



Health & Planning Division
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TEMPLATE CONDITIONS

DA2019/161 COMMUNITY HEALTH CENTRE SILVER CITY HIGHWAY LOT 914 DP 756961 BURONGA

SCHEDULE 1

PRESCRIBED CONDITIONS

1.	The development must adhere to the prescribed conditions in Part 6, Division 8A of the Environmental Planning and Assessment Regulation 2000
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GENERAL CONDITIONS imposed as per Section 4.17 of the *Environmental Planning and Assessment Act 1979*

2.	<p>The development hereby authorised shall be carried out strictly in accordance with the conditions of this approval and stamped approved plans listed below:</p> <ul style="list-style-type: none">• Statement of Effects by LJB Urban Planning; Date: 27/11/2019• Site Analysis Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA02; Revision: 3; Date: 22/11/2019• Demolition Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA03; Revision: 3; Date: 22/11/2019• Site Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA04; Revision: 5; Date: 22/11/2019• Ground Floor Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA05; Revision: 3; Date: 22/11/2019• Roof Plan by Site NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA06; Revision: 3; Date: 22/11/2019• Elevation Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA07; Revision: 3; Date: 22/11/2019• Section Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA08; Revision: 3; Date: 22/11/2019• External Finishes Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA09; Revision: 4; Date: 22/11/2019• 3D Perspectives Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA010; Revision: 3; Date: 22/11/2019• Solar Study Plan by NBRS Architecture, Drawing Reference: 130533-NBRS-AR-DWG-DA011; Revision: 3; Date: 22/11/2019• Feature and Level Survey Plan by Danson & Blaby Pty Ltd; Drawing Number: 9623-1; Version: 1; Date: 22/05/2019• Locality and Context Landscaping Plan by NBRS Architecture, Project Number: 18463; Sheet Number: LWD100; Revision: G; Date: 12/11/2019• Landscaping Ste Plan by NBRS Architecture, Project Number: 18463; Sheet Number: LWD101; Revision: G; Date: 12/11/2019• Landscaping Entry Plan by NBRS Architecture, Project Number: 18463; Sheet Number: LWD102; Revision: G; Date: 12/11/2019• Landscaping Sections Plan by NBRS Architecture, Project Number: 18463; Sheet Number: LWD104; Revision: G; Date: 12/11/2019• Landscaping Planting Palette Plan by NBRS Architecture, Project Number: 18463; Sheet Number: LWD105; Revision: G; Date: 12/11/2019• Erosion and Sediment Control Plan by TTW Structural Civil Traffic Façade; Job Number: 191348; Drawing Number: C02; Revision: DD3; Date: 24/10/2019• Site work and Stormwater Plan by TTW Structural Civil Traffic Façade; Job Number: 191348;
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	<p>Drawing Number: C03; Revision: DD3; Date: 24/10/2019</p> <ul style="list-style-type: none"> • Detail Sheet 1 by TTW Structural Civil Traffic Façade; Job Number: 191348; Drawing Number: C04; Revision: DD2; Date: 25/10/2019 • Detail Sheet 2 by TTW Structural Civil Traffic Façade; Job Number: 191348; Drawing Number: C05; Revision: DD3; Date: 24/10/2019 • OSD Detail Sheet by TTW Structural Civil Traffic Façade; Job Number: 191348; Drawing Number: C06; Revision: DD3; Date: 24/10/2019 • Bulk Earthworks Cut/Fill Plan by TTW Structural Civil Traffic Façade; Job Number: 191348; Drawing Number: C07; Revision: DD1; Date: 24/10/2019 • Traffic and Parking Impact Assessment by TTW Structural Civil Traffic Façade; Prepared for Currie & Brown; Date: 28/10/2019 • Desktop Engineering Due Diligence Report by Tonkin Consulting; Reference Number:20181216; Date: 29/09/2018 • Soil Investigation and Pavement Design by Civil Test Pty Ltd; Report Number: 3190369-2; Issue: 2; No Date • Environment Noise Assessment by Resonate; S190342RP; Revision: 0; Date: 11/09/2019 • Cultural Heritage Assessment; Date: 24/09/2019 • Southern Cluster Health One Services Statement by Far West Local Health District; Date: 13/07/2018
3.	Approval is for the construction of a community health centre on land identified as Lot 914 DP 756961.
4.	This consent shall lapse and have no force or effect unless the use or development hereby permitted is physically commenced within 5 years of the date of this consent.
5.	Crown building work must be certified in accordance with S6.28 of the <i>Environmental Planning and Assessment Act 1979</i> .
6.	<p>An application is to be submitted to Council under the <i>Local Government Act NSW 1993</i> and approval given by Council under Section 68 of the <i>Local Government Act NSW 1993</i> prior to:</p> <ol style="list-style-type: none"> Carrying out water supply work. Carrying out work to connect to a stormwater drainage system.
7.	A trade waste application is to be submitted and approval given by Council under Section 68 of the <i>Local Government Act NSW 1993</i> prior to any plumbing & drainage work to connect the building to Council's reticulated sewer.
8.	<p>Before works commence, the owner / developer is to lodge with Wentworth Shire Council application for and payment of an Infrastructure Protection Permit and Bond. The amount of the Infrastructure Protection Permit and Bond payable shall be in accordance with Council's Operational Plan Fees & Charges Schedule, based on the payment date.</p> <p>The Infrastructure Bond will be returned on completion of the construction of the proposed development, subject to no damage being done to the road, kerb, nature strip, drains and other services. The owner / developer is to arrange an inspection with an Officer of Wentworth Shire Council before any work commences on site. Any damage incurred to Council infrastructure will be repaired at the owner's / developer's expense and the balance of the Infrastructure Bond will be returned to the owner / developer on completion of the construction.</p>
9.	<p>Subject to approval to commence works two days before any site works, building or demolition begins, the applicant must:</p> <ol style="list-style-type: none"> Forward to Council notice of commencement of work and appointment of Principal Certifying Authority. Notify the adjoining owners that work will commence.
10.	<p>(a) Before the work is commenced, the Council must be informed in writing of:</p> <ul style="list-style-type: none"> • The name and contractor licence number of the licensee who has been contracted to do the work; <p>or</p>

