



# **Ordinary Meeting of Council**

**26 October 2016**

**UNDER SEPARATE COVER  
ATTACHMENTS**



Item 8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172  
Foxlow Street, Captains Flat

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# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

26 OCTOBER 2016

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ITEM 8.5	DEVELOPMENT APPLICATION 2016.DA.125 - TWO LOT SUBDIVISION -172 FOXLOW STREET, CAPTAINS FLAT
ATTACHMENT 1	ATTACHMENT - COUNCIL MEETING - 26 OCTOBER 2016 - DA 2016.125 - TWO LOT SUBDIVISION - 172 FOXLOW STREET, CAPTAINS FLAT - SECTION 79C(1) TABLE MATTERS FOR CONSIDERATION

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**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

**ATTACHMENT - SECTION 79C(1) TABLE – Matters For Consideration**

This application has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No DA.2016.125**

***Local Environmental Plans***

The proposed development has been assessed in accordance with the relevant requirements of the *Palerang Local Environmental Plan 2014*. No relevant draft LEPs apply to the land. A summary is provided as follows:

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<b>Part 1 Preliminary</b>	
<b>Clause 1.2 Aims of Plan</b>	
<p>The particular aims of this Plan are as follows:</p> <ul style="list-style-type: none"> <li>(a) <i>to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang community,</i></li> <li>(b) <i>to encourage development that supports the long-term economic sustainability of the local community, by ensuring that development does not unreasonably increase the demand for public services or public facilities,</i></li> <li>(c) <i>to retain, protect and encourage sustainable primary industry and commerce,</i></li> <li>(d) <i>to ensure the orderly, innovative and appropriate use of resources in Palerang through the effective application of the principles of ecologically sustainable development,</i></li> <li>(e) <i>to retain and protect wetlands, watercourses and water quality and enhance biodiversity and habitat corridors by encouraging the linking of fragmented core habitat areas within Palerang,</i></li> <li>(f) <i>to identify, protect and provide areas used for community health and recreational activities,</i></li> <li>(g) <i>to ensure that innovative environmental design is encouraged in residential development.</i></li> </ul> <p>The proposed development is considered to be consistent with the aims of the PLEP 2014. The subdivision will not detract from economic, environmental, social and cultural resources in the Palerang Community. The subdivision subject to the attached conditions will not place any unreasonable demands on public services or facilities. The subdivision is located in an urban area and does not present any impacts on primary industry and commerce. The two lot subdivision meets the principles of ecological development and will not impact on surrounding ecological values. The design of the subdivision can accommodate for suitable residential development.</p>	Yes

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<b>Part 2 Permitted or Prohibited Development</b>	
<b>Clause 2.1 Land Use Zones</b>	
The Development is located in the RU5 Village Zone.	
<b>Clause 2.3 Zone Objectives and Land Use Tables</b>	
<p>The particular aims of the zone are as follows:</p> <ul style="list-style-type: none"> <li>• To provide for a range of land uses, services and facilities that are associated with a rural village.</li> <li>• To encourage design and development that enhances the streetscape and village character.</li> <li>• To ensure that development has regard to the character and amenity of the locality.</li> <li>• To ensure that non-residential uses do not result in adverse impacts on the amenity of existing and future residential premises.</li> </ul> <p>The development is considered to meet the zone objectives as the application provides for a range of land uses within Captains Flat, does not detract from the existing streetscape. The development maintains the existing character and amenity of the locality. The subdivision and demolition does not present any impacts on existing and future residential land uses.</p>	
<b>Clause 2.6 Subdivision – Consent requirements</b>	
Consent has been sought to undertake a two lot subdivision and the subdivision will not result in a principle or secondary dwelling being situated on separate lots.	Yes
<b>Clause 2.7 Demolition requires development consent</b>	
Demolition has been included in the development application.	Yes
<b>Part 4 Principal Development Standards</b>	
<b>Clause 4.1 Minimum subdivision lot size</b>	
<p>The particular aims and controls of Clause 4.1 are:</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,</p> <p>(b) to ensure that lot sizes and dimensions are appropriate having regard to the objectives of this Plan and the relevant zone and the likely future use of the land,</p> <p>(c) to ensure that lot sizes and dimensions allow dwellings to be sited to</p>	Yes

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p><i>protect significant natural or cultural features.</i></p> <p><i>(2) This clause applies to a subdivision of any land shown on the <a href="#">Lot Size Map</a> that requires development consent and that is carried out after the commencement of this Plan.</i></p> <p><i>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the <a href="#">Lot Size Map</a> in relation to that land.</i></p> <p>The development is considered to meet the objectives and controls of the Clause 4.1 as the subdivision does not present any impacts to the amenity of neighbouring properties and has proposed appropriate lot sizes and dimensions having regard to the objectives, zone and future uses. The subdivision allows future dwelling to be sited clear of and site constraints or features.</p> <p>The development complies with Subclause 3 as the proposed lot sizes are consistent with those on the lot size map. 450m<sup>2</sup> is the required minimum lot size. Lot 1 is proposed to have an area of 614m<sup>2</sup> and Lot 2 an area of 1128m<sup>2</sup>.</p>	
<b>Part 6 Additional Local Provisions</b>	
<b>Clause 6.1 Earthworks</b>	
<p>Some minor earthworks are proposed in order to ensure access can be provided to the site in accordance with the requirements of the development control plan. The proposed earthworks are minor in nature and will not result in any significant adverse impact to drainage of the site. The area is not located within any identified area of archaeological interest and it is considered unlikely that the earthworks would therefore disturb any relics.</p> <p>The proposed earthworks, subject to the conditions of consent, are considered to be acceptable in this instance.</p>	Yes
<b>Clause 6.2 Flood Planning</b>	
<p>The existing lot has grade centre-south towards Foxlow Lane. Both lots of the proposed subdivision are affected by the PMF and 1% AEP events. The front portion of the existing lot, generally comprising all of proposed Lot 1 and a small portion of proposed Lot 2, is within the Flood Planning Area, but the vast majority of the site lies outside the 1% AEP extent.</p> <p>The information used for this assessment has been taken from the Captains Flat Flood Study, adopted by Council in 2014. Conditions relating to floor level will be required should a development application for a building on proposed Lot 1 be lodged, but no conditions related to flooding are required at this time.</p>	Yes
<b>Clause 6.11 Essential services</b>	
Clause 6.11 requires the consent authority to consider the following satisfactory arrangements;	Yes



