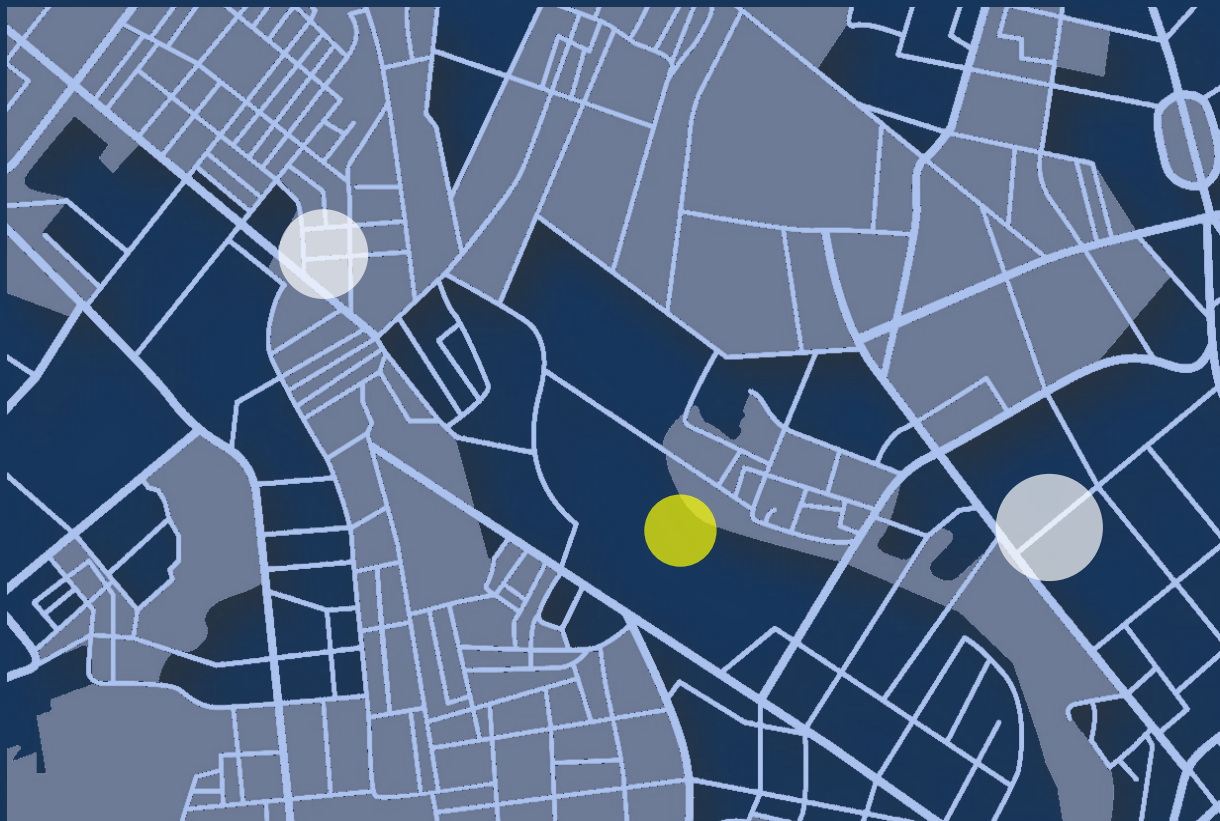




Addendum Assessment Report

DA6/2020 - Community Facility (Cultural Precinct,
Library and Archive)





Active Planning Consultants

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This Addendum Assessment Report has been prepared by Active Planning Consultants (APC) in response to questions raised by the Western Regional Planning Panel in their correspondence dated 23 March 2020 to assist in their assessment of Development Application No. DA6/2020 for a Community Facility (Cultural Precinct, Library and Archive) on Lots 51 and 52 DP 1014146, Lots 3 and 7 DP 759092, 252-256 Argent Street and 243-249 Blende Street, Broken Hill. This report also takes into consideration a letter from Neeson Murcutt + Neille Architects dated 31 March 2020 in response to the questions raised by Western Regional Planning Panel and makes minor changes to the recommended conditions in a previous APC Assessment Report dated 6 March 2020.