	<ul style="list-style-type: none"> The name and permit number of the owner/builder who intends to do the work. <p>(b) The Council is to be immediately informed in writing of similar details required in the above if:</p> <ul style="list-style-type: none"> A contract is entered into for the work to be undertaken by a different licensee; or Arrangements for the completion of the work are otherwise changed.
11.	<p>Construction Traffic Management Plan</p> <p>Details of the proposed method of dealing with construction traffic are to be submitted and approved by Council. The details must include but are not limited to the following.</p> <ol style="list-style-type: none"> Stabilised site construction access location. Proposed haulage routes for delivery of materials to the site and spoil disposal from the site. Parking arrangements for construction employees and contractors. Proposed maintenance of the haulage routes and the name of the person responsible for such maintenance.
12.	A Road Opening Permit is required from the Wentworth Shire Council prior to any works / excavation within the road reserve ie water tapping, sewer, driveway crossings etc. Please contact Councils Roads & Engineering Division on Tel: (03) 5027 5027 to arrange a permit.
13.	Engineering design plans for civil works within the road reserve must be submitted to Council for approval prior to the issue of crown certification for building works. All work must be carried out in accordance with the approved plans.
14.	The person having benefit of this consent must provide stormwater drainage generally as shown on the plan by TTW Structural Civil Traffic Facade Engineers (Drawing No. c03, Job No. 191348, Revision: DD3, dated 24/10/2019). Details of this are to be shown on the engineering plans to the accredited certifier.
15.	<p>A Waste Minimisation and Management Plan (WMMP) must be prepared in accordance with relevant standards for Council endorsement.</p> <p>Note: "Waste" has the same meaning as the definition of "Waste" in the Protection of the Environment Operations Act 1997.</p>
16.	<p>All building work must be carried out in accordance with the requirements of the Building Code of Australia.</p> <p>Note: <i>This condition is prescribed under the Environmental Planning and Assessment Regulation 2000.</i></p>
17.	All glass used externally must have a maximum reflectivity index of 20%.
18.	Outdoor lighting, other than that required for reasonable security, must not be used between the hours of 9 pm and 7.00 am on any day.
19.	Access for people with disabilities must be provided to the building in conformity with Part D3.2 of the Building Code of Australia and Australian Standard AS1428.1-2009 "Design for access and mobility Part 1: General requirements for access – New building work" as current.
20.	<p>A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:</p> <ol style="list-style-type: none"> Could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or Could cause damage to adjoining lands by falling objects, or Involve the enclosure of a public place or part of a public place.
21.	Any works undertaken in the subject land including building and filling shall not cause alteration to the previous drainage in the subject land or adjacent land. Any remedies required to discharge drainage water caused to be accumulated by the works associated with this permit shall be the responsibility of the applicant.
22.	Throughout the construction period, from commencement of work, a suitable rubbish containment structure is to be located on site and utilized to ensure the construction site is kept clean and safe at all times.
23.	Toilet facilities are to be provided on or in the vicinity of the building site. The toilet must be connected to a public sewer, or if connection to a public sewer is not practicable, an approved chemical closet. The toilet facility must be installed on-site prior to the commencement of any other work.
24.	No building works are to encroach over any easements.

