

GENERAL CONDITIONS

These conditions are imposed to ensure that the development is carried out in accordance with statutory requirements, the conditions of consent and the approved plans to Council's satisfaction.

- (1) Development consent is granted for demolition of existing structures and the construction of a public administration building, public library, public plaza and associated works at Lot 70 DP 1279596, 62-64 Menangle Street, PICTON.
- (2) Development must take place in accordance with the following plans/documents submitted in respect of Development Application No. 2023/674/1, except where varied by any of the following conditions of this consent:

Plan Title	Author	Plan Ref./Drawing Number	Date
Demolition Site Plan	Williams Ross	02	July 2023
Proposed Site Plan	Williams Ross	03	July 2023
Staging Plans	Williams Ross	04a	February 2024
Staging Plans	Williams Ross	04b	February 2024
Basement Plan	Williams Ross	05	July 2023
Level 1 Floor Plan	Williams Ross	06	July 2023
Level 2 Floor Plan	Williams Ross	07	June 2023
Level 3 & Level 4 Floor Plan	Williams Ross	08	June 2023
Roof Plan	Williams Ross	09	June 2023
External Elevations Sheet 01	Williams Ross	10	July 2023
External Elevations Sheet 02	Williams Ross	11	July 2023
Sections	Williams Ross	12	July 2023
Civil Drawings – Legend Abbreviation and Gen Notes	Indesco	8461-01 - 002	21/07/2023 - AMDT 3
Civil Drawings – Basement Stormwater Plan	Indesco	8461-01 - 003	21/07/2023 - AMDT 3

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Civil Drawings – Level 1 Stormwater Plan	Indesco	8461-01 - 005	21/07/2023 - AMDT 2
Civil Drawings – Stormwater Details	Indesco	8461-01 - 006	21/07/2023 - AMDT 3
Civil Drawings – Level 1 Stormwater Catchment Plan	Indesco	8461-01 - 007	21/07/2023 - AMDT 3
Civil Drawings – OSD Details	Indesco	8461-01 - 008	21/07/2023 - AMDT 3
Civil Drawings – Soil Erosion and Sedimentation Notes	Indesco	8461-01 - 020	21/07/2023 - AMDT 1
Civil Drawings – Soil Erosion and Sediment Control Plan	Indesco	8461-01 - 021	21/07/2023 - AMDT 1
Civil Drawings – Soil Erosion and Sedimentation Details	Indesco	8461-01 - 021	21/07/2023 - AMDT 1
WCCCP Public Realm Plan	Oxigen	22.012	04/10/2023

Document Title	Author	Reference	Date
Statement of Environmental Effects	SMEC Pty Ltd	No. 3002793 (Revision B)	21 July 2023
Acoustic Design Report	Pulse White Nise Acoustics	230041 – Wollondilly Government Services Centre – Acoustic Design Report – R0	23 May 2023
Noise and Vibration Impact Assessment	Pulse White Nise Acoustics	230041 – Wollondilly Government Services Centre – Noise and Vibration Impact Assessment – R1	21 March 2023
Water Sensitive Urban Design Report	Indesco	Ref: 8461 Government Services Building WSUD 231201	December 2023
Flood Impact Report	Indesco	Ref: Government Services Building - Wollondilly Shire Council Flood Report .docx – Rev B	October 2023
Detailed Site Investigation	Earth 2 Water Pty Ltd	Report E2W-0325 DR001 (V2)	4 December 2023
Heritage Impact Statement	Weir Phillips and Heritage Planning	J5885	31 May 2023
Access Report	Vista Access Architects	23105	26 May 2023
BCA Assessment Report	Concise Certification	230129 - Revision 02	7 July 2023

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Government Services Building Section J Report	Lucid Consulting Australia	LCE22237-017	4 May 2023
Library Building Section J Report	Lucid Consulting Australia	LCE22237-018	4 May 2023
Crime Prevention Through Environmental Design (CPTED) Report	CCEP	221002	3 May 2023
Report on Geotechnical Investigation	Douglas Partners	92434.00.R.001.Rev2. Geotechnical Report	6 December 2021
Landscape + Public Realm Schematic Design	Oxigen	Sheets 3 - 31	September 2023

- (3) In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.
- (4) Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works. The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.

(5) **Staging**

The construction of the development is to be staged as follows in accordance with the approved staging plan:

- Stage 1 – Partial demolition of existing car park and construction of new government services building and associated works.
- Stage 2 – Construction of the library and associated works.
- Stage 3 – Demolition of existing car park and construction of village green and associated works.

(6) **External Agency Requirements**

The requirements from the following agencies must be complied with prior to, during, and at the completion of the development.

These are as follow:

- Transport for NSW, TfNSW Reference: SYD23/00931/03, 18 January 2024
- Sydney Water, 5 September 2023

- Endeavour Energy, 31 August 2023
- NSW Police Force, Reference Number D/2023/894127, 14 August 2023
- Subsidence Advisory NSW, reference number TBA23-02587, 1 September 2023

A copy of the Requirements for each agency is attached to this determination notice.

(7) Amended Green Travel Plan

An updated Green Travel Plan (GTP) is to be provided prior to a Construction Certificate certificate being issued. The amended Green Travel Plan (GTP) must:

- Be prepared by a suitably qualified transport or traffic consultant in consultation with TfNSW;
- Include objectives and modes share targets to reduce car use and increase public and active transport (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
- Include specific tools and actions to help achieve the objectives and mode share targets;
- Include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;
- Include consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets;
- Include a detailed Implementation Plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs; and
- Include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP,

(8) Acoustic Report

Development shall take place in accordance with the submitted Acoustic Report titled "Wollondilly Government Services Centre Noise and Vibration Impact Assessment", prepared by Pulse White Noise Acoustics, reference Ref:230041 – Wollondilly Government Services Centre – Noise and Vibration Impact Assessment – R1, dated 21 March 2023 except as modified by Council and/or any conditions of this consent.

Condition reason: To protect the amenity of the local area

(9) Protection of the Environment Operations Act, 1977

The use of the premises shall not give rise to water pollution, air pollution, noise pollution, offensive odour or land pollution, as defined in the Protection of the Environment Operations Act, 1997.

Condition reason: To ensure no impacts to sensitive receivers

(10) Design, Construction and Operation of Food and Drink Premises

The premises shall be designed, constructed and operated in accordance with the Food Act 2003, Food Regulation 2015, Australia & New Zealand Food Standards Code and Australian Standard AS 4674, Design, construction and fit-out of food premises.