**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

PALERANG LOCAL ENVIRONMENTAL PLAN 2014 COMMENTS	COMPLIES (Yes/No)
<p>(a) the supply of water,  (b) the supply of electricity,  (c) the disposal and management of sewage,  (d) stormwater drainage or on-site conservation,  (e) suitable vehicular access.</p> <p>The application is located in the village of Captains Flat. Both proposed lots are already connected to the town's water supply and sewerage service. The development site is already connected to a suitable electricity supply. Conditions are recommended to ensure stormwater is disposed of appropriately into Queanbeyan-Palerang Regional Council's stormwater system. The development will gain access off Wattle Avenue via an existing lane (Foxlow Lane). Proposed conditions of consent will require the laneway to be upgraded in accordance with Council's Development Control Plan.</p>	

***Development Control Plan***

The Palerang Development Control Plan (DCP) 2015 applies to the development and a summary of the relevant provisions is provided in the following table.

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<b>Part A Preliminary Information</b>	
Part A of the DCP outlines the legislative requirements and purpose of the DCP. The purposes of the DCP are similar to the aims of the PLEP 2014, which was addressed above.	Yes
<b>Part B General Provisions</b>	
<p><b>B1 Site Analysis</b>  B1 outlines the requirements for the lodgement of a development application and to ensure the site attributes and constraints are carefully considered in the site planning and assessment process.  The development has been accompanied with suitable information so that Council can undertake a robust assessment of the application.</p>	Yes
<p><b>B4 Bushfire Prone Land</b>  B4 outlines the requirements for development on bushfire prone land.  The application was integrated development with the NSW RFS. The NSW RFS issued General Terms of Approval, subject to conditions. As a result it is considered that the subdivision meets the relevant provisions in B4.</p>	Yes
<p><b>B7 Engineering Requirements</b>  The application was referred to Council's Development Engineer, who undertook an assessment of the application against Council's engineering requirements.  The following comments were provided:  <b>Access/Entrance</b></p>	Yes

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<p><i>The existing lot has 12.9m frontage on Foxlow Street adjacent to the Captains Flat intersection, with the current access from Foxlow Lane. Both Lot 1 and 2 are proposed to gain access from Foxlow Lane with a road extension incorporating a turning area.</i></p> <p><i>Foxlow Lane, including the extension and turning area, shall be upgraded with a minimum road pavement depth of 200m, 5m wide with a single 3% cross-fall to new barrier kerb along the eastern shoulder, and have a wearing course consisting of a two-coat bitumen seal. The road minimum pavement depth is to be verified by subgrade analysis and CBRs by the applicant.</i></p> <p><b>Kerb and Gutter and Stormwater</b>  <i>The existing open drain along the eastern shoulder of Foxlow Lane shall be upgraded with a class 4 concrete pipe no less than 375mmØ for the length of this section of Foxlow Lane (approximately 36m) incorporating a minimum of three new kerb inlet pits. One of the new kerb inlet pits to be located at the existing 375mmØ RCP and loose rock headwall. The existing kerb inlet pit and layback to 1 Wattle Avenue are to be adjusted to accommodate the new kerb return into Foxlow Lane. The existing layback in Wattle Avenue is to be removed with the existing kerb and gutter return to transition into a concrete edge strip along the western edge of Foxlow Lane.</i></p> <p><i>Foxlow Lane will require barrier kerb and gutter along the eastern shoulder and western shoulder. The applicant would need to consult with the Works Department for new kerb and gutter levels in the vicinity, noting the existing barrier kerb and gutter terminates in Wattle Avenue.</i></p> <p><b>Pedestrian Networks</b>  <i>The development will not increase the loading on the pathway network. The site is service by an existing pathway on the eastern side of Foxlow Street. The pathway continues north-east and south along Foxlow Street.</i></p> <p><b>Water</b>  <i>Both proposed lots have existing water connections and water meters. For Lot 1 the water connection and meter are located in the south-east corner adjacent to the Foxlow Lane frontage. The water connection and water meter for Lot 2 is adjacent to the existing sheds in the north-west corner.</i></p> <p><b>Sewer</b>  <i>Both proposed lots have a sewer connection to the sewer main that extends into Lot 2. Creation of an easement over Lot 2 is necessary and upgraded connections are required for both Lot 1 and 2.</i></p> <p><b>Allotment Stormwater</b>  <i>The Applicant has not indicated the method proposed for the management of stormwater flows.</i></p> <p><i>The existing lot has grade directing all surface water to flow to the southern centre and down the existing open channel in Foxlow Lane. Both Lot 1 and 2 will require the installation of pit tie ins within a new stormwater pit located at the northern extremity in Foxlow Lane.</i></p> <p><i>It is considered, subject to the conditions recommended by Council's Engineer, the development meets the objectives in B7.</i></p>	