25.	<p>If any object having interest due to its age or association with the past is uncovered during the course of the work:</p> <ul style="list-style-type: none"> (a) All work must stop immediately in that area, and (b) The Office of Environment and Heritage must be advised of the discovery.
26.	<p>If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:</p> <ul style="list-style-type: none"> • Not further harm the object • Immediately cease all work at the particular location • Secure the area so as to avoid further harm to the Aboriginal object • Notify the Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location • Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment. <p>In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department of Planning, Industry and Environment contacted.</p>
27.	<p>All waste must be contained within the site during construction and then be recycled in accordance with the approved Waste Minimisation and Management Plan (WMMP) or removed to an authorised waste disposal facility. No waste must be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site.</p> <p>Compliance with the WMMP must be demonstrated by the retention of relevant receipts. These must be submitted to Council, upon request.</p>
28.	<p>When implementing the Waste Management Plan the developer is to ensure:</p> <ul style="list-style-type: none"> (a) The disposal of any demolition and construction waste must be undertaken in accordance with the requirements of the Protection of Environment Operations Act 1997 (b) All waste on site is to be stored, handled and disposed of in such a manner as to not create air pollution, offensive noise or pollution of land and water as defined by the Protection of Environment Operations Act 1997 (c) Generation, storage, treatment and disposal of hazardous waste is conducted in accordance with the relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by WorkCover NSW (d) All waste generated (including excavated materials) which cannot be reused or recycled must be transported to a facility which can lawfully accept it (e) Records are retained regarding the details and location of the disposal of all demolition and construction waste (including excavated material) and are to be kept on site as evidences of lawful disposal. (f) All materials and resources that are to be stored on site during construction works are contained on the site. The provisions of the Protection of Environment Operations Act 1997 must be complied with when placing/stock piling loose material, disposal of concrete waste or activities which have potential to pollute drains and water courses (g) The storage of waste and recycling containers must be within the boundaries of the development site at all times. Public footways and roads must not be used for the storage of any waste and must be kept clear of obstructions during all construction works
29.	<p>Any normal building work will be restricted to the following hours in accordance with the NSW Interim Construction Noise Guideline:</p> <ul style="list-style-type: none"> a. Monday to Friday, 7.00am and 6.00pm b. Saturdays, 8.00am to 1.00pm c. No work is to be carried out on Sundays and public holidays.
30.	<p>Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:</p> <ul style="list-style-type: none"> 1. Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from directly generating dust emissions; 2. Earthworks and scheduling activities shall be managed to minimise the amount of time the site is left clear or exposed; 3. The surfaces should be damp to prevent dust from becoming airborne but should not be wet to the extent

