



Ordinary Meeting of Council

22 June 2016

**UNDER SEPARATE COVER
ATTACHMENTS**

Item 6.1 Development Application DA.2016.081 – 317 Royalla Drive, Royalla
– Community Hall

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| <i>Attachment 1</i> | <i>Royalla Community Hall - DA.2016.081 - 79C Matters for consideration.....</i> | <i>2</i> |
| <i>Attachment 3</i> | <i>Royalla Community Hall - DA.2016.081 - Schedule of conditions.....</i> | <i>8</i> |

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 JUNE 2016

ITEM 6.1 DEVELOPMENT APPLICATION DA.2016.081 – 317
ROYALLA DRIVE, ROYALLA – COMMUNITY HALL

ATTACHMENT 1 ROYALLA COMMUNITY HALL - DA.2016.081 - 79C
MATTERS FOR CONSIDERATION

This application has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979 (as amended)* and the following matters are of relevance to **Development Application DA.2016.081**.

Local environmental plans

The proposed development has been assessed in accordance with the relevant requirements of the *Palerang Local Environmental Plan 2014*. A summary is provided as follows:

| Palerang Local Environmental Plan 2014 Comments | COMPLIES (Yes/No) |
|---|------------------------------|
| Part 1 Preliminary | |
| 1.2 Aims of Plan | |
| <p>The relevant aims of the Plan to the proposed development are as follows:</p> <p>(a) <i>to protect and improve the economic, environmental, social and cultural resources and prospects of the Palerang community,</i></p> <p>(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></p> <p>(c) <i>to retain, protect and encourage sustainable primary industry and commerce,</i></p> <p>(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></p> <p>(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></p> <p>(f) <i>to identify, protect and provide areas used for community health and recreational activities,</i></p> <p>(g) <i>to ensure that innovative environmental design is encouraged in residential development.</i></p> <p>The development aligns with the aims of the plan as outlined below:</p> <ul style="list-style-type: none"> - The proposal contributes to social and cultural resources in the Royalla area. The development will not impact on the economic and environmental resources in the Queanbeyan-Palerang Community. - The proposal does not place any unreasonable demands on public services and facilities. - The proposal will not impact on primary industry or commerce. - It is considered that the development meets the principles of ecological sustainable development. - The location of the development ensures minimal impacts on water quality, biodiversity, heritage and habitat corridors. - The development contributes to an existing community health and recreational activity area and is consistent with the zoning of the land. <p>The development is not residential development.</p> | Yes |
| Part 2 Permitted or Prohibited Development | |
| 2.3 Zone Objectives and Land Use Tables | |
| <p>The development site is zoned RE1 – Public Recreation. Community Facilities are permissible in the RE1 zone with development consent.</p> <p><i>The objectives of the RE1 – Public Recreation zone are listed below:</i></p> <ul style="list-style-type: none"> • <i>To enable land to be used for public open space or recreational purposes.</i> • <i>To provide a range of recreational settings and activities and compatible land uses.</i> • <i>To protect and enhance the natural environment for recreational purposes.</i> • <i>To protect and enhance the environment generally and to ensure that areas of high ecological, scientific, cultural or aesthetic values are protected, managed and restored.</i> <p>The development for a Community Hall is consistent with the objectives of the RE1 Zone as follows:</p> <ul style="list-style-type: none"> - The development provides for additional opportunities for the Royalla Reserve to be used for recreational and social purposes. - The Community Hall is considered to be compatible with existing land uses. - The proposal will not impact on the natural environment as the site is already highly modified and contains no native flora and fauna of value. | Yes |

