

SCHEDULE 2**Conditions of Consent - Development Application 115/2020****1. Approved Plans/ Documents**

Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Architectural Drawings; Gardner Wetherill Associates		DA0001 Rev A dated 18/11/2020 DA0002 Rev P2 undated DA0003 Rev P2 undated DA0004 Rev A dated 18/11/2020 DA0005 Rev A dated 18/11/2020
Land Survey; Sydney Surveyors	28/01/2020	16781/1A
Statement of Environmental Effects; Nolan Planning	August 2020; November 2020	
Architects Design Statement; Gardner Wetherill Associates	May 2020	
Schedule of External Finishes; Gardner Wetherill Associates	28 August 2020	Schedule of External Finishes (28 August 2020); except where amended in relation to “feature blade wall” as noted in correspondence dated 18 November 2020, Gardner Wetherill Associates.
Landscape Plans; iScape	May 2020; November 2020	58.20/131 (May 2020); 58.20/413 (Nov 2020); 58.20/414 (Nov 2020); 58.20/130A (Nov 2020).
Statement of Heritage Impact; Lynch Heritage Consulting	August 2020	
Traffic Report; TTPA	August 2020	287/2019. Issue A
Acoustic Report; JHA Services	19/08/2020	P1
BCA Report; BCA Vision	08/04/2020	P20004
Accessibility Report; Morris Goding Access Consulting	25/08/2020	
Stormwater Management & Soil Erosion Sediment Control Plans; Birzulis	April 2020; November 2020	SW01; SW02 Rev B; SE01; SE02.
Site Fire and Sewer Services Connection Plans; JHA	20/08/2020	Doc A
Geotechnical Investigation Report; JK Geotechnics	30/06/2020	32665A2rpt
Detailed site investigation – environmental contamination; JKGeotechnics	12/03/2020	E32665PHrpt2

2. Prior to the commencement of any work within the public road reserve, including construction of new driveways and dishcrossings, Roads Act approval must be obtained from Broken Hill City Council's Infrastructure Department.
3. Prior to the commencement of any work on site the applicant shall submit to the Council a Remedial Action Plan for the site prepared by a suitably qualified expert as recommended in the *Detailed Site Investigation (Stage 2)* prepared by JKEvironments dated 12 March 2020.
4. All precautions must be taken to prevent damage to any nearby properties. Owners' property rights must be observed at all times. Should any damage occur to a nearby property as a result of demolition or construction, all necessary repairs or suitable agreement for the repairs are to be completed by the proponent in consultation with, and with the consent of, the affected property owner(s).
5. Any public road, footpath, public reserve and/or infrastructure that is damaged by the development is to be repaired/restored at no cost to Council.
6. Construction activities at the development site shall be carried out only between 7.00am to 5.00pm Monday to Saturday. No work on Sundays and Public Holidays is permitted.
7. Dust control measures are to be implemented during earthworks and during construction works to reduce any impact on local air quality and to reduce dust emissions. This will include but may not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind-blown dust.
8. During construction, all building rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container for disposal at an authorised Waste Landfill Depot at regular periods. The container shall be erected on the building site prior to construction work commencing and shall be maintained for the term of the construction to the completion of the project. The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.
9. During construction, all utility services shall be protected.
10. Prior to the commencement of any work on the site, the applicant is to obtain all relevant approvals to carry out any sewerage work, electricity work and water supply work from the relevant local service provider (Essential Energy and Essential Water) and comply with any conditions of those approvals.
11. New street trees shall be planted in the public road verge for that section of Beryl Street from the new driveway though to the corner of Kaolin Street. The species selection, number of trees and planting details are to be to Council's satisfaction. The trees are to be planted prior to Occupation of the new building.
12. All other landscaping works shall be completed in accordance with approved Landscape Plan within the site in accordance with approved plans prior to Occupation of the new building.

13. The design, construction and operation of the development shall be consistent with the approved noise assessment and its requirements.
14. Prior to occupation of the approved development the applicant shall submit to Council a copy of a site audit statement prepared by a suitably qualified expert confirming that the recommendations of the Remedial Action Plan have been completed and that the site is suitable for the approved use.
15. Prior to occupation of the approved development the applicant shall:
 - a. Conduct an open invitation competition for the preparation of an artwork to be installed on the south eastern façade of the building in the position as shown on drawing titled *Development Proposal Elevations Sheet 1 of 2* Drawing Number DA0004 Revision A dated 18 November 2020.
 - b. Engage the winner of the competition to produce the artwork.
 - c. Instal the approved artwork on the south eastern façade of the building.