	<p>that run-off occurs;</p> <p>4. All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material and wheels washed before leaving the site;</p> <p>5. Truck gates to be securely closed between vehicle movements and shall be fitted with shade cloth; and cleaning of footpath and roadways shall be carried out regularly.</p>
31.	<p>The car parking areas are to be constructed as per the approved plans and in accordance with the minimum requirements of the Australian Standard AS/NZS 2890 as current at the time of construction, and maintained on the land in accordance with the approved plans.</p> <p>Signs are to be erected clearly indicating the availability of off-street visitor parking and the location of entry/exit points, visible from both the street and the subject site.</p> <p>On-street parking must only be located on the Western side of Friel Street and a sign must be in place clearly indicating that on-street parking is to occur only between the hours of 9am and 5pm.</p>
32.	<p>Certification must be obtained from Council to verify that all works in the road reserve have been completed in accordance with the approved plans and construction specifications.</p>
33.	<p>Landscaping is to be installed in accordance with the approved plan. The landscaping must be maintained in accordance with the details provided on that plan at all times.</p>
34.	<p>A certificate is to be supplied to the Principal Certifier to certify that the glass that has been used externally has a maximum reflectivity index of 20%.</p>
35.	<p>All stormwater discharged from the site shall be conveyed by means of underground drains to a legal point of discharge. Any construction works/drainage works should be carried out in a manner that eliminates water ponding i.e. all run off/stormwater should be diverted away from low lying poor surface drainage areas.</p>
36.	<p>All plumbing and drainage work is to be carried out by a plumber and drainer, or other authorised person, licensed with the New South Wales Department of Fair Trading.</p>
37.	<p>Fencing of the allotment, when erected, is to meet Council requirements and standards.</p>
38.	<p>The operation of the health service facility shall be restricted to:</p> <ul style="list-style-type: none"> Monday to Friday – 8.00am to 8.00pm <p><i>Note: The operation hours can be extended when required with prior notice to Council.</i></p> <p>These operational hours do not apply to community uses and functions at the premises.</p> <p><i>Note: Community uses and functions can be held outside the operation hours of 8.00 am and 8.00pm.</i></p>
39.	<p>The owner or operator must at all times be responsible for on-going site management and maintenance in accordance with the following:</p> <ol style="list-style-type: none"> Loading and unloading in relation to the use of the premises must occur in the designated loading areas; Goods or machinery must be stored, and all activities must occur, inside the building(s) and not in the carpark or drive way areas; Maintenance and replacement (if necessary) of all landscaping in accordance with the approved landscape plan; Maintenance of vehicular movement areas including driveways, carparking, manoeuvring areas, line marking, pedestrian facilities, lighting, to the standard specified by this consent; Ongoing waste and recycling is to be managed in accordance with the approved Waste Management Plan (Operational); Maintenance of stormwater drainage pipes and systems to ensure efficient discharge of stormwater in accordance with the approved stormwater drainage plan;

	<p>g. Maintenance of buildings and fencing to the standards specified in this consent; and</p> <p>h. The removal of all graffiti within a maximum of 14 days of being notified by Council.</p>
40.	The use of the approved development must not give rise to transmission of unacceptable vibration or an offensive noise to any place of different occupancy or the public in accordance with the NSW Environment Protection Authority's <i>Industrial Noise Policy 2000</i> and the <i>Protection of the Environment Operations Act 1997</i> (NSW).

REASONS FOR CONDITIONS

- a) To ensure compliance with the terms of the Environmental Planning and Assessment Act.
- b) To ensure work is sustainable and that an appropriate level of provision of amenities and services occurs within the Shire and to occupants of lots.
- c) To minimise environmental impact and impact on public assets, degradation of natural resources and to enhance amenity.
- d) To provide for a quality environment, safe and efficient movement of people and to ensure public safety and interest.

ADVISORY NOTES

Transport for NSW (formerly RMS)

The submitted documentation provides no detail in relation to the any proposed signage. Any proposed signage may require referral to TfNSW for assessment.

Essential Energy

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. Any proposed driveway access/or exit (concrete crossovers) must remain at least 3 metres away from any electricity infrastructure (power pole/s) at all times to prevent accidental damage.
4. Minimum safe distance requirements must be maintained at all times for any proposed driveway access and/or exit (concrete crossovers) off Silver City Highway and/or Friel Street, as such driveway access will pass under Essential Energy's existing overhead powerlines, located on these street frontages of the property. Refer Essential Energy's policy *CEOM7106.25 Minimum Clearance Requirements for NSW* and the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
5. Any proposed landscaping, planting of trees or fencing within the vicinity of the existing overhead powerlines must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
6. Satisfactory arrangements for the provision of power must be made with Essential Energy with respect to the proposed development. It is the Applicant's responsibility to make the appropriate application

with Essential Energy for the supply of electricity to the development, which may include the payment of fees and contributions.

7. In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity to the property. Any activities within these locations must be undertaken in accordance with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
8. 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)*.
9. 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*.