| | |
|---|-----|
| The proposal will not impact on areas of high ecological, scientific, cultural or aesthetic values. The appearance of the development is considered not to have any adverse impacts on the existing reserve, nor will it impact on the existing cottage ruin located on the site. | |
| Part 4 Principal development standards | |
| 4.3 Height of buildings | |
| <p>(1) <i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to enhance the natural character and landscape of Palerang,</i></p> <p>(b) <i>to protect residential amenity and solar access,</i></p> <p>(c) <i>to manage the visual impact of development,</i></p> <p>(d) <i>to reflect the predominantly low-rise character of development in Palerang.</i></p> <p>(2) <i>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</i></p> <p>The application is considered to meet the objectives in 4.3 as follows:</p> <ul style="list-style-type: none"> - The proposal is appropriately located to manage the visual impact and to protect the existing resident's amenity. - The building is one storey which reflects the predominantly low rise character of development in this locality - The height of the proposed building is 5 metres high, which is less than the maximum height of 9 metres. | Yes |
| Part 6 Additional Local Provisions | |
| 6.1 Earthworks | |
| <p>This clause requires that earthworks ancillary to development consider the following matters.</p> <p>(3) <i>In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:</i></p> <p>(a) <i>the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</i></p> <p>(b) <i>the effect of the development on the likely future use or redevelopment of the land,</i></p> <p>(c) <i>the quality of the fill or the soil to be excavated, or both,</i></p> <p>(d) <i>the effect of the development on the existing and likely amenity of adjoining properties,</i></p> <p>(e) <i>the source of any fill material and the destination of any excavated material,</i></p> <p>(f) <i>the likelihood of disturbing relics,</i></p> <p>(g) <i>the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</i></p> <p>(h) <i>any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p>Minor earthworks are required as part of the development. Subject to the attached conditions of consent, it is considered that the development is consistent with the matters outlined in 6.1.</p> | Yes |

Development Control Plans

The Palarang Development Control Plan 2015 (PDCP) applies to the proposed development. The development is subject to consideration against Part B – General Provisions

| PALERANG DEVELOPMENT CONTROL PLAN 2015 COMMENT | COMPLIES (Yes/No) |
|--|--------------------------|
| Part B – General Provisions | |
| B1. Site Analysis | |
| <p>Objective (a) To ensure that site attributes and constraints are carefully considered in the site planning and assessment process</p> <p>Development application requirements</p> <ul style="list-style-type: none"> Plans of the proposed development at a scale that shows the detail of the proposed development A due diligence assessment for Aboriginal heritage. Refer to section B10.2 Aboriginal Heritage in this DCP. An A3 sized site plan is required for all development at a scale that allows it to be easily read. The following scales are provided as a guide: <ul style="list-style-type: none"> 1:100 to 1:200 within a village area 1:500 to 1:2000 for rural residential/rural development 1:1000 for a road. north point and bar scale <p>The proposal complies with the objective as the Community Hall has been sited to avoid the constraints associated with the land. Plans lodged with the application comply with the above requirements.</p> | Yes |
| B2 Accessible Design | |
| <p>Objective (a) To ensure that the public domain of new developments provides equitable and safe access</p> <p>Control (1) An access report detailing how the proposed development will meet the Premises Standards and Building Code of Australia will be required with the development application (2) Access is to be compliant with the Disability Discrimination Act 1992 where it is not covered by the Premises Standards</p> <p>The proposal complies with the above objective, as the design has incorporated the requirements of the Building Code of Australia and the Premises Standard.</p> | Yes |
| B4 Bushfire prone land | |
| <p>Objective (a) To minimise risk to life, property and the environment from bush fire (b) To ensure compliance with the statutory obligations for development in bush fire prone areas (c) To ensure bush fire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands</p> <p>Control B4.1 All development applications (1) Applications must satisfy the relevant provisions of Planning for Bush fire Protection 2006. (2) Development design and the siting of building envelopes and Asset Protection Zones should consider any potential environmental impact and steps to mitigate the impact on environmentally sensitive lands. Further detailed requirements are set out in section B3.1 Terrestrial Biodiversity in this DCP.</p> <p>The development is considered to meet the objectives and controls for bushfire prone land. A Bushfire Attack Level (BAL) assessment was undertaken prior to the lodgement of the development application, which set the BAL for the construction for the Community Hall at 12.5. This has been included in the recommended conditions of consent.</p> | Yes |
| B7 Engineering requirements | |
| <p>B7.1 Parking Objective (a) To ensure development provides parking spaces commensurate with the intended use of the site (b) To ensure the design and location of parking areas and other areas used for the movement of vehicles and pedestrians is efficient, safe and convenient, and integrated into the design of the development to minimise the visual impact</p> | Yes |