Condition reason: To ensure compliance with relevant legislation and guidelines

(11) Detailed Site Investigation

Development shall take place in accordance with the recommendations of the submitted Detailed Site Investigation titled 'Detailed Site Investigation, Proposed Government Services Building Site Cnr of Colden Street & Corbett Lane, Picton NSW', prepared by Earth2water reference E2W-0325 DR001 (V2) and dated 4 December 2023, except as modified by Council and/or any conditions of this consent and/or advice from a NSW Site Auditor.

Condition reason: To ensure the site is suitable for the intended use in accordance with the requirements of SEPP (Resilience and Hazards) 2021

(12) Removal of Waste Materials

Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2014) (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm) Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

Condition reason: To comply with NSW EPA Waste Classification Guidelines

(13) Waste Storage and Processing

All waste shall be managed in accordance with the approved Waste Management Plan.

Condition reason: To ensure that waste is appropriately managed during all stages of the development.

(14) Engineering

All civil works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification. In particular, Section D5 relating to the management of stormwater and Section D13 relating to vehicle access and parking.

Condition reason: To ensure the development is designed and constructed with compliant infrastructure.

(15) Property Access

The development must make Provision of vehicular access to the Government Services Building Carpark from Corbet Lane through the construction of a minimum 6.0m wide concrete layback gutter crossing / footway crossing.

Condition reason: To ensure the adequate management of vehicular access.

(16) Stormwater Management

The development must make provision for the adequate management of stormwater runoff so as to:

- (a) control nuisance, damage and hazard during any storm event with no adverse impact to adjoining properties and public infrastructure.
- (b) limit the post-development discharge rate, at each discharge point, to no more than the pre-development condition, for all storm events up to and including the 1% AEP event.
- (c) Meet the zero impact objectives of the integrated water management policy.

Condition reason: to ensure drainage/stormwater is appropriately managed.

(17) Flood Planning Levels

The development site has been identified as being liable to inundation by flooding or overland stormwater flows. The site has been allocated both a Mainstream Flood Planning Level (FPL) of 158.8m Australian Height Datum (AHD) based on a Designated Flood Level of 158.3m AHD that applies to the western portion of the site and a variable Overland Flood Planning Level that applies to the northern frontage of the site. The mainstream PMF dominates with a PMF level of 166.8m AHD

Condition reason: to reduce the risk and implications of flooding for development works that are carried out in flood affected areas within the Shire

(18) Downstream Drainage Capacity

The person or entity having the benefit from this consent must engage a suitably qualified Engineer to conduct a hydraulic assessment of the existing drainage infrastructure, receiving stormwater runoff from the development. A report must be provided to Wollondilly Shire Council's Manager Assets, Transport and Engineering, outlining any upgrade requirements to ensure there is no adverse flooding impact on upstream and downstream drainage or infrastructure.

Condition reason: to ensure existing drainage infrastructure has sufficient capacity to receive stormwater discharge from the development.

(19) Children Services Parking

The development must make provision for 15 parking spaces, one of which is dedicated as accessible parking and designed to Australian Standard AS/NZS2890.6-2009 & AS 2890.2-2002, for the Children Services Building. Alternate parking arrangements are to be determined that includes footpath connections from the alternate carpark to the Children Services Building.

Condition reason: To ensure that carparking is provided in accordance with the Children Services Building Development Consent.

(20) Colden Street Bus Stop

The development must make provision for the upgrade to the existing bus stop and shelter on Colden Street. Upgrade works are subject to approval by WSC Manager Assets, Transport and Engineering, as the Road Authority, and will include:

- a) Replacement of the shelter,
- b) Upgrade to tactile ground surface indicators,
- c) Upgrade to signage, and;
- d) Provision of J Pole, and timetable route information display.

The upgrade to the bus shelter may require the relocation of the existing bus zone. Any adjustments may be subject to approval by Local Traffic Committee.

Condition reason: To ensure that the Government Services Building can be accessed by a variety of transport modes.

(21) Carparking Access

The development must make provision for the upgrade of existing pedestrian facilities to ensure the safe and orderly movement of pedestrians from the public carparking areas, as identified in the Traffic Impact Assessment, to the development. To facilitate these upgrades, a Pedestrian Access Plan shall be submitted to the Manager of Assets, Transport, and Engineering for approval.

The plan should identify the key carparking areas within the Picton Town Centre and assess the suitability of existing pedestrian facilities, including, footpath connections, lighting, safety, and road crossing facilities.

Condition reason: To ensure the development is accessible from the carparking areas as identified in the Traffic Impact Assessment.

(22) General Compliance

The beneficiary of this consent and their subcontractors must read, understand and follow all conditions within this consent and provide relevant inductions to all site personnel to ensure compliance with these conditions during all site works.

(23) Erosion and Sediment Control

Erosion and Sediment Control Plans, controls and maintenance must align with requirements from Managing Urban Stormwater: Soils and construction - Volume 1 Landcom 2004 or alternative document meeting or exceeding these standards.

- (24) Erosion and sediment control measures and devices are to be implemented in accordance with the approved Sediment and Erosion Control Plan prior to any construction activity on the site. Erosion and Sediment Controls must be continually maintained and updated in accordance with changing site conditions and works stages.

- (25) A stabilised vehicle access, wheel wash or other control measures shall be installed at all exit points from the site to prevent the deposition of sediments, soils, mud and other material onto the adjoining road network and maintained until final site stabilisation works are completed. Where sediments, soils, mud and other materials have been deposited on a road, cleaning and restoration of the road pavement and delineation shall be undertaken as soon as practicable.

- (26) Any sediment or turbid water leaving the site is to be reported to Council within 48 hours of the event taking place.

The Erosion and Sediment Control Incident Report is to consist of rainfall event details, estimated volume of sediment or turbid stormwater discharges from site, what attributed to the pollution incident, any remediation that was undertaken or planned and what measures will be implemented to prevent/minimise the occurrence in future.

Reports are to be emailed to Council@wollondilly.nsw.gov.au with the subject heading containing: DA Number - Erosion and Sediment Control incident report - date - month – year

- (27) Erosion and sediment control devices are to be inspected during and after rainfall events to check for maintenance requirements and ensure no negative water quality impacts or sediment leaving the works site.
- (28) Any erosion and sediment control basins or significant amount of stormwater ponding on site in excavations must have water treated to 30ppm Total Suspended Solids prior to discharge off site. Any discharge locations must be clearly marked on sediment and erosion control plans. Discharges must be supervised or set up in a manner to prevent sediment being discharged off site.
- (29) The person having the benefit of this Consent shall engage a Certified Professional in Erosion and Sediment Control (CPESC), to undertake Audit(s) on the Soil and Water Management measures implemented on site during construction works. Audits shall be undertaken every 3 months and the reports provided to Council.