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

<b>PALERANG DCP 2015 COMMENTS</b>	<b>COMPLIES (Yes/No)</b>
<b>B8 Erosion and sediment control</b> B8 requires suitable erosion controls to be implemented to minimise impacts from the development on to adjoining properties. Conditions are recommended to ensure that an Erosion and Sediment Control Plan is prepared by the applicant and is to be submitted with any subsequent Civil Construction Certificate. It is considered that the development will comply with B8.	Yes
<b>B9 Flood Planning</b> The matters in B9 are similar to the controls in the PLEP 2014. Comments have been provided above. It is considered that the development meets the relevant flood planning controls.	Yes
<b>B15 Waste Management</b> A condition of consent is recommended to ensure all waste generated by the development is not be located in the public area and is to be disposed of appropriately.	Yes
<b>Part C Development Specific Provisions</b>	
<b>C1 Subdivision</b>	
<b>C1.2 Subdivision for purposes other than primary production – general controls</b>	
<b>C1.2.1 Site analysis</b> The application has been provided with the relevant information for lodgement. The application has also undertaken a suitable site analysis and as a result the subdivision design reflects the environmental constraints and servicing requirements.	Yes
<b>C1.2.2 Lot orientation</b> The size and orientation of the proposed lots provide for ample opportunity to maximise energy efficiency and conservation principles on proposed Lot 1.	Yes
<b>C1.2.3 Subdivision pattern</b> The subdivision layout is sympathetic to the existing character of the surrounding residential area.	Yes
<b>C1.2.4 Road networks and design</b> The development will gain access via an existing laneway which will be upgraded under the proposed conditions of consent. The development subject to the conditions of consent will not impact on the existing road pattern and hierarchy. The application is considered to comply with the matters in B7.	Yes
<b>C1.2.6 Potable Water</b> Both proposed lots are connected to Council's water service system.	Yes
<b>C1.2.7 Sewerage</b> Both proposed lots are connected to Council's reticulated sewerage system.	Yes
<b>C1.2.9 Electricity</b> The site is connected to a suitable electricity supply and complies with C1.2.9.	Yes
<b>C1.2.10 Telecommunications</b> The development site is connected to telecommunication infrastructure.	Yes

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

PALERANG DCP 2015 COMMENTS	COMPLIES (Yes/No)
<b>C1.2.12 Natural resources and heritage</b> The development is located in a village are and is not an individually listed item. As a result it is considered that likely impacts on natural resources and heritage will be minimal.	Yes
<b>C1.2.13 Views and vistas</b> The development will not impact on any significant views and vistas in the Captains Flat Village.	Yes
<b>C1.2.14 Soil Management</b> Conditions of consent will require soil management and erosion control measures to be implemented in accordance with B8.	Yes
<b>C1.3 Specific requirements for land use zones</b>	
<b>C1.3.4 RU5 Village</b> The objectives of C1.3.4 are as follows: <i>a) To provide a range of lot sizes compatible with the function of a rural village</i> <i>b) To retain the character and visual amenity of the village</i> <i>c) To ensure lots have appropriate areas and dimensions for the siting and construction of dwellings and other buildings</i>  The development meets the objectives of C1.3.4 as the subdivision is compatible with the function of a rural village, retains the character and visual amenity of the village. It has proposed suitable dimensions to allow for the construction of a dwelling and other buildings.  The relevant controls relating to the subdivision are: <i>1) The subdivision design is to be consistent with the existing subdivision pattern within the locality</i> <i>2) A proposed building envelope is to be marked on the plan within which a house, ancillary buildings, water tank are to be located. The envelope is:</i> <ul style="list-style-type: none"> <li>• <i>to have the following setbacks:</i></li> <li>• <i>7 metres for the front</i></li> <li>• <i>0.9 metres for the side and rear</i></li> <li>• <i>have a slope not greater than 15 per cent</i></li> <li>• <i>be sited taking into account the constraints identified in the site analysis and any other relevant report</i></li> </ul> <i>3) A proposed building envelope of 2,000m<sup>2</sup> is to be marked on the plan. In areas that are not connected to reticulated sewer, envelopes are to include a proposed effluent disposal area in accordance with section B13 On-site system of sewage management (OSSM) in this DCP</i> <i>4) Battle axe lots should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply to ensure that adequate provision is made for two way vehicular access for future development:</i> <ul style="list-style-type: none"> <li>• <i>The access handle for each lot must have direct frontage to a public road</i></li> <li>• <i>The access handle must have a minimum width of 4.0m and be no longer than 100m</i></li> <li>• <i>A maximum of two lots only will be allowed to be accessed from one access handle</i></li> </ul>	Yes

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

<b>PALERANG DCP 2015 COMMENTS</b>	<b>COMPLIES (Yes/No)</b>
The development meets the controls in C1.3.4 as the subdivision is consistent with the subdivision pattern in the locality. The development is capable of maintaining a building envelope as outlined above. A future dwelling application will be required to meet the setbacks outlined above.	
<b><i>C23 Demolition of buildings or structures</i></b>	
The application also includes the demolition of the former Health Care Centre Building. Conditions are recommended to ensure compliance with C23. These include condition relating to asbestos removal, operating hours and waste management.	Yes
<b><i>D3 Villages</i></b>	
<b>D3.2 Captains Flat</b> The development meets the objectives of D3.2 as the subdivision complements the character of Captains Flat and does not impact on the park across Foxlow Street.	Yes

***Additional Planning Considerations***

The following additional planning matters apply to the development:

<b>MATTERS FOR CONSIDERATION</b>	<b>COMPLIES (Yes/No)</b>
<b><i>Environmental Planning and Assessment Act Regulation 2000</i></b>	
Appropriate conditions have been included within the recommended conditions of consent to ensure the proposed development is consistent with the relevant matters prescribed under clauses 92, 93, 94, and 94A of the regulations.	Yes
<b><i>The Likely Impacts of the Development</i></b>	
<b><i>Context and Setting</i></b> - The subject site is located within the RU5 Zone, with surrounding allotments being used for residential development on varying allotment shapes and sizes. The proposed subdivision is consistent with the zoning of the land and has allowed for the creation of 2 new allotments which will result in minimal impacts on the surrounding environment and residential amenity. The proposed lots have appropriate street frontages and sizes that do not detract from the local area.	Yes
<b><i>Access, Transport and Traffic</i></b> - Access to each allotment will be gained via the upgraded public lane.	Yes

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street, Captains Flat**  
**Attachment 1 - Attachment - Council Meeting - 26 October 2016 - DA 2016.125 - Two Lot Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for Consideration (Continued)**

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
<b><i>The Suitability of the Site for the Development</i></b>	
As the development is consistent with the relevant provisions within the PLEP, PDGP and will have minimal impacts on the surrounding area, the development is suitable for the site.	Yes
<b><i>Have any submissions been made in accordance with the Act or the Regulations?</i></b>	
<i>Public Submissions</i> – There have been no public submission received.	Yes
<i>Submissions from Public Authorities</i> – A submission was received from the NSW RFS, who did not object to the application subject to the attached conditions of consent.	Yes
<b><i>The Public Interest</i></b>	
The development application, subject to the attached conditions of consent, will not be contrary to the public's interest.	Yes
<b><i>Section 94 Development Contributions</i></b>	

