162A of the EP&A Regulation, as set out below:

Inspection	Hold Point
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<b>(a) After excavation of footings</b>	Prior to pouring concrete, after placement of erosion and sediment control measures, on-site toilet and signage
<b>(b) Bearers and Joists</b>	Prior to placement of floor sheeting
<b>(c) Floor slab</b>	Prior to pouring concrete
<b>(d) Frame/Pre-sheet</b>	Prior to placing internal sheeting, after all internal services including water plumbing and electrical are installed and external cladding has been fixed
<b>(e) Waterproofing of wet areas</b>	Prior to the placement of tiling and/or covering
<b>(f) Stormwater</b>	Prior to backfilling or covering pipes and connections to services
<b>(g) Final</b>	All works relating to the proposed development are complete and all conditions of development consent are complied with.

**46. PLUMBING & DRAINAGE INSPECTIONS**

As the local plumbing and drainage regulator **Council must undertake inspections** at the following stages of construction:

<b>Inspection</b>	<b>Hold Point</b>
<b>(a) All internal sanitary drainage</b>	Prior to backfill
<b>(b) All external sanitary drainage</b>	Prior to backfill
<b>(c) Connection to Council's sewer main</b>	Prior to backfill
<b>(d) Connection to Council's stormwater system (street or inter-allotment)</b>	Prior to backfill
<b>(e) At the completion of all plumbing and drainage works</b>	Prior to occupation of the structure

**47. ENGINEERING INSPECTIONS**

A compliance certificate must be **obtained from Council's** Infrastructure and Assets Division at the following stages of construction:

<b>Inspection</b>
<b>(a) Completion of stormwater detention infrastructure</b>
<b>(b) Completion of stormwater quality improvement infrastructure</b>
<b>(c) Installation of reduced pressure zone device</b>
<b>(d) Installation of sewer drainage connections to Council's main – prior to backfilling</b>

48. Upon inspection of each stage of construction, the Crown Certifier is required to ensure that adequate provisions are made for the following measures (as applicable):
- (a) Run-off and erosion control
  - (b) Provision of perimeter fence, hoarding or temporary construction site fence for public safety and restricted access to building sites
  - (c) Maintenance of the public place free from any unauthorised materials, waste containers or other obstructions.
49. Roof truss and wall bracing details are to be supplied to the Crown Certifier prior to frame inspection.

### **Construction**

50. Work must be carried out in accordance with the plans and specifications to which the consent relates.
51. All building work must be carried out in accordance with the provisions of the NCC/BCA and all relevant Australian Standards.
52. Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday. No construction is to be carried out at any time on a Sunday or a public holiday.
53. All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
54. Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and disposed of at a waste management facility.
- Copies of receipts relating to the disposal of waste at a licensed waste management facility must be submitted to Council upon request.
55. Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
56. During construction:
- (a) all vehicles entering or leaving the site must have their loads covered, and
  - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
57. At the completion of the works, the work site must be left clear of waste and debris.

### **Plumbing and Drainage**

58. All plumbing and drainage work must comply with the provisions of the following:
- *Plumbing and Drainage Act 2011*
  - *Plumbing and Drainage Regulation 2012*
  - Plumbing Code of Australia
  - AS/NZS 3500:2018 Plumbing and Drainage
59. The *Plumbing and Drainage Act 2011* requires each plumber and drainer that works on the development to submit the following information to Council:
- Notice of Work (NoW)

- Sewer Service Diagram (SSD)
- Certificate of Compliance (CoC).

60. The sewer boundary riser must be located and exposed at all times.

If there is no existing sewer boundary riser, a sewer boundary riser must be installed by a licensed plumber in accordance with *AS/NZS 3500.2:2018 Plumbing and Drainage - Sanitary Plumbing and Drainage*.

### **Stormwater Drainage**

61. Stormwater drainage work must comply with *AS/NZS 3500.3:2018 Plumbing and Drainage - Stormwater Drainage*.
62. Stormwater collected from the development must not cause nuisance to adjoining landowners.
63. Where up-stream surface water flows through the lot the development must not redirect or divert this water in such a manner that would intensify flows onto adjoining properties.
64. The roof stormwater drainage system must be installed and connected prior to the roof installation.
65. Adequate provision must be made for the disposal of roof water collected from the development. In this regard, roof water must be piped and discharged to one of the following, as applicable:
- (a) The street stormwater drainage system
  - (b) Inter-allotment stormwater drainage system
  - (c) A rubble pit designed by a suitably qualified person to cater for a 1 in 5 year rainfall event. The pit design must make suitable provision for overflow.
  - (d) On-site detention tank.