The Audit Report is to be supplied to council within 2 weeks of completion of the site inspections. Reports are to be emailed to Council@wollondilly.nsw.gov.au with the subject heading containing: DA Number - Erosion and Sediment Control Audit Report - month – year

Advice: Failure to demonstrate regular and effective erosion and sediment control audits may result in delays to issue of Subdivision or Occupation Certificates or compliance action may be undertaken.

(30) **Soil Management**

Any stripped topsoil that is not contaminated and is suitable for re-use is to be stored appropriately on site for reuse in landscaped areas for the final rehabilitation of the site.

(31) **Landscaping**

The beneficiary of this consent must take all reasonable measures to source quality stock of the approved species, including pre ordering early in the development process to ensure availability.

If the required plants are not available at the time of planting alternative species or container sizes may be approved by Council.

A list of the suitable alternative species and sizes is to be provided to Council for consideration and approval prior to planting.

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All tree stock and planting holes are to be inspected by Council's Tree Management Officer prior to installation.

Note – no substitute species are to be planted without Council's written approval.

Condition reason: Ensure landscaping is undertaken appropriately including availability of stock.

(32) Landscaping

Maintenance requirements are to be undertaken in accordance with the following:

Watering frequency:

1. Water trees on arrival

Water trees immediately after unloading at the rate of 50% of the rootball volume, e.g. 100L for 200L trees, 250L for 500L trees. If trees are not planted straight away, water – very slowly, to ensure it penetrates - at the rate of 25% of rootball volume daily until planted.

2. Water trees immediately after planting

As soon as trees have been planted, water in at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'.

3. Irrigate in accordance with the Watering Frequency Table at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'.

Time of year	Watering Frequency		
	1st month	2nd and 3rd month	Balance of maintenance period
Sep- Feb	4 x per week (e.g. Mon/Wed/Fri/Sat)	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)
Mar-May	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)	1 x per week
Jun-Aug	2 x per week (e.g. Mon/Thu)	1 x per week	1 x per fortnight

Notes -

- Delete a watering if rainfall in the 48 hours prior to the scheduled watering exceeds 50mm.
- Less water may be required for drought tolerant species or more water for species with high water demands. Similarly, rainfall and soil/site drainage may result in lesser or higher water demands.
- Monitor the irrigation regularly – especially in heavy clay soils where poor drainage can pose a major problem.
- Watering frequency and volumes are to be adjusted in accordance with notes b) and c) above.

The following items are to be undertake on a monthly basis as required

- Ensure approved mulch is maintained to a depth of 100mm and not piled against tree trunk.
- Ensure surround of tree or planting bed is free from weeds and grass.
- Ensure stakes and guards installed and allow free movement of trees stunk while providing support in strong winds.
- Any pest or disease is treated using appropriate methods and products for use in public areas in accordance with Council's pesticide notification plan and any legislative requirements. Note – non-chemical treatments are preferred by Council where practical.
- Any missing, dead or significantly damaged trees are to be replaced with like for like species and in original specified container size. Note – these trees are to be street tree (single central trunk) form and self-supporting.

The following items are to be undertake on an annual basis as required and at completion of maintenance period.

- Crown lifting to maintain a ratio of approximately 30% clear trunk and 70% foliage.
- Formative pruning in accordance with AS4373-2007 section 7.2.5 to be undertaken by a minimum AQF3 qualified arborist. Slow release fertilizer (low phosphorus native suitable type) to be applied as per manufacturers recommendations at beginning of growing season (October to February) each year

A schedule of all required maintenance works is to be prepared and updated as maintenance works are undertaken in accordance with the above requirements. The schedule is to be submitted to Council's Environmental Services Team on completion of maintenance works.

(33) Sustainability

Fast charging Electric Vehicle Charging Stations are to be supplied and installed as per the National Construction Code requirements.

DURING DEMOLITION WORK

(34) Removal of Waste Material

Any identified materials from the site that contain fill, rubbish and/or asbestos shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2014). Once assessed the materials shall be disposed of at a licensed waste facility suitable to accept that particular waste.

Copies of tipping dockets shall be retained and supplied to Council upon request.

Condition reason: To ensure the removal, handling and disposal of asbestos is carried out safely and lawfully.

(35) Removal of Hazardous Waste Materials

The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with SafeWork NSW, NSW EPA and other Australian regulatory authority guidelines and requirements.

Condition reason: To ensure the removal, handling and disposal of asbestos is carried out safely and lawfully.

BEFORE REMEDIATION WORK COMMENCES

(36) Interim Audit Advice – NSW EPA Accredited Site Auditor

A NSW EPA Accredited Site Auditor shall provide Interim Audit Advice to Council prior to the commencement of building work. The advice shall address contamination across the entire site which is the subject of this Development Application.

Condition reason: To ensure the site is suitable for the intended use in accordance with the requirements of SEPP (Resilience and Hazards) 2021

(37) Site Auditor Endorsed Remediation Action Plan

A NSW EPA Accredited Site Auditor shall review and endorse any remediation action plan for the site prior to the commencement of remediation works. A copy of the endorsed Remediation Action Plan is to be submitted to Council prior to the commencement of works.

Condition reason: To ensure the site is suitable for the intended use in accordance with the requirements of SEPP (Resilience and Hazards) 2021

DURING REMEDIATION WORK

(38) Remediation works inspections

Remediation works inspections – A qualified environmental consultant or scientist must frequently inspect the remediation works to confirm compliance with the RAP including all health and safety requirements.

Condition reason: To ensure risk from hazardous materials is minimized..

ON COMPLETION OF REMEDIATION WORK

(39) Validation Report

A validation report prepared by a suitably qualified Contaminated Land Consultant shall be provided to the Certifying Authority and Council within 30 days following completion of the remediation works, which demonstrates;

- a. Compliance with the approved RAP;
- b. That the remediation acceptance criteria (in the approved RAP) has been fully complied with;
- c. That all remediation works undertaken comply with the contaminated lands planning guidelines, Contaminated Lands Management Act 1997 and Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021;

And includes:

- d. A 'Notice of Completion of Remediation Work' as required under section 4.15 of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021; and
- e. A statement confirming that the site following remediation of contamination is suitable for the intended use.