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MATTERS FOR CONSIDERATION					COMPLIES (Yes/No)
<b>Section 94 Contributions – Yarrowlumla Plan</b>					Yes
In accordance with the Table 1 of the Section 94 Determinations of Equivalent Tenements (ET) Guidelines May 2009, the ET is calculated at the standard residential lot rate of 1 x ET per dwelling. As the lot has previously been levied 1 ET at time of subdivision, the applicable ET for this DA is <b>1.0 ET</b> .					
The following Section 94 contributions are required for this location.					
Contribution Plan	Base Contrib.	Adjustment	Current Contrib. per ET	Current Contribution x 1.0ET	
Yarrowlumla Plan No.2 Access Roads	\$680	RMS RCI%* 109.46%	\$1,424	\$1,424	
Yarrowlumla Plan No.3 Community Facilities	\$65	CPI** 59.04%	\$103	\$103	
Total Section 94 Contributions				\$1,527	
* RMS RCI adjusted for March 2016					
** CPI adjusted for June Quarter 2016					
There are no Section 64 contributions applicable to the application.					

**8.5 Development Application 2016.DA.125 - Two Lot Subdivision -172 Foxlow Street,  
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Subdivision - 172 Foxlow Street, Captains Flat - Section 79C(1) Table Matters for  
Consideration (Continued)**

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# **QUEANBEYAN-PALERANG REGIONAL COUNCIL**

## **Council Meeting Attachment**

**26 OCTOBER 2016**

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| ITEM 8.5     | DEVELOPMENT APPLICATION 2016.DA.125 - TWO LOT<br>SUBDIVISION -172 FOXLOW STREET, CAPTAINS FLAT  |
| ATTACHMENT 2 | ATTACHMENT - COUCNIL MEETING - 26 OCTOBER 2016 -<br>DA 2016.125 - TWO LOT SUBDIVISION - 172 FOXLOW<br>STREET CAPTAINS FLAT - DRAFT CONDITIONS |

## **SCHEDULE OF CONDITIONS**

### **Development Consent DA.2016.124**

#### **Approved development and plans**

- 1.1 The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:
- Proposed Subdivision Layout Plan, prepared by PHL Surveyors, dated 12/11/2013
  - Statement of Environmental Effects
  - Bushfire Assessment Report

except as modified by any of the following conditions of consent.

*Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.*

#### **Plans to be kept on site**

3. Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

*Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.*

#### **Site identification**

8. The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;
- the development application number,
  - name, address and telephone number of the principal certifying authority,
  - name of the principal contractor (if any) and 24 hour contact telephone number, and
  - a statement that "unauthorised entry to the work site is prohibited".

*Reason: The site is managed in a safe manner.*

#### **Construction standard**

- . All work is to comply with the current edition of the Building Code of Australia.

*Reason: All building work is carried out in accordance with relevant construction standards.*

#### **Aboriginal objects**

- . The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and DECCW are to be notified.

*Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.*

#### **Stormwater**

- 10.5. Convey roof water to a water tank or into Queanbeyan-Palerang Regional Council's stormwater system. Divert the overflow of any water tank into Queanbeyan-Palerang Regional Council's stormwater system or a suitably constructed rubble drain.
- 10.6 Direct surface water drainage to existing natural drainage or to Queanbeyan-Palerang Regional Council drainage infrastructure. Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface

water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

*Reason: Stormwater disposal does not impact on the building or neighbouring properties.*

### **Power supply**

- . Each lot is to be capable of being connected to a suitable power supply. Details are to be provided to Queanbeyan-Palerang Regional Council with the subdivision certificate application.

*Reason: To ensure adequate power supply is available to any dwelling.*

### **Construction Activities**

- . Construction work shall only be undertaken between the hours of 7 am and 6 pm Mondays to Fridays and between the hours of 7.00 am and 5.00 pm Saturdays. No construction work shall take place on Sundays or Public Holidays unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

*Reason: To ensure that noise impacts do not result from construction work.*

- . All excavations and backfilling associated with the erection or demolition of a building must be executed in accordance with the requirements of WorkCover.

*Reason: To ensure excavation does not impact on adjoining property and compliance with WorkCover requirements.*

- . The demolition of the existing building must be carried out in accordance with the:

- (a) requirements of the WorkCover Authority of New South Wales,
- (b) *NSW Occupational Health and Safety Act 2000*, and
- (c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

*Reason: To ensure compliance with WorkCover and occupational health and safety requirements.*

- . If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an appropriate manner, and
- (c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- (d) satisfy the requirements of WorkCover.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

*Reason: Excavations relating to building work do not pose a hazard to adjoining properties.*

- . Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

*Reason: To provide adequate facilities to the work site.*

- . Asbestos material must be removed and disposed of in accordance with the *Occupational Health and Safety Act 2000* and the New South Wales WorkCover guidelines. Asbestos material must be disposed of to a landfill site approved for that purpose by the Environmental Protection Authority of New South Wales or the equivalent authority in the Australian Capital Territory. Written evidence that the material has been disposed of to the approved landfill site must be submitted to Council.

*Reason: To ensure the proper disposal of asbestos material.*

- . No building materials are to be stored or construction activities undertaken on public or adjoining land.

*Reason: To prevent unnecessary disturbance to public land.*

### **Waste Management**

- . All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

*Reason: To ensure adequate waste management practices are in place during the construction phase.*

### **Retaining walls & batters**

- . Any retaining wall greater than 600 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

*Reason: Retaining walls are structurally strong enough to bear the loads put on them.*

- . No batter is to have a gradient greater than 1:4. Batters greater than 1:4 must be retained.

*Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.*

- . Rehabilitation grass mix is to be applied to all disturbed surfaces at the recommended rate of dispersal prior to the issue of the final occupation/completion certificate. Do not use species that are listed under the *Noxious Weeds Act 1993*.

*Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.*

### **Contaminated land**

- . The applicant shall provide Council with a Remedial Action Plan prepared by a suitable qualified consultant prepared in accordance with the relevant NSW Department of Environment and Conservation Guidelines.