This report is and shall remain the property of APC. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
A	AC	M Carter	M Carter*	M Carter	M Carter	1/04/2020

Application Details Summary:

Development Application No: DA6/2020
Description of Development: Community Facility (Cultural Precinct, Library and Archive)
Applicant: Broken Hill City Council
Landowner(s): Broken Hill City Council and NSW Police Force

Property Description Summary:

Legal Description: Lots 51 and 52 DP 1014146, Lots 3 and 7 DP 759092, 252-256 Argent Street and 243-249 Blende Street, Broken Hill
Existing Improvements: Police Station, Police Residence, Town Hall Façade, Charles Rasp Memorial Library and various outbuildings, structures and hardstand areas

DA6/2020 Overview:

DA6/2020 proposes a new Community Facility (Cultural Precinct, Library and Archive) at the site of the existing Broken Hill Library, Broken Hill Town Hall Façade and associated car park as well as the adjacent Broken Hill Police Station and Police Residence.

Active Planning Consultants Pty Ltd (APC) has been engaged by Broken Hill City Council to undertake an independent assessment of Development Application No. DA6/2020, for consideration by the Western Regional Planning Panel. Having considered all of the submitted plans, the Statement of Environmental Effects and other supporting studies, APC tabled a completed assessment report of the proposal with Broken Hill City Council, recommending approval of the Community Facility (Cultural Precinct, Library and Archive), subject to 47 conditions being met. On 11 March 2020 Broken Hill City Council uploaded the APC Assessment Report onto the NSW Planning Portal for consideration by the Western Regional Planning Panel.

On 23 March 2020 Broken Hill City Council received correspondence from the Planning Panels Secretariat asking a number of questions to assist the Western Regional Planning Panel's (WRPP) assessment of the proposal. A copy of the Planning Panels Secretariat correspondence is attachment to this report.

On 25 March 2020, Broken Hill City Council wrote to Neeson Murcutt + Neille Architects (NM+N) and provided them with a copy of the WRPP's questions and invited them to provide a written response to the questions raised by the Panel. On 31 March 2020 NM+N wrote to Council and provided their response to the questions raised by WRPP. The letter also advised Paul Davies Pty Ltd (the Architect who prepared the Broken Hill Library, Archive and Community Hub Heritage Impact Statement, dated December 2019) has reviewed / supports the NM+N response letter. A copy of the NM +N letter is attached to this report.

Broken Hill City Council also briefed APC to review the adequacy of any additional information received from NM+N and to document any changes to the recommendations in the APC Assessment Report dated 6 March 2020 in a separate Addendum Assessment Report.

This Addendum Assessment Report has been prepared by APC for consideration by the Western Regional Planning Panel in regards to their determination of Development Application No. DA6/2020 for a Community Facility (Cultural Precinct, Library and Archive) on Lots 51 and 52 DP 1014146, Lots 3 and 7 DP 759092, 252-256 Argent Street and 243-249 Blende Street, Broken Hill.

Additional Information Assessment:

On 23 March 2020 Broken Hill City Council received an email from the Planning Panels Secretariat asking a number of questions to assist the Western Regional Planning Panel assessment of DA6/2020 for a Community Facility (Cultural Precinct, Library and Archive) on Lots 51 and 52 DP 1014146, Lots 3 and 7 DP 759092, 252-256 Argent Street and 243-249 Blende Street, Broken Hill.

The following provides a summary of questions raised by the Western Regional Planning Panel (WRPP), responses given by Neeson Murcutt + Neille Architects (NM+N) as well as an assessment from Active Planning Consultant (APC) on the adequacy of information and any recommended plan / condition changes:

- **WRPP Question 1** - The WRPP question is quoted in full as follows:

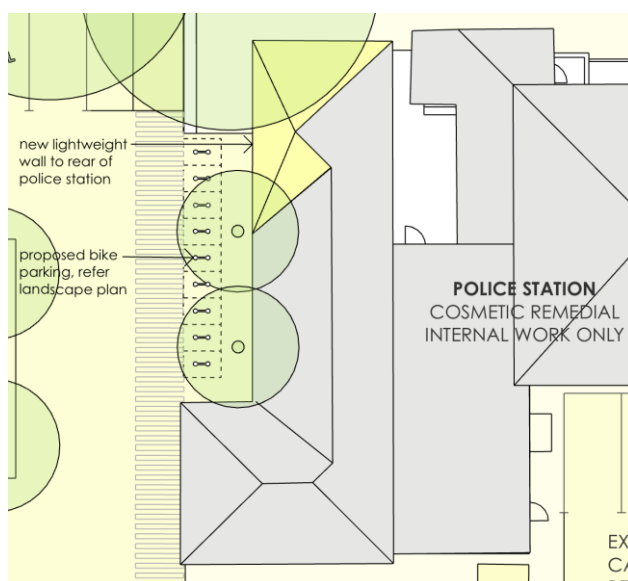
The demolition of the rear of the heritage Police Station building itself (not the demountables and separate buildings) is described as non-significant (face brickwork, not original brickwork) in the SoHI. Please describe / illustrate how the roof and wall edge exposed due to the partial demolition will present given the public exposure facing the carpark, new square and main building entry, and confirm this is suitable / acceptable?