| PALERANG DEVELOPMENT CONTROL PLAN 2015 COMMENT | COMPLIES (Yes/No) |
|---|----------------------|
| <p>(c) To ensure that adequate car parking spaces are available within convenient walking distance of the commercial centre of Bungendore and other traffic generating developments.</p> <p>(d) To ensure that car parking sites are designed for access and mobility</p> <p>(e) To ensure that car parking sites consider parking for bicycles, mobility scooters, electric vehicles and motorcycles</p> <p>(f) To ensure car parking is designed to reduce unwanted environmental impacts, such as redirecting stormwater onto adjacent properties</p> <p>(g) To ensure appropriate loading and service vehicle areas are provided in parking areas</p> <p>Control</p> <p>(1) Off-street parking is to be provided on the development site or in a centralised Council operated parking area where the land is zoned B2 or B4</p> <p>(2) Development that leads to a loss of on-street or off-street parking is to provide the same number of lost parking spaces in parking areas associated with the development, in addition to that required by the development itself</p> <p>(3) Provision is to be made for service vehicles on-site. Parking and loading areas are to be commensurate with the nature of the development and to the requirements of AS2890</p> <p>(4) All vehicles are to enter and leave the site (except residential developments) in a forward direction</p> <p>(5) Off-street car parking areas are to be surfaced with an appropriate wearing course. Pavement designs are to conform to AUSSPEC #1 Specification Series (as amended by Council)</p> <p>(6) Parking for people with a disability shall be supplied in the numbers provided in Table D3.5 of the Disability (Access to Premises — Buildings) Standards 2010 and to the requirements of AS1428 and AS2890</p> <p>(7) Car park design is to enable safe pedestrian movements and reduce pedestrian/vehicle interactions. Car park design is to exclude pedestrian movement through areas that will be used by service vehicles for reversing</p> <p>(8) Landscaping is to be provided to soften hard surfaces and provide shade</p> <p>(9) Car parking areas are to have suitable drainage and incorporate water sensitive urban design elements where appropriate</p> <p>(10) Underground carparking areas are to have the level of their entrance (and all other openings such as pedestrian doors and air vents) at or above the flood planning level, see B9 Flood Planning</p> <p>(11) Lighting is to be provided to the appropriate levels as defined in AS1158</p> <p>(12) Off-street car parking is to comply with the following documents: • Disability (Access to Premises — Buildings) Standards</p> <ul style="list-style-type: none"> • AS 2890 – Parking Facilities • AS 1428 – Design for Access and Mobility • AS 1158 – Road Lighting • AS 1742.11 – Manual of uniform traffic control devices, Part 11: Parking Controls • NSW Roads and Traffic Authority Guide to Traffic Generating Developments • Austroads Guide to Traffic Management Part 11: Parking • Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial <p>The proposed development complies with the above requirements as parking has been clearly shown on the plan, and provision has been made for disabled parking. Vehicles will be able to enter and leave the site in a forward motion, and pedestrian movements have been excluded from the carparking area.</p> | |
| <p>B7.5 Rural Internal Access Roads</p> <p>Objective</p> <p>(a) To ensure vehicles can access dwellings or building envelopes in a safe manner</p> <p>(b) To ensure access roads meet the requirements of Planning for Bush fire Protection</p> <p>(c) To ensure access roads have a minimal environmental impact</p> <p>Control</p> <p>(1) Access roads are to comply with road types as defined in Table 4 in section B7.2</p> <p>(2) Access roads are to be traversable by two-wheel drive vehicles in all-weather conditions</p> <p>(3) Access roads are to meet the requirements of Planning for Bush fire Protection 2006.</p> <p>(4) Permanent erosion and sediment control measures are to be in place to limit water velocities</p> <p>(5) Access roads are not to traverse areas of environmental significance such as waterlogged areas or heavily vegetated areas and avoid traversing steep slopes where possible</p> <p>(6) Unsealed roads are to have a maximum grade of 15 per cent when erosion resistant gravels are used and 7 per cent where more erodible gravels such as sandy decomposed granites are used. In some circumstances where roads are sealed the grade can be increased to 20 percent</p> <p>(7) Drawings or reports are to be prepared by a person experienced and qualified in design and construction of rural access roads as set out in AUS-SPEC #1 Development Specification Series Design as amended by Palerang Council.</p> | Yes |