*Reason: To ensure appropriate management of the site.*

### **Street Numbering**

- . In accordance with *Clause 60(c)* of the *Surveying and Spatial Information Regulation* a schedule of recorded street/rural addresses on Plan Form 6A shall be submitted to Council prior to the release of the Subdivision Certificate.

**Advice:** Convey with Queanbeyan-Palerang Regional Council to determine the street numbering/rural addressing for newly created allotments in accordance with Council's requirements.

*Reason: To ensure compliance with the Surveying and Spatial Information Regulation.*

### **Tree removal or lopping**

- . The felling and removal of trees shall be carried out by a person who is appropriately qualified and who holds appropriate and current insurance.

*Reason: To ensure a professional result and to provide protection to residents against liability for damage or harm to person(s) or property.*

- . Any hollow sections of the tree should be inspected for native fauna prior to work commencing and animals removed by a suitably qualified wildlife handler, when practical and safe to do so. Any hollow sections of the tree should be removed and lowered to the ground with care to be inspected by a suitably qualified wildlife handler. Any native fauna found should be appropriately relocated under supervision of a suitably qualified wildlife handler.

*Reason: the tree may have hollows that contain native fauna, including threatened species recorded as occurring in the surrounding region.*

### Subdivision certificate

The Subdivision Certificate will not be released until all relevant conditions of consent have been complied with. Lodge a subdivision certificate application with Queanbeyan-Palerang Regional Council on the appropriate form. The subdivision certificate application is to be accompanied by the correct application fee and written evidence that all conditions of consent have been complied with.

Lodge the original of the subdivision plan and two copies with the subdivision certificate application. The subdivision plan must be suitable for registration with the NSW Land and Property Information Division.

Lodge any s.88B instruments required by these conditions of consent with the subdivision certificate application. The final allotment boundaries and building envelopes are to be determined at the time of survey and shown on the subdivision plan to Queanbeyan-Palerang Regional Council's satisfaction.

*Reason: To enable registration of the subdivision. To allow for minor variations to the subdivision layout that may result from the survey. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.*

## **ROAD CONDITIONS**

### Access roads

Roads shall be constructed to the standards as set out in Table D1.5 of AUS-SPEC #1 Development Specification Series as amended by Council as detailed in the table below:

Road	Extent	End Type	Description
Foxlow Lane	h0 - End	Local Lane	5m bitumen sealed pavement (between kerb lines) with a single 3% crossfall and a minimum depth of 200mm.  Terminate with turning arrangement head.
Turning Arrangement Head	h0 - End	Access	3-way 3m bitumen sealed access for Lots 1 and 2 with a 3m pavement with appropriate 3% crossfall and minimum 200mm depth.

All roads are to include kerb and gutter as specified in ACT Territory and Municipal Services standard kerb and gutters profiles. Foxlow Lane shall have kerb and gutter, while internal roads shall have modified layback kerb. Intersections shall have kerb and gutter extending to kerb return tangent points.

*Reason: To ensure that the roads created are of a standard to safely cater for the traffic generated by the development.*

### Turning Arrangement Treatment

Provide bitumen sealed turning arrangement head at the terminus of Foxlow Lane with a 3-way 3m access to Lots 1 & 2. The pavement design shall have a minimum depth of 200m and be submitted as part of the construction certificate application.

*Reason: To provide for suitable turning facilities for vehicles.*

## **Vehicle access**

- . Vehicle access to Lots 1 and 2 is to be taken from Foxlow Lane.

*Reason: Minimise the impact of the traffic generated on the local road system.*

## **Lot 1 and 2 Residential Crossover – Single Lot Residential Footway Crossing for Type E Urban Entrances**

- . Design crossovers as specified in Palerang Council Development Control Plan 2015 and generally as shown on Registered Surveyor's Plan "PN 12245" dated 12 November 2011. The edge of concrete shall be a minimum 1.2m clear of any street tree. Longitudinal grading is to ensure ground clearance for standard cars in accordance with AUS-SPEC #1 as amended by Palerang Council and AS 2890.1 within the property.

See Palerang DCP 2015 Appendix B; Drawings PAL-SD-103, PAL-SD-109, and PAL-SD-111 for design details.

### **Submit a drawing with the following at time of s.138 Application:**

- Site plan showing intended access, dimensions and offset to the nearest side boundary and the location of any utilities such as stormwater pits, water mains, telecommunication pits or street trees.

Services ties should not be located beneath the pavement.

*Reason: Safe entry and exit to lots from the road.*

## **Entrance to 1 Wattle Avenue**

- . If works required as part of this consent damage, impact or otherwise affect the entrances of number 1 Wattle Avenue, the entrance shall be reconstructed in a timely manner. The property owner should satisfy themselves as to the condition of these entrances prior to commencing construction.

*Reason: Works are not to adversely impact neighbouring properties.*

## **Pavement design**

- . Provide a detailed pavement design, conforming to the procedures set out in AUS-SPEC #1 to Palerang Council Specification D2 and other relevant specifications.

The design must be based on site-existing subgrade CBR information along the routes of all proposed roads and is to be shown on typical cross sections in the design drawings.

*Reason: To ensure that roads are designed to cater for the traffics generated by the development.*

## **Road Signage and Traffic Control Devices**

- . Provide subdivision roads and intersections with road signage and traffic control devices to Austroads (and RMS supplements) and RMS requirements. Submit traffic control details to the principal certifying authority prior to issue of a construction certificate.

*Reason: To ensure that subdivisions roads have appropriate signage and traffic control devices.*

## **Defects liability roads**

- . A defects liability period of 6 months will apply from the release of linen plans for all works on current or future public roads (including pavement, entrances, drainage, re-vegetation and erosion control). The defects liability period shall commence when all of the following conditions have been met:

- Works are practically complete
- The subdivision certificate has been lodged and approved
- The roads have been physically opened to traffic

- The roads have been transferred to Council

Lodge a bond with Queanbeyan-Palerang Regional Council of \$20,239.00 per kilometre for the works to provide for repair of defective or inadequate work. When paying this bond please quote account code GLBondRdWks.