- **NM+N Response to Question 1** - The NM+N response is quoted in full as follows:

The 'cut' end to the Police Station – facing northwest to the new carpark - will expressed as a 'cut', presenting as a singular new insulated blank wall of horizontal painted weatherboard. The scale of the cladding will match that on the rear side wall of main Police building. Egress will remain via the existing door to the small courtyard on the cooler south-east side of the building.

It should be noted that the area proposed to be removed is a later addition. It may well be that original external walls remain extant. If this is the case, then every effort will be made to make visible the original walls, as has been the approach in the proposed Archive. Access to the building has been limited due to current police operations, and detailed investigative works not possible until the premises become vacated.

Please refer to the plan and elevation below showing the contrast of new and existing built fabric.



Plan detail: highlighting the new gable roof in yellow to match the existing roof



North elevation: highlighting the new lightweight wall and gable roof in yellow. The adjacent single storey building roof remains intact with existing masonry walls revealed.

- APC Comment** - The NM+N response to the WRPP question provides greater clarity on the how the roof and wall edge of the heritage listed Police Station will present to the carpark, new square and main building entry. NM+N advise the demolition works to the western side of the Police Station will expressed as a cut through the existing brick wall and finished as a singular new insulated blank wall of horizontal painted weatherboard. The elevation plans show how the end brickwork of the existing northern wall will be revealed as a clean cut edge to the new western wall of painted weatherboard. The plans also show how a new gable roof will be installed over this part of the building to match existing. NM+N advise the scale of the cladding will match that on the rear side wall of the main Police building. Egress will remain via the existing door to the small courtyard on the cooler south-east side of the building. NM+N advise Paul Davies Pty Ltd (Architect who prepared the Broken Hill Library, Archive and Community Hub Heritage Impact Statement, dated December 2019) has reviewed these details and raises no issues of concern. Given the materials / setbacks proposed from finished western walls to parking, walkways, bike storages and landscaped areas, it is assessed the building façade treatment strikes the right balance of historic building fabric interpretation, aesthetic appearance, functionality and solar access treatment to complement the Police Station, public carpark, new square and main building entry. No changes to submitted plans or recommended conditions of consent are considered necessary.

- WRPP Question 2** - The WRPP question is quoted in full as follows:

The assessment report notes that Blende Street is a significant streetscape and impacts are minimised, and hence supports the alterations (including screened bin store) and roof top plant. Were any alternatives to bin storage and roof top plant storage considered (I accept why these are not sited elsewhere given the external heritage interfaces and new public interfaces, but just want to be satisfied not at expense to Blende Street). Please also clarify how the parking / loading bay for letterbox library will operate, given its location at a key pedestrian linkage through the site (conflict and/or turning of vehicles), or is this occasional use only and manageable?

- NM+N Response to Question 2** - The NM+M response is quoted in full as follows:

Please refer to the site plan below locating the explored options and reasoning below for why the proposed locations were arrived at:

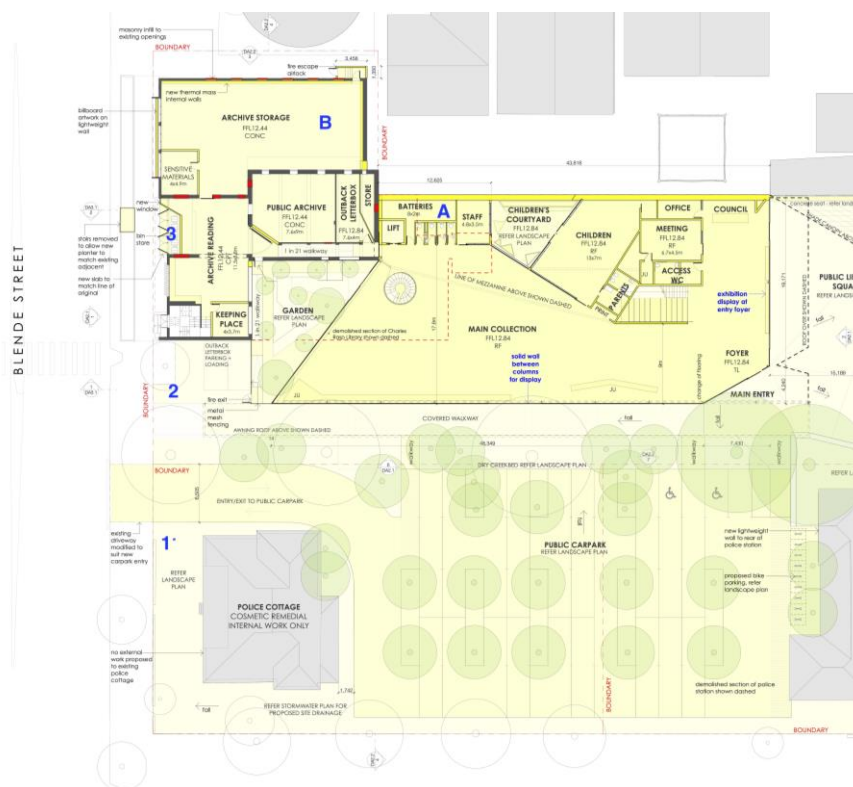
BIN STORE

- Location 1 - north of the police cottage. This was considered operationally too far from the main library and crossing the public carpark driveway was not preferred from a safety perspective.*
- Location 2 - north of outback letterbox parking. As a standalone screened storage area this was not preferred as it would detract from the existing Blende St streetscape. Visibility was also an issue with this location, as the bin store would have blocked views from the Blende St pedestrian entry to the proposed library, as well as the outback letterbox parking. This location was therefore not chosen for safety and visibility reasons.*

- *Location 3 – locating the bin store behind new perforated metal mesh doors that integrate with the existing façade and conceal their purpose when viewed from Blende St. This option was considered the most in line with preserving the existing Blende St façade and allows access via existing graded footpath – discrete and operational.*

MECHANICAL PLANT

- *Location A - on the roof of the library building above services rooms. The amount of plant (and associated circulation) required would not have been able to fit in this location. Although it would have been less visible from the street, by lowering the plant roof there was risk of water ingress to the server room below. This location being further from the archive rooms (requiring specialist A/C equipment) also would have meant increased lengths of visible ducting, which in turn complicated safe roof access between the archive and library roofs. This location was therefore not chosen as the proposed option.*
- *Location B (proposed in DA submission) - roof of the archive storage allows the length and visibility of specialist A/C ducting to reduce as it is closest to the rooms it services, concealed behind an acoustic metal screen, set as far back as possible from the Blende St facade to allow clear views to the majority of existing level 1 windows from the Civic Centre, Chloride St and Blende St.*



Site plan location options 1, 2 and 3 for the bin store and locations A and B for the mechanical plant are noted in bold blue font.

OUTBACK LETTERBOX PARKING

Pick up and delivery occurs at the same time, once per week for a brief period. The library manager has confirmed that during this time there will be 2 staff members available so that one person can manage pedestrians and spot the driver while they are entering / exiting the allocated parking bay.

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- **APC Comment** - The NM+N response to the WRPP questions about the location of bin, plant and letterbox storages provides greater clarity on their consideration of alternative locations for these facilities, including choosing their preferred locations based on streetscape, functionality and safety / visibility criteria. The locations for bin, plant and letterbox storages are assessed to be logical / practical and will not result in significant impacts on adjoining properties / streetscape. No changes to submitted plans or recommended conditions of consent are considered necessary.

- **WRPP Question 3** - The WRPP question is quoted in full as follows:

The assessment report (SEE) states that the consideration of transformer locations are to be undertaken during construction phases. Given these have potential to impact on heritage items/values if insensitively sited, how will the siting of these be determined and considered from a heritage perspective? Can/should some provision be included in draft Condition 4(h), being the DCEMP condition, to require expert heritage review and endorsement of any main exposed servicing / utility assets?

- **NM+N Response to Question 3** - The NM+N response is quoted in full as follows:

The electrical engineer has advised that we can source power from the grid, therefore a substation is not required on site.

- **APC Comment** - No changes to submitted plans / recommended conditions of consent are necessary.

- **WRPP Question 4** - The WRPP question is quoted in full as follows:

I would propose the draft Condition 4, or a newly applied condition in the 'during works' section, that requires all demolition and construction to be undertaken consistent with the approved DCEMP?