| PALERANG DEVELOPMENT CONTROL PLAN 2015 COMMENT | COMPLIES (Yes/No) |
|---|----------------------|
| <p>The proposed development is considered to comply with the above standard. Conditions have been included in the recommended conditions of consent to address the requirements of Planning for Bushfire Protection, and to ensure that the internal road is traversable by two wheel drive vehicles.</p> | |
| <p>B7.6 Rural Entrances Objective (a) To ensure vehicles can enter and exit properties in a safe manner (b) To ensure vehicle entrances are sited in safe locations</p> <p>Control (1) Vehicular access complies with the provisions of AS 2890 – Parking Facilities. Suitable transitions are provided to the public road. (2) Vehicular entrances are located with safe intersection sight distance in both directions. Where not practical, vehicular entrances are located with safe stopping distance available in both directions (the impracticality of the entrance must be justified to Council's satisfaction). (3) Gates are to be located with sufficient setback to allow the design vehicle to wait without presenting a hazard to through traffic. Unless stated otherwise, the design vehicle shall be a 12.5m heavy rigid vehicle. (4) Culverts, where applicable, are set back outside the road clear zone. (5) Entrances are generally designed and constructed to the requirements of Palerang Council standard drawings PAL-SD-101. Refer to appendix A for details (6) Landscaping, mailboxes, fences and other structures, where located near driveway crossings, are not to compromise safety aspects such as sight distances for all road users</p> <p>The existing entrances into the site have excellent safe stopping distance available in both directions and generally comply with drawing PAL-SD-101.</p> | Yes |
| B8 Erosion and Sediment Control | |
| <p>Objective (a) To minimise the erosion and sedimentation arising from land use and development (b) To intercept and contain eroded material from building and development sites within the boundaries of the site (c) To minimise the potential for sediment and silt laden waters coming off the site or contributing to water courses (d) To minimise soil loss from development through effective site management practices that reduce windblown soil loss (e) To ensure prompt and effective stabilisation of disturbed lands by appropriate revegetation strategies</p> <p>Control B8.2.1 Preparation of the plan (1) Plans are to be prepared by a person qualified and experienced in the management of soil and water</p> <p>B8.2.2 Site preparation (1) Sediment control measures must be installed prior to commencing any excavation or earth moving</p> <p>(2) Where vegetation exists on the site, buffer zones of vegetation should be retained along the boundaries of the site, particularly those adjacent to waterways and street gutters</p> <p>The proposal is considered to comply with the objectives as the development has been sited to minimise soil loss during the construction process and conditions of consent have been included to require a soil and erosion control plan to be supplied to the Principal Certifying Authority by a suitably qualified person.</p> | Yes |

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

22 JUNE 2016

ITEM 6.1 DEVELOPMENT APPLICATION DA.2016.081 – 317
ROYALLA DRIVE, ROYALLA – COMMUNITY HALL

ATTACHMENT 3 ROYALLA COMMUNITY HALL - DA.2016.081 - SCHEDULE
OF CONDITIONS

SCHEDULE OF CONDITIONS

Development Consent DA.2016.081

Approved development and plans

- 1 The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:
 - Elevations and Floor plan prepared by Wombey Architects, dated 2 July 2014
 - Royalla Common Detail Plan, prepared by Palerang Council, dated 10 June 2016except 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

2. 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.

Construction certificate & occupation certificate

3. Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.
4. Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

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

5. Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.
6. The final occupation certificate must not be issued until all conditions of consent have been satisfactorily complied with and all mandatory stage/required plumbing inspections undertaken. Plumbing and drainage must be inspected by Queanbeyan-Palerang Regional Council at the relevant stages of construction in accordance with the attached inspection schedule and a final plumbing certificate obtained prior to issue of any occupation certificate.