The above bond is correct for financial year 2016/2017 and is subject to change in accordance with Council's Fees and Charges Pricing Policy. The policy for the current financial year can be found on Council's website.

*Reason: To cover Queanbeyan-Palerang Regional Council's costs of repair any defects that are not repaired by the applicant.*

## **REGRAIDING CONDITIONS**

### **Site filling/regrading**

- Provide a site regrading plan, showing existing and finished contours and prepared by an accredited engineering designer, for approval by the principal certifying authority, before site work commences.

Selected fill is to be placed, under the supervision of an accredited geotechnical engineer, as controlled fill in accordance with AS 2870-1996 Residential Slabs and Footings, as amended. Fill is to be certified and the site classified. The certifications are to be provided to Queanbeyan-Palerang Regional Council before release of the subdivision certificate.

*Reason: To ensure that land is suitable for construction of residential dwellings.*

## **STORMWATER CONDITIONS**

### **Flooding**

- Nil. Conditions relating to floor level will be required should a development application for a building on proposed Lot 1 be lodged.

### **Kerb and Guttering**

- Foxlow Lane shall have barrier kerb and gutter constructed along the eastern shoulder and western shoulder. The applicant would need to consult with the Works Department for new kerb and gutter levels in the vicinity, noting the existing barrier kerb and gutter terminates in Wattle Avenue. The existing kerb inlet pit and layback to 1 Wattle Avenue are to be reconstructed to accommodate the new kerb return into Foxlow Lane.

### **Stormwater Drainage**

- A major/minor stormwater drainage shall be designed and constructed throughout the development and shall be extended downstream to a location(s) where run off can be disposed of without detrimental impacts from flooding (of properties or roads), scouring of surfaces, or undue nuisance or hazard. The existing open drain along the eastern shoulder of Foxlow Lane shall be upgraded with a class 4 concrete pipe no less than 375mmØ for the length of this section of Foxlow Lane (approximately 36m) incorporating a minimum of three new kerb inlet pits. One of the new kerb inlet pits to be located at the existing 375mmØ RCP and loose rock headwall. The existing kerb inlet pit and layback to 1 Wattle Avenue are to be reconstructed to accommodate the new kerb return into Foxlow Lane.

Inter-allotment drainage is to be provided where lots cannot be drained to the street gutter. All interallotment drainage shall be piped.

Detailed plans of the proposed drainage systems with supporting calculations shall be prepared and approved by an accredited certifier prior to the issue of a construction certificate for these works. Where sufficient information is not available in the AUS-SPEC #1 Design document, the ACT Design Standards for Urban Infrastructure - No. 1-

Stormwater shall be used as a further reference document.

*Reason: To ensure that adequate arrangements are made for the transfer and disposal of stormwater from the site.*

## **UTILITIES CONDITIONS**

### **Water Supply Reticulation**

The new network is to be designed to AUS-SPEC #1 Development Specification Series as amended by Council. All reticulation mains are to be placed in Council approved road reserve/footpath allocation and shall be minimum 100mm diameter PN35 D1CL mains. The main serving the cul-de-sac shall be looped to eliminate dead ends. The main along the access road shall extend 1.0m beyond the end of the road formation and shall be terminated with a dead-end and hydrant. The cul-de-sac main shall have a hydrant located at the bulb. Stop valves shall be installed in accordance with AUS-SPEC #1 Development Specification Series as amended by Council.

*Reason: To ensure suitable water supply reticulation materials and locations.*

The applicant shall provide a separate Council approved 20mm service with meter and cover to each lot. All work is to be carried out by a qualified, registered and insured plumber. The service for Lot 16 shall extend 300mm beyond the access handle.

*Reason: To enable connection of a water service to each premise.*

Payment of charges for the installation of water supply components by Council as set out in Council's list of Fees and Charges, and liaise with Council's Works Division for the work to be done.

- Connection of the subdivision main to the Council reticulation.

A quote will be provided by Council for the above works upon lodgement of a Water and/or Sewer Connection Application Form. When paying please quote account code GLWatConBdr.

*Reason: To enable connection (extension) of water service to the subdivision lots.*

### **Sewerage Reticulation**

The applicant shall design and construct sewerage reticulation to allow connection of all lots to the sewer network. The new network is to be designed to AUS-SPEC #1 Development Specification Series as amended by Council.

*Reason: To enable connection of all lots to sewerage reticulation mains.*

Connect proposed lots to Council's sewerage reticulation or the new sewerage reticulation with mains extension to the boundaries and angle ("spur") junctions provided within each property.

All work is to be carried out by a qualified, registered and insured drainer.

*Reason: To enable connection of internal sewer to Council's reticulation mains.*

### **Defects Liability Hydraulics**

For the hydraulic services constructed including ancillary pumping, control, treatment and storage structures, a defects liability period of one year will be applied. The applicant shall lodge with Council a bond valued at 15 per cent of the agreed constructed cost of the works to provide for repair of defective or inadequate work. When paying please quote account code GLBondRdWks.

The defects liability period shall commence when all of the following conditions have been met:

- Works are practically complete



- The subdivision certificate has been lodged and approved
- The assets have been transferred to Council

*Reason: To ensure that resources are available to repair any defects that become evident in the early life of the works.*

## **Landscaping**

- . No landscaping is to be placed over the existing sewer mains.

*Reason: To ensure that landscaping does not adversely impact existing infrastructure.*

Submit for approval as part of the construction certificate a landscaping plan showing details of plant types, numbers and locations. Landscaping species chosen should not have root systems that will cause damage to existing or proposed infrastructure when fully grown, or have root barriers designed to prevent damage to assets.

*Reason: To ensure that landscaping does not lead to future maintenance and service provision problems.*

## **Utilities**

- . Satisfactory arrangements shall be made with relevant service authorities or their agents for the supply of underground electricity, telephone and gas services to each proposed lot.

Written documentation from each service provider, stating that satisfactory supply arrangements have been made for each lot, is to be provided prior to issue of a Subdivision Certificate.

*Reason: To provide adequate utility servicing to the development.*

Where appropriate, services shall be co-located in shared utility trenches. Shared utility trenches shall be designed in accordance with utility provider and Council requirements. All utilities shall be provided in trenches. Provide a plan showing utility locations as part of the construction certificate application.