Condition reason: Condition reason: To ensure the site has been made suitable for the intended use in accordance with the requirements of SEPP (Resilience and Hazards) 2021.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR THE RELEVANT STAGE

These conditions have been imposed to ensure that the development is undertaken to an approved standard and related approvals.

(40) Application for a construction Certificate (Building Works)

The applicant shall apply to Council or an Accredited Certifier for a Construction Certificate to carry out the relevant building works in accordance with this consent. The details to be included in the application for a Construction Certificate are:

- (a) Architectural plans and building specifications complying with the National Construction Code (NCC) relevant Australian Standards, and the development consent and conditions.
- (b) If Council or a private accredited certifier issues the Construction Certificate, engineering details must be submitted for approval for all structural elements. Also a certificate from the engineer must be included certifying that the design fully complies with appropriate SAA Codes and Standards and the Building Code of Australia requirements.
- (c) Essential services plan outlining the existing and proposed fire safety measures.
- (d) Structural Engineers Design Certificate for all structural elements, indicating compliance with Part B of volume one of the National Construction Code and relevant Australian Standards.
- (e) Disabled access provisions to common and public areas in accordance with AS1428 Design for Access and Mobility and the Premises Code.
- (f) If a performance solution is proposed, the following details must be lodged:
 - Performance Based Design Brief;
 - Performance requirements that the performance solution intends to meet.
 - Assessment methods used to determine compliance with the performance requirements, including if and how each performance objective impacts on other requirements of the NCC;
 - Final report - demonstrate compliance with the NCC Performance Requirements agreed in the PBDB; and

- A statement about the person who prepared the performance solution, indicating qualifications, experience, insurance details, and membership of an approved accreditation body.

Condition reason: A requirement under the provisions of the Environmental Planning and Assessment Act 1979.

Note: Construction work may only commence upon the issue of a Construction Certificate, appointment of a Principal Certifier(PC), and lodgement of Notice of Commencement.

(41) Preparation of construction and fit out plans for food and drink premises

Before the issue of a construction certificate, detailed plans of all food and beverage preparation, serving and storage areas (including for perishable stock, waste, chemicals and personal belongings) must be prepared by a suitably qualified person.

The detailed plans must be prepared in accordance with the following editions in force on the date of determination and provided to the Principal Certifier:

- a) Food Standards Code (Australia) and Food Safety Standard 3.2.3 – Food Premises and Equipment
- b) Food Act 2003 and Food Regulation 2015
- c) Plumbing Code of Australia and Australian Standard/New Zealand Standard AS/NZS 3500 series on Plumbing and Drainage
- d) Sydney Water commercial trade wastewater requirements for food premises, where required, and
- e) AS 4674 Design, Construction and fit-out of food premises

Condition reason: To ensure detailed construction and fit out plans are submitted which comply with the relevant standards

(42) Preparation of mechanical ventilation plans

Before the issue of a construction certificate, detailed plans of the mechanical exhaust ventilation system must be prepared by a suitably qualified person.

The detailed plans must be in accordance with the following and submitted to the principal certifier:

- a) Australian Standard 1668: - The use of ventilation and air conditioning in buildings; and
- b) ensure all generate heated air, smoke, fumes, steam or grease vapours do not:
 - i) cause a nuisance to persons within or nearby to the premises, or
 - ii) cause air pollution as defined under the NSW Protection of the Environment Operations Act 1997

Condition reason: To ensure that detailed professional plans of the approved mechanical ventilation system are submitted before the issue of a construction certificate

- (43) The development shall comply with the provision of AS1428 – Design for access and mobility in respect of accessibility for people with a disability. Prior to the issue of a Construction Certificate for the relevant stage, a report certifying compliance with this condition prepared by a suitably qualified person must be provided to Council or the nominated Accredited Certifier.

(44) **Engineering**

Before the issue of Construction Certificate, the nominated Accredited Certifier must ensure the Construction Certificate Plans and Specification detail the carparking, access and stormwater requirements in accordance with the approved plans and any variations outlined in the conditions of consent.

Condition reason: To ensure the construction certificate plans are prepared in accordance with the development consent.

(45) **Carpark Access**

Before the issue of Construction Certificate, the nominated Accredited Certifier must ensure the construction certificate plans in relations to carpark access, makes provision for adequate pedestrian safety sight lines in accordance with D13.06 of Wollondilly Shire Council's Design Specification.

Condition reason: To ensure pedestrian safety at the entrance to the basement carpark.

(46) **Stormwater Management**

Before the issue of Construction Certificate, written evidence prepared by Wollondilly Shire Council and to the certifiers satisfaction, must be obtained that demonstrates that adequate arrangements have been made for any amplification to existing public drainage systems.

Condition reason: to ensure existing drainage infrastructure has sufficient capacity to receive stormwater discharge from the development.

(47) **Stormwater Management**

Before the issue of Construction Certificate, an "Onsite Detention Management and Maintenance Plan" shall be prepared by suitably qualified professional and to the satisfaction of the nominated Certifier, outlining the ongoing management, inspection and maintenance required to ensure adequate operation of the Onsite Detention system. That includes:

- a) In respect of the operation of the On-site Detention basin and rainwater reuse system, the person or entity having the benefit of this consent shall:
- b) Operate the system at all times,
- c) inspect and conduct maintenance on the system,

- d) keep records of inspections and maintenance for a period of up to 5 years and provide records to Council upon request,
- e) rectify, as soon as practicable, any defect or maintenance requirement to ensure the operation of the system is in accordance with the approved design and Operation Management Plan,
- f) comply with and Council request to inspect the system and comply with any notification issued by Council to perform maintenance or defect rectification works.

Condition reason: To ensure compliant stormwater controls.

(48) Children Services Parking

Before the issue of Construction Certificate for Stage 3 (Village Green), written evidence is to be provided to the Certifier's satisfaction, that alternate parking arrangements have been made for the provision of 15 parking spaces servicing the Children Services Building.

Condition reason: To ensure that carparking is provided in accordance with the Children Services Building Development Consent.

- (49) Prior to the issue of a Construction Certificate for the relevant stage, the Certifier shall ensure that vehicular access, circulation, manoeuvring, and pedestrian and parking areas associated with the subject development are in accordance with Wollondilly Shire Council's Development Control Plan, AS2890.1, AS2890.2 and AS2890.6. The car park layout shall be amended to conform with Stantec's 'Car Park Compliance Review' plan (Reference No. 300305086, dated 4 October 2023).
- (50) Prior to the issue of a Construction Certificate for the relevant stage, the Certifier shall ensure that all vehicles accessing the site can enter and exit from/to the public road access in a forward direction. Any turning movements to comply must be in accordance with AS2890 for the relevant vehicle.
- (51) Prior to the issue of a Construction Certificate for the relevant stage, the installation of any regulatory/advisory signage and line marking, and/or the removal/provision of parking spaces within the public road reserve shall be lodged with Wollondilly Shire Council and endorsed by the Local Traffic Committee.