- **NM+N Response to Question 4** - The NM+N response is quoted in full as follows:

The amendment to Condition 4 is a reasonable addition.

- **APC Comment** - Condition 4 has been changed as follows:

4. Prior to the commencement of any works, a Demolition and Construction Environmental Management Plan (DCEMP) shall be prepared by a suitably qualified person and submitted to Broken Hill City Council for approval. The DCEMP must include the environmental controls and measures to be used at demolition and construction phase to address the following:

- a) Earthworks - volumes, depths of excavation, stockpile storages.
- b) Site Establishment - approved location of site compounds and laydown locations.
- c) Traffic and access - approved vehicle access points, traffic control (if required), fencing and signage to prevent unauthorised access and ensure safety.
- d) Air quality emission controls - including dust control methods.
- e) Erosion and sediment controls - in accordance with Landcom's latest publication of Managing Urban Stormwater - Soils and Construction.
- f) Demolition and construction waste generation and management - including asbestos waste.
- g) Heritage asset protection and management – with reference to the Heritage Impact Statement prepared by Paul Davies Pty Ltd and any requirements of Broken Hill City Council as manager of building assets.
- h) Site rehabilitation, repaving, landscaping and testing.

All demolition and construction works are to be undertaken consistent with the approved DCEMP.

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- **WRPP Question 5** - The WRPP question is quoted in full as follows:

Noting that future adaptive reuse of the two police buildings are excluded from the DA, is any of the retained or new parking intended to cater for those floor spaces separate to the provision of parking to the new community facility (existing town hall and library floor space and new floor space). Based on assessment report, it is assumed that new parking is not to service those buildings, which will need to separately resolve parking? Can a draft condition be adapted or created that documents the minimum number of parking spaces to be constructed on site and maintained for parking purposes during operations, to service the proposed use and development?

- **NM+N Response to Question 5** - The NM+N response is quoted in full as follows:

The Traffic and Transport Assessment provided by ARUP indicates that the level of traffic activity from the proposal is unlikely to change parking and access conditions, therefore we propose the following:

- *The 4 existing car parking spaces currently used by the Police Station and accessed via Argent St could be retained for future use.*
 - *The existing Police Cottage has a driveway, however this is proposed to be upgraded to form the new public carpark driveway. With the traffic engineer's (ARUP) recommendation for time limited parking, the future users of the police cottage could make use of the available street parking.*
- **APC Comment** - The NM+N response to the WRPP question about parking availability for the Police Station and Police Residence advises the 4 existing car parking spaces currently used by the Police Station and accessed via Argent Street could be retained for future use by this premises. However, NM+N advises no on-site parking will be available at the site of the Police Residence building and suggest the availability of street parking under time limited conditions as a means of answering questions about parking to this building.

Discussion with Broken Hill City Council confirms they have not decided on the future uses for the Police Station and Police Residence, once these properties are transferred into Council ownership.

Without imposing further conditions, it is considered reasonable to assume that any future use of the Police Station building – be it for a community use, offices or the like – will have access to the 4 on-site car parking spaces fronting onto Argent Street. Review of the ARUP Traffic and Transport Assessment Report, dated 5 December 2019 suggests the relocation of the Police Station will free up a further 5 parking spaces in Argent Street, due to Police cars currently parking within this street. A minimum of 9 car parking spaces would therefore be available at the Police Station site, which would be sufficient for community use / office type facilities operating from the premises. The lack of on-site parking at the Police Residence site is not considered to create significant impacts on parking in the locality, given the small-scale nature of the premises and its associated parking demand as well as the availability of on-street parking in Blende Street.

Any reservation of on-site parking for the Police Residence building would likely come at the expense of removing parking for the Community Facility (Cultural Precinct, Library and Archive). No changes to submitted plans or recommended conditions of consent are considered necessary.



APC Assessment Officer - Michael Carter

1 April 2020

Date

Annexure A – Updated Conditions:

Approved Plans and Documentation

1. The development shall be carried out in accordance with:
 - I. The stamped 'approved' Statement of Environmental Effects for Broken Hill Cultural Precinct and Library & Archive prepared by Broken Hill City Council, dated 9 December 2019.
 - II. The stamped 'approved' Architectural Plans prepared by Neeson Murcutt and Neille Architects, dated 29 November 2019.
 - III. The stamped 'approved' ESD report prepared by ARUP.
 - IV. The stamped 'approved' Landscape Plans prepared by Sue Barnsley Design, dated October 2019.
 - V. The stamped 'approved' Signage Location Plan and Signage Designs prepared by MAAT.
 - VI. The stamped 'approved' Stormwater Concept Plan prepared by JHA Consulting Engineers, dated September 2019.
 - VII. The stamped 'approved' Traffic and Transport Assessment prepared by ARUP dated 5 December 2019.
 - VIII. The stamped 'approved' Broken Hill Library Access Review prepared by Funktion, October 2019.
 - IX. The stamped 'approved' Broken Hill Library, Archive and Community Hub Heritage Impact Statement prepared by Paul Davies Pty Ltd, dated December 2019.
 - X. The stamped 'approved' BCA Report prepared by Steve Watson & Partners, dated 26 November 2019.
 - XI. The stamped 'approved' Safe Design Report prepared by Safe Design Australia.
 - XII. The stamped 'approved' Noise Impact Assessment prepared by JHA Consulting Engineers, dated 6 December 2019.
 - XIII. The stamped 'approved' Asbestos Register Report prepared by Carter Corporation Pty Ltd, dated 23 May 2017.
 - XIV. The stamped 'approved' Geotechnical Site Investigation Report prepared by Civiltest Pty Ltd, dated 26 September 2019.
 - XV. The Detailed Survey Plan prepared by Graham F. Howe, dated 26 August 2019.

except as varied by the conditions listed herein or as marked in red on the plans. A current and approved copy of the approved stamped by Broken Hill City Council is to be maintained on site for constructional and reference purposes.

Prior to Commencement

2. Prior to the commencement of any work, a Dilapidation Report shall be prepared by a practicing Structural Engineer on all properties, which in the opinion of the engineer, could be potentially affected by the construction of the Community Facility. The report shall record current structural conditions and cover structural and geotechnical factors likely to arise from the development. A copy of the report shall be submitted to the owners of all properties inspected and Broken Hill City Council as a record of the condition of identified properties / buildings at the time the required report was prepared.
3. Prior to the commencement of demolition work, further investigations of asbestos shall be undertaken, using limited destructive surveying and sampling techniques of the areas approved for demolition, as per the recommendation in the Asbestos Register Report prepared by Carters Asbestos Management dated 23 May 2017. Any demolition work involving asbestos shall comply with the provisions of Australian Standard AS 2601-2001 - The Demolition of Structures, the Safe Work Australia Code of Practice – How to Manage and Control Asbestos in the Workplace, and the Work Health and Safety Act 2011.
4. Prior to the commencement of any works, a Demolition and Construction Environmental Management Plan (DCEMP) shall be prepared by a suitably qualified person and submitted to Broken Hill City Council for approval.

The DCEMP must include the environmental controls and measures to be used at demolition and construction phase to address the following:

- a) Earthworks - volumes, depths of excavation, stockpile storages.
- b) Site Establishment - approved location of site compounds and laydown locations.
- c) Traffic and access - approved vehicle access points, traffic control (if required), fencing and signage to prevent unauthorised access and ensure safety.
- d) Air quality emission controls - including dust control methods.
- e) Erosion and sediment controls - in accordance with Landcom's latest publication of Managing Urban Stormwater - Soils and Construction.
- f) Demolition and construction waste generation and management - including asbestos waste.
- g) Heritage asset protection and management – with reference to the Heritage Impact Statement prepared by Paul Davies Pty Ltd and any requirements of Broken Hill City Council as manager of building assets.
- h) Site rehabilitation, repaving, landscaping and testing.

All demolition and construction works are to be undertaken consistent with the approved DCEMP.

- 5. Prior to the commencement of any works, erosion and sedimentation controls must be in place in accordance with the DCEMP and maintained throughout construction activities until the site is landscaped, repaved and/or suitably revegetated. The controls shall be in accordance with the details approved by Council and/or as directed by Council Officers.
- 6. Prior to the commencement of any works, a Waste Management Plan (WMP) must be prepared in accordance with the DCEMP and submitted to Broken Hill City Council for approval. The WMP must identify the types of waste that will be generated from the development, and outline the final management methods, strategies and commitments in relation to the re-use, recycling and disposal of waste.
- 7. Prior to the commencement of any works, a Dust Management Plan (DMP) is to be prepared in accordance with the DCEMP and submitted to Broken Hill City Council for approval. The DMP must identify all dust generating activities associated with the construction of the development and outline the techniques to minimise dust, such as the watering of internal roads, speed limit signage, covering of loads when leaving the site, cessation of operations during high wind periods, landscaping and rehabilitation of ground cover.
- 8. Prior to commencement of any works, the site shall be inspected by Council's representative to identify and appropriately mark out any trees to be retained and protected in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- 9. Prior to the commencement of any work on the site, all utility services and connections shall be properly disconnected in accordance with the requirements of the relevant service authority.
- 10. Prior to the commencement of any building or subdivision works, the Applicant is to obtain a Construction Certificate from either Council or an Accredited Certifying Authority, certifying that the proposed works are in accordance with the Building Code of Australia and applicable Council Development and Engineering Standards prior to any works commencing.