*Reason: To reduce the width of verge impacted by utilities.*

## **Street Lighting**

- . Street lighting shall be provided within and on the fringes of the subdivision in accordance with the NSW Public Lighting Code and AS1158 Lighting for Roads and Public Places.

*Reason: To promote the safety and security of the development during night time hours.*

## **CONSTRUCTION CONDITIONS**

### **Damage to any Infrastructure:**

- . Any infrastructure (public or private) that is damaged during construction within the road reserve is the responsibility of the applicant to correct and repair or replace as necessary, to bring the damaged infrastructure back to the condition or better, existing prior to any damage. The Applicant/Contractor is to determine the locations of all services, prior to works commencement.

*Reason: To ensure existing infrastructure is protected.*

### **Construction Management**

- . A Construction Management Plan (CMP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control construction activities and temporary traffic management in accordance with Roads and Maritime Services requirements.

*Reason: To minimise environmental impact associated with any works and to ensure public safety.*

## Erosion Control

- . A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication *Managing Urban Stormwater -Soils and Construction* (4th Edition 2004- "Blue Book"). The S&ECP shall include maintenance requirements and inspection schedules for all control measures.

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

*Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.*

## Site Revegetation

- . Rehabilitation grass mix is to be applied to all disturbed surfaces as soon as practicable at the completion of each component of work. The mix is to be applied at the recommended rate of dispersal. Do not use species that are listed under the *Noxious Weeds Act 1993*.

*Reason: Prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land.*

## Dust Suppression

- . Respond to Councils direction to provide dust suppression on roads leading to, adjacent to and within the subdivision in the event that weather conditions and construction traffic are giving rise to abnormal generation of dust.

*Reason: To ensure that local residents and activities are not disadvantaged by dust during construction.*

## PRE AND POST CONSTRUCTION CONDITIONS

### Construction Certificate

- . Obtain a construction certificate from Queanbeyan-Palerang Regional Council before undertaking any civil work.

*Reason: Work is undertaken in accordance this consent & relevant construction standards.*

### Security Deposit – for Construction Certificate or Complying Development applications

- . Pay the following Security Deposit for damage to Public Assets (payable prior to issue of construction certificate or on lodgement of a complying development application):

Construction Activity	GST Applicable	Fee 2016/17
<i>as per E1.43 of the current Fees and Charges Pricing Policy</i>		
Urban areas - developments involving delivery of construction materials or machine excavation	No	\$1,500.00

When paying security deposit please quote account code **GLBondRdWks** or for the inspection fee **GLDevinspect**.

Deposit may be released on completion of all works within a public road reserve, following an acceptable inspection by a Queanbeyan-Palerang Regional Council Officer and issue of

any Occupation or Completion Certificate.

*Reason: To cover Queanbeyan-Palerang Regional Council's costs of repair of any damage that is not properly rectified by the applicant.*

### Section 138 consent (s.138)

A Contractor **MUST** obtain consent under Section 138 of the Roads Act 1993 from Queanbeyan-Palerang Regional Council or from Roads and Maritime Services (if appropriate), before any work is undertaken within a public road reserve. A Security Bond as identified in the Security Deposit section (below), is to be lodged with the s.138 Application.

Contractors or others proposing to carry out works on a public road shall be experienced and pre-qualified to Council's and/or have NSW Roads and Maritime Services accreditation.

*Reason: To ensure that works carried out comply with the Roads Act.*

### Security Bond - Section 138 Works

Pay the following Security Bond, with the s.138 Application and prior to works commencement:

Section 138 Works being undertaken within a public road reserve	GST Applicable	Fee 2016/17
Urban areas	No	\$2,000.00

When paying security deposit please quote account code **GLBondRdWks**

Deposit may be released at the completion of all works within a public road reserve, following an acceptable inspection by a Queanbeyan-Palerang Regional Council Officer.

*Reason: To cover Queanbeyan-Palerang Regional Council's costs of repair of any damage that is not properly rectified by the applicant.*

### Principal certifying authority – civil works

Appoint a principal certifying authority to inspect civil works as required and certify the works on completion.

**Advice: Queanbeyan-Palerang Regional Council is the only authority that can carry out this function in relation to subdivision as at the date of this consent. Payment of certification and works surveillance fees for subdivision works is required in accordance with Council's Schedule of Fees and Charges, which is updated annually. When paying these fees please quote GLS138SubdivSurv.**

*Reason: To ensure compliance with Section 81A(4) of the Environmental Planning and Assessment Act 1979.*

### Design and construction standard:

Design and construct civil works to AUS-SPEC #1 Development Specification Series as amended by Queanbeyan-Palerang Regional Council.

*Reason: Roads and other works are of a standard to safely cater for the traffic generated by the development.*

### Design drawings – civil works

Provide engineering design drawings for all aspects of the development (including landscaping and construction management), and supporting information, to standards in AUS-SPEC #1 as amended by Queanbeyan-Palerang Regional Council, for all civil works for approval by the principal certifying authority prior to issue of any construction certificate.

Consent requirements such as construction hours must be included on the drawings. For work in Bungendore and Braidwood villages submit design drawings in one of the following formats and projections:

- ESRI Shapefiles (GDA94 UTM Zone 55)
- MAPINFO TAB (GDA94 UTM Zone 55)
- AUTOCAD dwg/dxf (MGA)

*Reason: Works are designed to cater for the demands generated by the development.*

### Inspection and test plans

Prepare a Project Quality Plan for the works. The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points shall be signed off by the site foreman or other nominated to do so in the Project Quality Plan:

- installation of sediment and erosion control devices
- site clearing
- site regrading
- preservation measures installed for trees and vegetation
- culvert location and installation including preparation of base, bedding and backfill
- earthworks including longitudinal drainage and subgrade preparation
- pavement materials and construction
- bitumen sealing where applicable
- fencing, signs, guideposts and markings installation

**Advice: If Queanbeyan-Palerang Regional Council is nominated principal certifying authority for the work include as a minimum the following hold points for inspection and release by the principal certifying authority:**

- Culvert/drainage line location and bedding
- Subgrade preparation prior to placement of pavement materials
- Pavement prior to bitumen sealing
- Final inspection of completed entrance works

Release of the above hold points prior to commencement of the next stage of the works will require that the work be acceptable on the basis of visual inspection by the Principal Certifying Authority and satisfactory test results supplied by the applicant's Project Superintendent.