(52) Flood Inundation - Mainstream

Before the issue of Construction Certificate for stage 1, details shall be provided to the nominated Accredited Certifier for either:

- The method of preventing inundation of the floors below the Mainstream Flood Planning Level (158.8m AHD) or
- An economic analysis that gives due consideration to the flood damages associated with over floor flooding

Condition reason: to reduce the risk and implications of flooding for development works that are carried out in flood affected areas within the Shire

(53) Flood Inundation – Overland

Before the issue of Construction Certificate for stage 1, details shall be provided to the nominated Accredited Certifier that confirm the inclusion the concrete upturn or an alternative method of preventing inundation of the floors with a frontage affected by the Overland Flood Planning Area

Condition reason: to reduce the risk and implications of flooding for development works that are carried out in flood affected areas within the Shire

(54) Flood Damage Resistance – Designated Flood

Before the issue of Construction Certificate for Stage 1, adequate certification by a suitably qualified and experienced engineer shall be provided to the nominated Accredited Certifier indicating that the proposed building can withstand the likely conditions experienced during the Designated Flood without suffering significant damage.

Condition reason: to reduce the risk and implications of flooding for development works that are carried out in flood affected areas within the Shire

(55) Flood Damage Resistance – PMF

Before the issue of Construction Certificate, at each stage of the development, adequate certification by a suitably qualified and experienced engineer shall be provided to the nominated Accredited Certifier indicating that the proposed building can withstand the likely conditions experienced during the Probable maximum Flood without suffering structural failure.

Condition reason: to reduce the risk and implications of flooding for development works that are carried out in flood affected areas within the Shire

(56) Flood Compatible Materials

Before the issue of Construction Certificate for stage 1, adequate certification by a suitably qualified and experienced engineer shall be provided to the nominated Accredited Certifier demonstrating that any parts of the building and car park below the Designated Flood Level are to be constructed of flood compatible (flood damage resistant) materials.

Condition reason: to reduce the risk and implications of flooding for development works that are carried out in flood affected areas within the Shire

(57) Prior to the issue of a Construction Certificate further details are to be provided regarding waste management during the demolition and construction phase of the development and during occupation. These details are to form an addendum to the Waste Management Plan and shall be prepared and submitted to the Principal Certifying Authority in accordance with:

- a) Council's Development Control Plan
- b) Environment Protection Authority's Waste Classification Guidelines

These details are to include:

a) A Waste Management Plan detailing the following:

i) Waste management during demolition and construction including:

- Estimated volume, collection arrangement and disposal location for each waste type;
- Methodology for identification and management of asbestos and other hazardous substances (e.g. PCBs, lead-based paint, etc) during demolition;
- Demolition and construction site plans showing the locations of bins and accessibility to waste collection vehicles, and how the waste storage and collection area(s) will be kept separated from staff and visitor pedestrian traffic. The plan should also provide information about how the waste storage area will be secured from public access at all times. This will be particularly important in relation to bins containing hazardous materials.

ii) Waste management during occupation including:

- Details on responsibility and process for transferring waste from the GSB and Library to waste storage area and responsibility for cleaning & maintaining waste storage area.

A copy of the Waste Management Plan must be kept on-site at all times while work approved under the development consent is being carried out.

Condition reason: To ensure safe practices for the storage, handling & collection of waste during all stages of development.

(58) Public Litter Bins

Details of outdoor bin locations and materials (if applicable) are to be provided on a plan and submitted to the Principal Certifying Authority with the Construction Certificate application. Outdoor bins are to be fixed and provided in convenient locations.

Condition reason: To ensure adequate waste disposal options are provided to the community/users and reduce the likelihood of littering.

(59) Water Sensitive Urban Design

Amendments to the Civil Engineering Plans are to be prepared and provided for Council approval prior to issue of a Construction Certificate, demonstrating required Water Sensitive Urban Design infrastructure that fulfils the requirements in the Government Services Building, Picton, NSW, 2571 Water Sensitive Urban Design Report December 2023 and Council's Integrated Water Management Policy, Strategy and Water Sensitive Urban Design Guidelines. Civil Engineering Plans are to be accompanied with modelling that clearly states how the stormwater management for the development complies with the requirements in Councils Water Sensitive Urban Design Guidelines.

Condition reason: This is a requirement to fulfil Council's water management requirements as well as supporting more resilient landscaping and urban cooling.

(60) Heat island mitigation

Any external materials forming the main cladding material for the development must be a colour that has a solar absorptance of 0.7 or less. Solar absorptance is the total incident solar radiation that is absorbed by roofing material.

Condition reason: To ensure that the principles of ecologically sustainable development (ESD) are incorporated into the design, construction and ongoing operation of development.

(61) Landscaping

A detailed Landscaping Plan is to be provided to Council prior to issue of a Construction Certificate which includes the following:

- Maximise synergies with Water Sensitive Urban Design and supports the Government Services Building, Picton, NSW, 2571 Water Sensitive Urban Design Report December 2023 and Council's Integrated Water Management Policy, Strategy and Water Sensitive Urban Design Guidelines.
- A modelled canopy cover of at least 40% within the development including adjoining street verges.
- Street trees on Menangle Street, Colden Street and Corbett Lane which are passively irrigated with stormwater where possible using curb inlets and infiltration pits near root zones.
- At least one sequoia species to be included to replace the significant metasequoia tree that had to be removed as part of the development.
- Replace the following species provided in the preliminary landscaping plan: Eucalyptus pulverulenta, Hakea bakeriana, Hakea laurina (unless grafted stock is specified), Eucalyptus macrocarpa, Backhousia citriodora, Actinotus forsythia, Austromyrtus dulcis, Hibbertia scandens, Acacia cultriformis, Brunonia australis and Eremophila glabra. Consult with Council's environment and Open Space Teams prior to finalising the detailed landscaping plan.
- Specifies Water Sensitive Urban Design zones including permeable pavement, actively irrigated zones and zones without irrigation.

PRIOR TO THE COMMENCEMENT OF WORKS FOR THE RELEVANT STAGE

These conditions have been imposed to ensure that all construction work is undertaken to an approved standard and related approvals.