## **Part E Before the issue of a Crown Completion Certificate**

66. An **Application for a Crown Completion Certificate** must be lodged with the Crown Certifier.
67. A Certificate of Compliance must be obtained for the augmentation of Council's water supply system under section 305 *Water Management Act 2000*.  
The fee for the Certificate of Compliance is **\$49,891.60**.  
It should be noted that:

- The total fee is based on a **3.4 ET** unit increase in demand, at a rate of **\$14,674** per unit.
- The unit increase has been calculated based on the NSW Water Directorate Guidelines and information provided by the applicant.
- The base rate utilised above was the rate applicable at the time the application was determined.
- The amount payable will be calculated on the rate applicable at the time of payment, rather than at the time the application was determined.
- The base rate per connection may vary over time.
- Compliance under Section 305 does not include the physical installation of any infrastructure.

68. A Certificate of Compliance must be obtained for the augmentation of Council's sewer system under section 305 *Water Management Act 2000*.

The fee for the Certificate of Compliance is **\$36,437.28**.

It should be noted that:

- The total fee is based on a **5.36 ET** unit increase in demand, at a rate of **\$6,798** per unit.
- The unit increase has been calculated based on the NSW Water Directorate Guidelines and information provided by the applicant.
- The base rate utilised above was the rate applicable at the time the application was determined.
- The amount payable will be calculated on the rate applicable at the time of payment, rather than at the time the application was determined.
- The base rate per connection may vary over time.
- Compliance under Section 305 does not include the physical installation of any infrastructure.

69. **Product testing** demonstrating compliance with the requirements of specification C1.10 of the National Construction Code / Building Code of Australia Volume 1 for all relevant floor coverings must be submitted to the Crown Certifier.

70. The **fire safety measures**, as detailed in the relevant Fire Safety Schedule are to be installed and maintained in accordance with the provisions of Clause 168 *EP&A Regulation*.

71. A **fire safety certificate** in accordance with the EP&A Regulation is to be submitted to Council.

72. **Certificates of Compliance** for contractor's work must be submitted to the Crown Certifier.

73. An **identification survey**, prepared by a registered surveyor must be submitted to the Crown Certifier indicating the location of the constructed development in relation to property boundaries, easements and building envelopes.

74. **Landscaping** must be completed in accordance with the approved plans.

75. **Stormwater infrastructure** is to be constructed in accordance with the plans approved with the Crown Certificate.

76. **Water supply infrastructure** is to be constructed in accordance with the plans approved with the Crown Certificate.

77. **Sewer infrastructure** is to be constructed in accordance with the plans approved with the Crown Certificate and the s.68 approval issued by Council.

78. The **sewer boundary riser** must be located above the finished ground level.

79. One complete set of **Work as Executed** (WAE) drawings, indicating all details of new engineering works constructed, must be submitted to Council.

The WAE Drawings must be supplied to Council in the following format:

- (a) AutoCAD LT 2011 on MGA 94 Zone 55 coordinates
- (b) PDF and

The WAE Drawings must include the following details:

- (a) **Water** - Location, depth, size, material
- (b) **Sewer** - Location, depth, size, material, invert level, grades, pit details and tie details
- (c) **Stormwater** – detention structures, Location, Depth, Size, Material, Easement, Invert Level, Grades, Pit Details and tie details
- (d) **Other Utilities** – Gas, Telstra, Electricity, Fibre Optic Cable locations, Depths, Easements and heights in comparison to the roads centre line.

**80.** Any damage caused to Council owned infrastructure or property must be repaired or replaced at no cost to Council.

**Right of Review by Applicant:** Division 8.2 EP&A Act gives an applicant the right to have Council review the determination within 6 months after the date on which the notice of determination is received, if no appeal is made under s.8.7 EP&A Act.

**Right of Appeal by Applicant:** S.8.7 EP&A Act gives an applicant the right to appeal against the determination to the Land and Environment Court within 6 months after the date on which the notice of determination is received.

**Right of Appeal by Objector:** The EP&A Act makes no provision for an objector to appeal against the determination.

s.9.45 EP&A Act gives an objector the right to bring proceedings in the Land and Environment Court for an order to remedy or restrain a breach of the EP&A Act, within 3 months after the date on which public notice of the granting of a consent is given.

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**Signed on behalf of consent authority**

**Name**

**Southern Regional Planning Panel**

8 November 2021

## **Advisory Notes Accompanying Development Consent DA210076**

1. This consent has been granted under the provisions of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*.
2. All fees and charges associated with this consent will be adjusted annually from the date of this consent in accordance with seasonal movements in the CPI for the Canberra region.
3. This development consent does not guarantee compliance with land specific agreements, by-laws, covenants, 88B restrictions, community management plans, or other similar development restrictions that may be applicable to the land. It is the responsibility of the land owner, applicant and developer to make their own enquiries in order to be satisfied that compliance with these restrictions has been achieved.
4. The applicant must ensure all sub-contractors are licensed by the NSW Department of Fair Trading.
5. All persons undertaking work in connection with this consent must ensure all required risk control measures and procedures are complied with.

The *Work Health and Safety Act 2011*, the *Work Health and Safety Regulation 2011* and various Australian Standards provide a comprehensive set of risk control measures and procedures for development sites. This legislation is administered by WorkCover New South Wales which has produced a variety of guidelines and other supporting documents for the information of developers.