*Reason: To ensure that the works are carried in accordance with quality assurance principles.*

### Inspections– s.138 Works

Queanbeyan-Palerang Regional Council must inspect the following works within a public road reserve;

- stormwater infrastructure,
- pre-pour inspection of any concrete works within the road reserve,
- Subgrade preparation prior to placement of pavement materials
- Pavement prior to bitumen sealing
- final inspection of completed works.

Successful and completed inspections are mandatory prior to issue of any occupation certificate.

*Reason: To ensure that the works are carried in accordance with quality assurance principles.*

## **Certification of Lot Servicing**

- . Prior to the issue of any Subdivision Certificate certification from a person licensed by the NSW Office of Fair Trading to perform works in accordance with the requirements of the Local Government (Water, Sewerage and Drainage) Regulations 1993, AS 3500 National Plumbing and Drainage Code and the New South Wales Code of Practice – Plumbing and Drainage that the lots are independently serviced in respect of water, sewerage and drainage and that all prior connections across the proposed lots have been capped off must be submitted to Queanbeyan-Palerang Regional Council.

*Reason: To achieve independent servicing to each lot.*

## **Certification of completed works**

- . At the completion of works the superintendent of works shall present to Queanbeyan-Palerang Regional Council a Certification Report for civil works, and will also include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans (including the Project Quality Plan described above), inspection test plans, and results are to be included in the report. The superintendent of works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor.

*Reason: To ensure compliance of the works with the terms of the development consent.*

## **Works as-executed plans**

- . Provide one paper copy of works as-executed plans (A3) to Queanbeyan-Palerang Regional Council, showing any variations from the approved designs. The works as-executed plans are to be prepared in accordance with the requirements set out in AUS-SPEC #1 as amended by Council.

Provide one digital copy of works as-executed plans (in AutoCAD and/or GIS formats described in Design Drawings condition) to Queanbeyan-Palerang Regional Council, showing any variations from the approved designs. The works as-executed plans are to be prepared in accordance with the requirements set out in AUS-SPEC #1 as amended by Queanbeyan-Palerang Regional Council.

Provide one digital copy of works as-executed plans (in PDF format) to Queanbeyan-Palerang Regional Council, showing any variations from the approved designs. The works as-executed plans are to be prepared in accordance with the requirements set out in AUS-SPEC #1 as amended by Council.

*Reason: To provide a record of works for future technical reference.*

## **NSW RFS**

### **Water and Utilities**

- . Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

*Reason: To provide adequate services of water for the protection of building during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.*

## Contributions

### Section 94 Contributions – Roads

- . Pay Queanbeyan-Palerang Regional Council **\$1,424.00** towards the upgrade of roads leading to the development, in accordance with *Yarrowlumla Section 94 Plan No. 2*, prior to release of the subdivision certificate. The amount payable is subject to annual amendment on 1 July in keeping with the NSW Roads and Maritime Service Cost Index (Country Operations Roads). This Contributions Plan may be inspected at Council's administrative offices (10 Majara Street, Bungendore and 144 Wallace Street, Braidwood) during normal office hours.

When payment is made, please quote Street Upgrading Captains Flat Ledger Code:  
**RA35351**

*Reason: Appropriate upgrade of the roads affected by the increase in traffic resulting from this development.*

### Section 94 Contributions – Community Facilities

- . Pay Queanbeyan-Palerang Regional Council **\$103.00** towards the provision of community facilities, in accordance with *Yarrowlumla 94 Plan No.3*, prior to release of the subdivision certificate. The amount payable is subject to annual amendment on 1 July in keeping with the Consumer Price Index. This Contributions Plan may be inspected at Council's administrative offices (10 Majara Street, Bungendore and 144 Wallace Street, Braidwood) during normal office hours.

When payment is made, please quote Captains Flat Community Facilities Ledger Code:  
**RA12301**

*Reason: Appropriate provision of community facilities for the population resulting from this development.*

## QUEANBEYAN-PALERANG REGIONAL COUNCIL

### Section 94 Contributions Plan to Access Roads YARROWLUMLA PLAN No.2

FILE No: DA.2016.125

APPLICANT: Queanbeyan-Palerang Regional Council

LOCATION: 172 Foxlow Street, Captains Flat

ACTIVITY: Two Lot Subdivision

#### S94 CONTRIBUTION

Project	Ledger	Base Contrib.	Indexation*	Lots or E.T.	Amount
Street Upgrading Captains Flat	RA35351	\$680	+109.46%	1	\$1,424.00
<b>Total</b>					<b>\$1,424.00</b>

\* (Adjusted for March 2016 using RMS Road Cost Index)

(The contribution amount is subject to adjustment in keeping with the Roads and Maritime Service Road Cost Index at March each financial year. The amount payable will be determined at the time of payment.)

Contributions are required to be paid prior to issue of any subdivision certificate.

## QUEANBEYAN-PALERANG REGIONAL COUNCIL

### Section 94 Contributions Plan to Community Facilities YARROWLUMLA PLAN No.3

FILE No: DA.2016.125

APPLICANT: Queanbeyan-Palerang Regional Council

LOCATION: 172 Foxlow Street, Captains Flat

ACTIVITY: Two Lot Subdivision

#### S94 CONTRIBUTION

Project	Ledger	Base Contrib.	Indexation**	Lots or E.T.	Amount
Captains Flat Community Facilities	RA12301	\$65	+59.04%	1	\$103.00
<b>Total</b>					<b>\$103.00</b>

**\*\***(Adjusted for 2016/17 using CPI Canberra for June Quarter 2016)

(The contribution amount is subject to adjustment in keeping with the Consumer Price Index – All Groups - Canberra at the start of each financial year. The amount payable will be determined at the time of payment.)

Contributions are required to be paid prior to issue of any subdivision certificate.