

ANNEXURE B

DA 112/2021 – PPSWES-119 – Wyangala Water Treatment Plant – Recommended Conditions of Consent

GENERAL CONDITIONS

- I. Development is to be in accordance with approved plans.

The development is to be implemented in accordance with the plans and supporting documents stamped and approved and set out in the following table except where modified by any conditions of this consent.

Plan No./ Supporting Document	Prepared by/Reference Details	Cowra Shire Council Reference
Site Analysis Plan EPS DRG No. 114005-L-001 Rev 01	Enviropacific Services Pty Ltd 19.07.21	Received 29 September 2021 Stamped No. 112/2021
Site Plan New WTP Area EPS DRG No. 114005-L-002 Rev 01	Enviropacific Services Pty Ltd 19.07.21	Received 29 September 2021 Stamped No. 112/2021
Site Plan Sludge Handling Area EPS DRG No. 114005-L-003 Rev 01	Enviropacific Services Pty Ltd 19.07.21	Received 29 September 2021 Stamped No. 112/2021
Site Plan Existing WTP Area EPS DRG No. 114005-L-004 Rev 01	Enviropacific Services Pty Ltd 19.07.21	Received 29 September 2021 Stamped No. 112/2021
WTP Building Layout EPS DRG No. 114005-L-005 Rev 02	Enviropacific Services Pty Ltd 6.08.21	Received 29 September 2021 Stamped No. 112/2021
Metering & Sludge Handling Floor Plans & Elevations EPS DRG No. 114005-L-006 Rev 01	Enviropacific Services Pty Ltd 19.07.21	Received 29 September 2021 Stamped No. 112/2021
Site Elevation EPS DRG No. 114005-L-007 Rev 01	Enviropacific Services Pty Ltd 19.07.21	Received 29 September 2021 Stamped No. 112/2021
Erosion & Sediment Control Plan EPS DRG No. 114005-L-008 Rev 01	Enviropacific Services Pty Ltd 19.07.21	Received 29 September 2021 Stamped No. 112/2021

Plan No./ Supporting Document	Prepared by/Reference Details	Cowra Shire Council Reference
Water Treatment Building Floor Plan & Elevations Sheet No. A.01 Rev 2	Havenhand & Mather Architects Pty Ltd 16.07.21	Received 29 September 2021 Stamped No. 112/2021
Water Treatment Building Sections Sheet No. A.02 Rev 2	Havenhand & Mather Architects Pty Ltd 16.07.21	Received 29 September 2021 Stamped No. 112/2021
Statement of Environmental Effects Doc No. W0067542W-EWK- REP-054 Revision F	SGJV for Water Infrastructure NSW 12/10/21	Received 12 October 2021 Stamped No. 112/2021(A)

2. In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.
3. The applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Environmental Planning and Assessment Regulation 2000 (see attached Advisory Note).
4. The boundaries of any new lots subsequently created in relation to this development are to achieve appropriate building setbacks in compliance with the Building Code of Australia and National Construction Code.

Note: It is anticipated that at the completion of the development Cowra Shire Council will acquire the Wyangala Water Treatment Plant from the Applicant including the transfer of land and creation of a new lot.

5. Three-metre-wide easements are to be provided over all reticulated water supply mains and metered services for purposes of providing access to the mains system and for maintenance purposes. Legal and practical access and any existing easements are to be maintained to the telecommunications facility located on Lot 2 DP 259087.
6. All traffic movements in and out of the development must be in a forward direction.
7. If, during work, an Aboriginal object is uncovered then work is to cease immediately and the Office of Environment & Heritage is to be contacted urgently on (02) 6883 5300. Under the National Parks and Wildlife Act 1974 it is an offence to harm an Aboriginal object or place without an 'Aboriginal heritage impact permit' (AHIP). Before making an application for an AHIP, the applicant must undertake Aboriginal community consultation in accordance with clause 80C of the NPW Regulation.
8. All erosion and sediment control measures shall be implemented and maintained prior to, during and after the construction phase of the development. The erosion and sediment control measures are to comply with the approved plans and with Part Q of Cowra Council Development Control Plan 2014 at all times.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS

9. Prior to the commencement of works, the Applicant must prepare and implement a Construction Environmental Management Plan that includes all mitigation measures as detailed in the Statement of Environmental Effects and includes:
 - The mitigation and management measures identified in Section 8 of the Biodiversity Assessment Report prepared by Stantec GHD Joint Venture (Rev C, 02/09/21).
 - The recommendations contained in Section 6 of the Due Diligence Archaeological Assessment prepared by Navin Officer Heritage Consultants Pty Ltd (Rev 3, 13/08/2021).

CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION

10. In the event of any damage being caused to the existing kerb, guttering, footpath, water mains, sewer mains or public roadway during demolition or construction works, the Applicant shall reimburse the Cowra Council for the full costs of repairing and making good. Any temporary cross-over material must not remain in the street gutter.
11. Unless the prior written approval of Cowra Council is obtained, building activities and excavation work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 6.00 pm on weekdays and 8.00 am and 1.00 pm on Saturdays. No work on Sundays or Public Holidays is permitted.
12. All construction work shall be carried out within the confines of the property unless separate written permission is obtained from the relevant landowner and/or authority in control of the land. A copy of any written notices authorising off-site construction operations shall be submitted to Council prior to any operations commencing on the affected land.
13. All building rubbish and debris, including that which can be wind-blown, shall be contained on site in a suitable container for disposal at an approved Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project. No building rubbish or debris shall be placed or permitted to be placed on any adjoining public reserve, footway or road. The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.
14. All storage of goods and building materials and the carrying out of building operations related to the development shall be carried out within the confines of the property. All vehicles must be parked legally and no vehicles are permitted to be parked over the public footpath.
15. All loading, unloading and storage of goods and building materials, or the carrying out of building operations related to the development proposal shall be carried out within the confines of the property. No loading or unloading of goods on the public roadway system shall be permitted.
16. All roofed and paved areas are to be properly drained and discharged three metres clear of any building/structure in a manner that does not cause soil erosion or nuisance to adjoining properties.
17. The Applicant is required to obtain an Engineering Compliance Certificate from Cowra Shire Council or other form of documentary evidence from an Accredited Certifier, demonstrating that all road works and stormwater drainage infrastructure have been constructed and completed in accordance with Cowra Infrastructure and Operations Engineering Standards. For the purposes of obtaining the certificate, the works must be inspected by Council or an Accredited Certifier at the times specified below:

- a) **Pre-construction:** Prior to construction of works on the roadway and after all sediment controls and traffic controls are in place.
- b) **Road Works:** When earth works have been completed to sub-grade level, prior to any gravel being laid. When the road formation is completed, prior to sealing. When road works have been completed and sealed.
- c) **Water Mains:** When the water reticulated mains and services have been laid and prior to backfilling.
- d) **Completion:** When all vehicular accesses, internal driveways, and stormwater works have been completed.

The above certificate is required irrespective of whether the work has been inspected by a structural engineer, a lending authority or any other person. Necessary inspections must be arranged at least 24 hours in advance.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION OR THE COMMENCEMENT OF USE

- 18. Prior to any industrial vehicle haulage operations being undertaken from the development the Applicant shall, where possible, construct/upgrade the internal road to a minimum 4-metre-wide sealed standard with one metre wide gravel shoulders. In this regard the Applicant shall submit full engineering details of the road-works involved in the upgrading of the Wyangala Water Treatment Plant Access Road for approval by Council's Director of Infrastructure and Operations prior to the commencement of the required road-works.
- 19. Prior to occupation or the commencement of use the Applicant is to demonstrate to Essential Energy that they have complied with safe distances between the powerlines and the development or make arrangements for the powerlines to be relocated. The relocation of any powerline or construction of a new powerline must be completed in accordance with Essential Energy's Contestable Works requirements and policies.

NOTES

- i. The Applicant is to obtain any relevant approvals required under Section 68 of the Local Government Act 1993.
- ii. Prior to commencement construction works are to be certified by or on behalf of the Crown to comply with the Building Code of Australia in accordance with Section 6.28(2) of the Environmental Planning & Assessment Act 1979.
- iii. The unloading of building materials over any part of a public road by means of a lift, hoist or tackle projecting over the footway will require separate approval under Section 68 of the Local Government Act 1993.
- iv. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
- v. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
- vi. Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

- vii. Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).
- viii. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.