(62) Waste Storage - Demolition & Construction

The following practices are to be implemented during demolition and construction works:

- a) a waste storage area (bins or bays) shall be provided to temporarily store demolition and construction waste on the work site prior to disposal;
- b) a garbage bin or receptacle shall be provided at the work site before works begin and shall be maintained until works are complete. This receptacle shall have a tight-fitting lid and be suitable for the reception of food scraps, papers, etc;
- c) the waste management system shall maximise waste diversion;
- d) any bin or bay containing light weight waste (e.g. polystyrene, paper or plastic) must be enclosed to prevent the material from escaping the enclosure;
- e) waste shall be collected onsite and transported to a licenced waste facility as per the approved Waste Management Plan;
- f) waste shall not be burnt or buried on site, or on any other properties

Fourteen (14) days prior to the commencement of demolition works, contact is to be made with Council to cancel the existing waste collection service and organise the removal of the bins. This shall be completed by contacting Council's Waste Services Team by email on council@wollondilly.nsw.gov.au.

- (63) Prior to the commencement of any building works, approval obtained via Sydney Water via 'Tap inTM' (www.sydneywater.com.au) or a Sydney Water - Water Service Co-Ordinator shall be submitted to the Principal Certifier.
- (64) Prior to the commencement of any works on-site (including demolition works), Council must meet the 2024 parking targets defined in the Picton Town Centre Parking Strategy. This includes the delivery of an additional 21 parking spaces within the Picton Town Centre to offset the parking space loss imposed by this development.
- (65) Prior to the commencement of any works on-site (including demolition works), a Construction Traffic Management Plan (CTMP) is to be prepared and provided to Council's Manager of Development Services for approval. The CTMP shall be prepared by a suitably qualified consultant with appropriate training and certification from Transport for NSW. The CTMP shall include the following:
- Description of construction activities and duration.
 - Construction work hours.
 - Detailed assessment of construction traffic impacts including any cumulative impacts.
 - Details regarding any one-off activities for installation of cranes and other equipment.
 - Swept path analysis of heavy vehicle access to the site and Works Zone.
 - Detailed assessment of on-street parking impacts and how they are to be mitigated and managed throughout construction.
 - Emergency vehicle access.
 - Impacts to public transport services.
 - Traffic Guidance Scheme(s).
 - Contact details of key project personnel.

Approval of the CTMP may require approval of the Local Traffic Committee.

(66) **Mechanical Plant**

Mechanical plant shall be selected during the design phase for future development and a detailed acoustic assessment carried out and lodged with any development applications to demonstrate that the cumulative noise of all equipment does not exceed the applicable noise criteria.

Condition reason: To protect the amenity of the local area

(67) **Environmental Controls**

Before building work commences, a Construction Environmental Management Plan must be prepared by suitably qualified professional and to the satisfaction of the Principal Certifying Authority, outlining the management measures to be undertaken during Building Works to minimise environmental harm. The plan must include the following matters:

- a) Provisions for public safety;
- b) Pedestrian and vehicular site access points and construction activity zones;
- c) Details of construction traffic management;
- d) Details of bulk earthworks to be carried out;
- e) Details of Erosion and Soil Management;
- f) Details of Stockpile Management;
- g) Details of site Stabilisation;
- h) The location of site storage areas and sheds;
- i) The equipment used to carry out works;
- j) Hours of work;
- k) Contact details of Contractors and display of details to the public;
- l) The location of a garbage container with a tight-fitting lid;
- m) Dust, noise and vibration control measures;
- n) The location of temporary toilets;
- o) The protective measures for the preservation of trees on-site.

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.

Condition reason: To ensure building works have adequate Environmental Controls.

(68) Children Services Parking

Before building work commences for the Stage 3 (Village Green), alternate parking arrangements for the 15 carparking spaces allocated to the Children Services building must be provided and made available for use by all staff and visitors.

Condition reason: To ensure that carparking is provided in accordance with the Children Services Building Development Consent.

(69) Public Roads

Before commencing any works within the public road reserve, a Road Management Permit must be issued by Council's Development Engineering Section, as the Road Authority, in accordance with Section 138 of the Roads Act.

Note: A permit is subject to Council's standard fees and charges.

Condition reason: To ensure the development is undertaken in accordance with the Roads Act, 1993.

DURING CONSTRUCTION

These conditions have been imposed to ensure that the construction works are undertaken to an approved standard.

(70) Construction shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by Council or a nominated Certifier.

(71) Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

(72) All building work shall comply with the relevant provisions of the National Construction Code.

(73) Public Road Protection

During Building works all vehicle access is to be controlled so as to prevent tracking or deposition of sediment, mud, dust and other loose material onto adjoining roadways.

Condition reason: To ensure the development works are undertaken in accordance with requirements of the Roads Act, 1993.

(74) Environmental Controls

During building works, the person having the benefit of this consent must ensure all construction activities are undertaken in accordance with the approved Construction Environmental Management Plan.

Condition reason: To ensure erosion and sediment controls are adequately implemented onsite

(75) Waste Storage and Processing

All waste materials generated during demolition and construction works shall be managed in accordance with the approved Waste Management Plan.

Copies of tipping dockets shall be retained and supplied to the Principal Certifying Authority.

Condition reason: To ensure the correct and lawful handling and disposal of waste during demolition and construction.

(76) Litter Management During Demolition and Construction

Any identified materials from the site that contain fill, rubbish and/or asbestos shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2014).

Once assessed the materials shall be disposed of at a licensed waste facility suitable to accept that particular waste and in accordance with SafeWork NSW, NSW EPA and other Australian regulatory authority guidelines and requirements.

Copies of tipping dockets shall be retained and supplied to Council upon request.

Condition reason: To ensure the removal, handling and disposal of asbestos is carried out safely and lawfully.

(77) Removal of Hazardous Waste Materials During Demolition or Construction

All waste materials shall be secured and maintained within designated waste storage areas at all times and shall not leave the site onto neighbouring properties, public roads, or into the stormwater system.

Condition reason: To ensure that wastes are correctly stored and controlled at all times to prevent accidents and to maintain clean and tidy premises.

(78) Waste Collection Vehicle Movements

During demolition and construction works, waste collection vehicles shall enter & exit the site in a forward direction, completing no more than a three-point turn while on site. Where this is not possible, traffic control shall be in place while the waste collection vehicle enters and exits the site.

Condition reason: To ensure public safety during movements of waste collection vehicles.

PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE FOR THE RELEVANT STAGE

These conditions have been imposed to ensure the development and associated activities/operation are acceptable in terms of the amenity of the neighbourhood and the public interest whilst maintaining its functional operation.

- (79) The development shall be connected to the reticulated Sydney Water sewerage system, prior to the release of any Occupation Certificate. **(Note: Used in Sydney Water Sewer Areas Only)**

- (80) The disturbed areas surrounding the building work shall be reinstated to the satisfaction of the Principal Certifier upon completion of the work.

(81) Final Fire Safety Certificate

Prior to the issue of any Occupation Certificate, a Final Fire Safety Certificate shall be submitted to the nominated Principal Certifier, to certify that all of the essential fire safety measures / services as listed in the approved Fire Safety Schedule have been satisfactorily installed. The Final Fire Safety Certificate shall be accompanied by installation certification for each essential fire safety measure / service from the licensed installer.

(82) Site Audit

Prior to the occupation of the development or the issue of any Occupation Certificate the Validation Report must be reviewed by a NSW EPA accredited site auditor and a Site Audit Statement and Report must be issued. The Site Audit Statement must indicate that the site has been remediated in accordance with the approved Remedial Action Plan and is suitable for the proposed land use. The Site Audit Statement and Report must be submitted to the satisfaction of Council, prior to occupation and the issue of any Occupation Certificate.

Condition reason: To ensure the site is suitable for the intended use in accordance with the requirements of SEPP (Resilience and Hazards) 2021

(83) Road and Asset Authority

Before the issue of Occupation Certificate or any occupation of the development, the nominated Certifier must ensure that written evidence is provided from the relevant Road Authority (Wollondilly Shire Council) that all public roadwork, including upgrades and vehicle property entrance works associated with this development have been satisfactorily completed.

Condition reason: To ensure adequate infrastructure is provided to support the development.

(84) Stormwater Management

Before the issue of any occupation of the development or the issue of any Occupation Certificate, the nominated Certifier must ensure that the stormwater drainage and Onsite Detention system are satisfactorily constructed and operational.

Condition reason: To ensure all works are completed to the satisfaction of the Principal Certifying Authority.

(85) Carparking Access

Before the issue of the relevant Occupation Certificate for Stage 1 (Government Services Building) or Stage 2 (Library), confirmation must be obtained from WSC Manager Assets, Transport and Engineering, that demonstrates, to the Certifiers Satisfaction, that the pedestrian access arrangements in the approved Pedestrian Access Plan have been provided.

(86) Prior to the issue of any Occupation Certificate, directional signage and line marking shall be installed indicating directional movements and the location of customer and staff parking to the satisfaction of the Principal Certifier. Time limits on customer parking should reflect the desired turnover.

(87) The bus stop situated at the front of the development on Menangle Street (identified as Picton Shire Hall and Library Menangle Street Stop ID: 257143) must meet the requirements of the Disability Discrimination Act 2002 following the guidelines for evaluating compliance of bus stops with the Disability Standards for Accessible Public Transport 2002. Any required upgrades to ensure compliance shall be delivered prior to any Occupational Certificate.

(88) Notice of Food Business

Before the issue of an occupation certificate, council must be notified of the food business in accordance with the NSW Food Act 2003 and the Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirement.

Condition reason: To enable council to ensure compliance with the consent when the business is operating

(89) Inspection on Completion

Upon completion of the work and prior to operation or use, the kitchen must be inspected by Council's Environmental Health Officer to ensure compliance with relevant Food Safety Standards. Evidence of a satisfactory inspection result shall be provided to the Principal Certifying Authority prior to issue of any Occupation Certificate.

Condition reason: To ensure premises are fitted out in accordance with relevant Legislation and Standards

(90) Food Safety Supervisor

Details of the certified Food Safety Supervisor for the food business shall be submitted to Council prior to the operation of the food premises.

Condition reason: To ensure that a Food Safety Supervisor is present on the premises

(91) Bins for GSB and Library

Prior to the issue of an Occupation Certificate, bins shall be provided in the following buildings:

- GSB Building – In consultation with Council's Waste Services Team, at least one bin station consisting of 1 x garbage and 1 x recycling storage bin/container shall be provided in each team workspace. The bin station shall also allow for the storage of 1 x FOGO bin/container once the service is implemented in 2029. Each bin station shall be located in a central location within each team workspace and be conveniently located for staff to access.
- Library – An appropriate number of bin stations consisting of 1 x garbage and 1 x recycling storage bin/container shall be provided within public areas of the library in consultation with Council's Library Services Team Leader.

Condition reason: To ensure that the appropriate number of bins are made available for the disposal of waste in staff and public areas.

(92) Instructional Bin Signage

Instructional signage approved by Council's Waste Services Team shall be displayed at each bin station on the correct use of the waste management system.

Condition reason: To ensure that waste is disposed of into the correct bins and to reduce the risk of contamination of recycling & FOGO bins.

(93) Removal of Waste Upon Completion of Works

Prior to the issue of an Occupation Certificate:

- a) all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved Waste Management Plan; and
- b) written evidence of the waste removal must be provided to the satisfaction of the Principal Certifying Authority (e.g. tipping dockets, transport/receival records).

Condition reason: To ensure waste material is appropriately recycled, disposed of or satisfactorily stored.

(94) Completion of Works in Accordance with Waste Management Plan

The Principal Certifying Authority shall ensure that all works have been completed in accordance with the approved Waste Management Plan.

Condition reason: To ensure the development is designed to provide best practice waste management during its operational life.

DURING OCCUPATION / USE

These conditions have been imposed to ensure the development and associated activities/operation are acceptable in terms of the amenity of the neighbourhood and the public interest whilst maintaining its functional operation.

- (95) The development shall not be occupied or used until an Occupation Certificate is issued by the Principal Certifier for the relevant stage.
- (96) All essential fire safety measures / services are to be inspected and certified in accordance with the Environmental Planning and Assessment Act 1979, every 12 months from the date of the Occupation Certificate. Council shall be provided with a copy of the Annual Fire Safety Statement, Fire Safety Schedule and relevant inspection reports in accordance with the Environmental Planning and Assessment Act 1979.
- (97) The person or entity having the benefit from this consent shall implement and comply with the actions, and the monitoring and review process described in the Green Travel Plan (Stantec, Reference No. 300305086, dated 16 November 2023). The plan is to be implemented and reviewed by the management of the facility on a regular basis and operate for the life of the development.
- (98) Bicycle parking facilities shall be provided in accordance with 'Cycling Aspects of Austroads Guidelines' prepared by Austroads, third edition, dated June 2017. In this regard, bicycle parking provision shall be increased post-opening should bicycle parking demand necessitate. This shall be monitored through actions prescribed in the Green Travel Plan (Stantec, Reference No. 300305086, dated 16 November 2023).
- (99) Any vehicle servicing operations that occur within potential pedestrian areas, including that of the performing arts centre (PAC) loading area, shall be supervised by qualified traffic management personnel throughout the life of the development.