Note. No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificates have been obtained.

Note. It is the responsibility of the Applicant to ensure that the development complies with the Building Code of Australia and applicable Development and engineering standards in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

- 11. Prior to the commencement of any building or subdivision works, the Applicant is to submit to Broken Hill City Council, a 'Notice of Commencement of Building or Subdivision Works' and 'Appointment of Principal Certifying Authority'.

12. Prior to the issue of a Construction Certificate, the Applicant shall submit evidence to Broken Hill City Council that suitable arrangements have been made with Essential Energy to service the development with electricity supply on new / consolidated lots.
13. Prior to the issue of a Construction Certificate, the Applicant shall submit evidence to Broken Hill City Council that suitable arrangements have been made with the relevant telecommunications authority to service the development with telecommunications on new / consolidated lots.
14. Prior to the issue of a Construction Certificate, the Applicant shall submit evidence to Broken Hill City Council that suitable arrangements have been made with Essential Water to service the development with water supply on new / consolidated lots.
15. Prior to the issue of a Construction Certificate, the Applicant shall submit evidence to Broken Hill City Council that suitable arrangements have been made with Essential Water to service the development with sewerage on new / consolidated lots.
16. Prior to the issue of a Construction Certificate, all relevant approvals to carry out stormwater drainage work or water supply work under Section 68 of the Local Government Act 1993 shall be obtained from Broken Hill City Council.
17. Prior to the issue of a Construction Certificate, the Applicant shall submit to Broken Hill City Council a detailed Stormwater Management Plan for the proposed development for approval. The Stormwater Management Plan shall include a report, detailed calculations and drawings to enable construction of the stormwater drainage network. The underground stormwater drainage network shall cater for a 1 in 5 year ARI 'minor' storm event, with storms up to the 1 in 100 year ARI 'major' storm event being managed via overland flows. Inter-allotment drainage must be provided to all lots that cannot drain all or part of their overland flows directly to a street frontage or drainage easement.
18. Prior to the issue of a Construction Certificate or Subdivision Certificate, the monetary contribution set out in the following table is to be paid to Broken Hill City Council pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979. The contribution is current as at the date of this consent and is levied in accordance with the Broken Hill City Council Section 7.12 Developer Contributions Plan 2019. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS). Contribution amounts will be adjusted by Council each financial year.

Contribution Type	Proposed Cost of Development ¹	Levy %	Total Contribution	Contribution Rate remains current until
Section 7.12 Contribution	\$20,300.000.00	1%	\$203,000	Next CPI Quarterly Adjustment

19. Prior to any works on a public road, a Road Opening Permit shall be obtained from Broken Hill City Council in accordance with Section 138 of the Roads Act 1993. The application for the Road Opening Permit shall be accompanied by all necessary road layout designs, cross sections, long sections and traffic control plans to complete the works. Finished road pavement levels and drainage works shall be approved by Broken Hill City Council to ensure consistency with the wider road network.

During Works

20. During demolition, all work must be carried out in accordance with AS 2601 - The Demolition of Structures.

21. During demolition and construction, all work must be wholly contained within Lots 51 and 52 DP 1014146, Lots 3 and 7 DP 759092, with the exception of works required to connect the site to road and utility infrastructure.
22. During demolition and construction, no nuisance or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any polluted discharge whatsoever.
23. During demolition and construction, a minimum 1.8 metre high chain wire fence or similar security fencing is to be provided for the perimeter of the site to prevent unauthorised access.
24. During demolition and construction, any subsoil material uncovered that is suspected of contamination from chemicals, asbestos, lead or the like shall be tested generally in accordance with the EPA Contaminated Sites Sampling Design Guidelines and the OEH Guidelines for Consultants Reporting on Contaminated Sites. The results of testing shall be submitted to Broken Hill City Council for determination of any further investigation and/or remediation action. Any remediation action must be carried out prior to the issue of an Occupation Certificate and supported by a Validation Report.
25. During demolition and construction, any damage caused to footpaths, roadways, utility installations and the like by reason of construction operations shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction. The full cost of restoration / repairs of property or services damaged during the works shall be met by the Applicant.
26. During demolition and construction, all 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.
27. During demolition and construction, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out. Toilet facilities are to be provided at a rate of one toilet for every 20 persons or part of 20 persons employed at the site.
28. During demolition and construction, any activities carried out on or near electricity infrastructure must be undertaken in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure, September 2012. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
29. During construction, all loading, unloading and storage of goods, equipment, tools 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, unloading and storage of goods, equipment, tools and building materials, or the carrying out of building operations related to the development proposal shall be carried out on the nature strip, footpath or public roadway system.
30. During construction, building work shall be carried out in accordance with the provisions of the Building Code of Australia.
31. During construction, all roads adjoining the site must be kept clean and free of all materials.

Prior to Occupation

32. Prior to the occupation of the Community Facility a Subdivision Certificate and an Occupation Certificate must be obtained from the Principal Certifying Authority for the development.
33. Prior to the issue of an Occupation Certificate, evidence of the registration of a Plan of a Subdivision with Land and Property Information Services shall be provided to Broken Hill City Council. The required Plan of Subdivision shall consolidate Lots 51 and 52 DP 1014146, Lots 3 and 7 DP 759092 so as to create one consolidated allotment for the Community Facility. Alternatively, the required Plan of Subdivision can involve consolidation to create

two lots to accommodate the Community Facility and Police Residence. All lots must comply with the minimum lot size provisions of Broken Hill Local Environmental Plan 2013 and ensure compliance under the Building Code of Australia.

34. Prior to the issue of an Occupation Certificate, evidence of the sign posting of 30 minute time limited parking of at least 10 spaces within the new onsite carpark shall be provided to Broken Hill City Council. The 30 minute parking limitations shall apply between 9.00am to 5.00pm weekdays.
35. Prior to the issue of an Occupation Certificate, evidence of the provision of a bicycle locker for at least 2 bikes within the area dedicated to bicycle racks shall be provided to Broken Hill City Council.
36. Prior to the issue of an Occupation Certificate, all completed landscaped areas (e.g. courtyard and grassed spaces) of the proposed Community Facility shall be tested for contamination and certified safe for their intended use.
37. Prior to the issuance of an Occupation Certificate, a Fire Safety Certificate shall be furnished to the Principal Certifying Authority for all the Essential Fire or Other Safety Measures. A copy of the Fire Safety Certificate must be submitted to Broken Hill City Council by the PCA with the Occupation Certificate. An electronic copy of the Final Fire Safety Certificate (together with a copy of the current Fire Safety Schedule) shall also be forwarded to the Fire Commissioner via the following dedicated email address: afss@fire.nsw.gov.
38. Prior to the issuance of an Occupation Certificate, all mechanical plant and outside audio equipment shall be tested to ensure compliance with the Protection of the Environment Operations Act 1998.

Operational Conditions

39. An Annual Fire Safety Statement shall be furnished to the Principal Certifying Authority for all the Essential Fire or Other Safety Measures forming part of this approval within twelve (12) months after the Fire Safety Certificate was issued. A copy of the Annual Fire Safety Statement must be submitted to Broken Hill City Council. An electronic copy of the Annual Fire Safety Statement shall also be forwarded to the Fire Commissioner via the following dedicated email address: afss@fire.nsw.gov.
40. Any external lights shall be operated / maintained generally in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting so as not to cause a nuisance or adverse impact on the surrounding private land or to motorists on nearby roads.

Prescribed conditions

41. The work must be carried out in accordance with the requirements of the Building Code of Australia.
42. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

43. Development that involves a temporary structure that is to be used as an entertainment venue, must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia*.

44. The requirements set out in Schedule 3A (attached) are prescribed as conditions of development consent for the use of a building as an entertainment venue.
45. The requirement set out in subclause (2) is prescribed as a condition of development consent (including an existing development consent) for the following uses of a building, if the development consent for the use contains a condition specifying the maximum number of persons permitted in the building:
 - (a) entertainment venue,
 - (b) function centre,
 - (c) pub,
 - (d) registered club,
 - (e) restaurant.
46. A sign must be displayed in a prominent position within the premises that specifies the maximum number of persons that are permitted to occupy the premises as specified in this development consent.
47. Where development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.