(100) All parking spaces, loading zones, parking aisles and manoeuvring areas are to be kept clear of stored materials, products and waste materials such that these areas remain unobstructed and allow for the safe movement of vehicles.

(101) The required sight lines around the driveway entrances are not to be compromised by landscaping, fencing or signage.

(102) Limitations on food preparation during ongoing use

During ongoing use of the premises, food preparation that generates heated air, smoke, fumes, steam or grease vapours must not be undertaken unless mechanical ventilation has been approved and installed under this consent.

Condition reason: To ensure the safe operation of the premises and to protect the amenity of adjoining premises and the surrounding area

(103) Bin Delivery and Storage

Prior to occupation, the following bins shall be ordered and stored in the approved waste storage area:

- 6 x 1100L garbage bins
- 21 x 240L recycling bins

Condition reason: To ensure adequate waste storage space is available for the development and to prevent overfull bins.

(104) Bin Collection

Waste management at the premises shall be in accordance with Council's waste collection requirements listed on Council's website. To minimise the risk to pedestrians, bins shall be serviced outside of the Library, GSB & PAC operating hours.

Condition reason: To allow waste collections to occur safely and efficiently.

(105) Appointment of Caretaker to Clean Bins & Bin Storage Area

A caretaker shall be appointed to clean bins and bin storage area, and where applicable, present bins for collection and return bins to bin storage area after collection as per Council's waste collection requirements.

The bin storage area is to be kept free of obstacles and in a clean and hygienic state to prevent odour and to not attract vermin or other pests.

Condition reason: To ensure the development is designed to provide best practice waste management during its operational life.

(106) Bin Storage and Collection Points

Bins shall be serviced from the approved loading area and not from on kerbside. Waste collection vehicles shall enter & exit the site in a forward direction, completing no more than a three-point turn while on site.

Condition reason: To reduce the health and safety risk to pedestrians and ensure bins do not detract from the aesthetic qualities of the area.

(107) Access and Parking

During ongoing use of the development, the person having the benefit of this consent must ensure all line marking, lighting, signage associated with the operation of the carpark(s) are maintained to an appropriate level of function and visibility and are functioning as per the design intent.

Condition reason: To ensure the development provides for functional carparking facilities.

(108) Stormwater Management

During ongoing use of the development, the person having the benefit of this consent must ensure the ongoing operation of the Onsite Detention system, including the inspection and maintenance, is in accordance with an approved "Onsite Detention Management and Maintenance Plan".

Condition reason: To ensure adequate provision has been made for ongoing maintenance of the onsite detention system as per the Principal Certifier's approved maintenance management plan.

(109) External Lighting

- (a) During ongoing use, lighting must comply with AS 4282: Control of Obtrusive effect of outdoor lighting.
- (b) Lighting must not interfere with traffic safety.
- (c) Lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties.

PRESCRIBED CONDITIONS

These conditions are imposed as they are mandatory under the Act.

Division 8A Prescribed conditions of development consent:

(110) Erection of signs

- (a) *This section applies to a development consent for development involving building work, subdivision work or demolition work.*
- (b) It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—
 - i. *showing the name, address and telephone number of the principal certifier for the work, and*
 - ii. *showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and*
 - iii. *stating that unauthorised entry to the work site is prohibited.*

(c) The sign must be—

- i. maintained while the building work, subdivision work or demolition work is being carried out, and
- ii. removed when the work has been completed.

(d) This section does not apply in relation to—

- i. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
- ii. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

(111) Shoring and adequacy of adjoining property

(a) This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.

(b) It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense—

- i. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
- ii. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

(c) This section does not apply if—

- ii. the person having the benefit of the development consent owns the adjoining land, or
- iii. the owner of the adjoining land gives written consent to the condition not applying.

ADVICE

(1) The following service providers should be contacted prior to the commencement of construction works to establish their requirements:

- Dial Before You Dig - 1100
- Telstra - 13 22 00
- Endeavour Energy - 133 718
- Sydney Water - 13 20 92
- NBN - 1800 687 626

(2) Engineering

No works are to commence within the adjoining road reserve or laneway until a Road Management Permit (issued under Section 138 of the Roads Act) has been issued by Wollondilly Shire Council's Infrastructure Strategy and Planning department, as the road authority. Issue of permits, approvals and inspections will be subject to Council's normal Fees and Charges.

(3) Engineering

During the course of construction, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc., that require alterations shall be altered at the applicant's expense and to the satisfaction of Council or the relevant authority.

(4) Road Asset Authority

A "Works as Executed" plan from a Chartered Professional Engineer or Registered Surveyor is to be submitted to the Manager, Assets, Transport and Engineering (for the public road works) prior to the final inspection for the Certificate of Practical Completion.

(5) Road Asset Authority

A defects liability period of twelve (12) months will apply from the date of issue of the Certificate of Practical Completion for all public roadworks. A 10% maintenance bond, or a minimum of \$5,000, whichever is greater, is to be lodged in accordance with Council's Construction Specification for all work that is to become the property of Council.

(6) Engineering

At all times work is being undertaken within the public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site with a minimum of disruption.

(7) Engineering

The developer and any contractor or sub-contractor used to carry out any work authorised by or out of this approval on Council owned or controlled land, is to carry the following insurance, copies of which are to be produced to Council upon request:

- Motor Vehicle Insurance (comprehensive or property damage) for all self-propelled plant, as well as valid registration or RMS permit (Including CTP insurance). Primary producer's registration is not registration for use on Public Road construction work.
- Workers Compensation Insurance.
- Twenty Million Dollar Public Liability Insurance.

- (8) At all times work is being undertaken within the public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site with a minimum of disruption.
- (9) All reasonable efforts shall be taken to protect the public footway and road pavement from damage during the course of construction. Restoration of any damaged road or footway shall be at the applicant's expense. A builder's security deposit is to be lodged with Council prior to any work being undertaken on the property. Any costs incurred by Council as a result of repairing damages caused directly or indirectly by the development will be deducted from the security deposit.
- (10) During the course of construction, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc., which require alterations shall be altered at the applicant's expense and to the satisfaction of Council and the authority concerned.