Reason: Development is safe & appropriate for occupation, and is completed in accordance with the consent.

Site identification

7. 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

8. 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

9. 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. Convey roof water to a water tank or divert a minimum 3 m away from any building. Divert the overflow of any water tank a minimum of 3 m from any building.

Reason: Stormwater disposal does not impact on the building.

11. 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

12. The building shall be connected to a suitable power supply.

Reason: To allow for a power supply to be available.

Construction Activities

13. 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.

14. Do not excavate within 500 mm of the boundary.

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

15. 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.

16. 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.

17. 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.

18. 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.

19. 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

20. 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.

21. Upon the issue of an occupation certificate the owner shall apply to Queanbeyan-Palerang Regional Council for a waste management kerbside service.

Reason: To ensure appropriate domestic waste removal from the premises.

Erosion Control - Building

22. Install sediment and erosion controls, prior to any construction activity, to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows,

- (a) divert uncontaminated run-off around cleared or disturbed areas,

- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

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

23. Maintain erosion and sedimentation controls for as long as necessary after completion of works to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The controls are to remain in place until all disturbed ground surfaces are rehabilitated/revegetated and stabilised to prevent erosion or sediment loss.

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

24. 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").

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.

Essential fire safety measures

25. Prior to obtaining the final occupation certificate, provide the final fire safety certificate to Queanbeyan-Palerang Regional Council (and to the principal certifying authority if not Queanbeyan-Palerang Regional Council). A final fire safety certificate is a certificate issued by or on behalf of the owner of the premises to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates:

- (a) has been assessed by a properly qualified person, and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Note: The assessment of essential fire safety measures must have been carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued

26. As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- (a) must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- (b) must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

27. The owner of the building must maintain each essential fire safety measure in the building premises to a standard no less than that specified in the schedule.

28. The owner of the premises must provide an annual fire safety statement to Queanbeyan-Palerang Regional Council and the Fire Commissioner. An annual fire safety statement is a statement issued by or on behalf of the owner of a building to the effect that:
- (a) each essential fire safety measure specified in the statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing to a standard no less than that specified in the current fire safety schedule,
 - (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of the *Environmental Planning and Assessment Regulation 2000*.

Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.

Bushfire Requirements

29. Water, electricity and gas are to comply with the following requirements of section 4.1.3 of *Planning for Bush Fire Protection 2006*:
- A dedicated water supply of 20,000 litres for firefighting purposes for each occupied building excluding drenching systems, is provided in accordance with Table 4.2.
 - A suitable connection for firefighting purposes is made available and located within the IPA and away from the structure. A 65mm Storz outlet with a Gate or Ball valve is provided.
 - Gate or Ball valve and pipes are adequate for water flow and are metal rather than plastic.
 - Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank. A hardened ground surface for truck access is supplied within 4 metres of the access hole.
 - Above ground tanks are manufactured of concrete or metal and raised tanks have their stands protected. Plastic tanks are not used. Tanks on the hazard side of a building are provided with adequate shielding for the protection of fire fighters.
 - All above ground water pipes external to the building are metal including and up to any taps. Pumps are shielded.
 - Where practicable, electrical transmission lines are underground.
 - Where overhead electrical transmission lines are proposed:
 - lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in 'Vegetation Safety Clearances' issued by Energy Australia (NS179, April 2002).
 - Reticulated or bottled gas is installed and maintained in accordance with AS 1596 and the requirements of relevant authorities. Metal piping is to be used.
 - All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation.

- If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion. Connections to and from gas cylinders are metal.
- Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not used.

Reason: To provide adequate services of water for the protection of buildings 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.

Access

30. Property access roads shall comply with section 4.1.3(2) of *Planning for Bush Fire Protection 2006*.

Reason: To provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation.

(BAL 12.5)

31. New construction shall comply with section 5 (BAL 12.5) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush fire Protection".

Reason: To ensure that buildings are designed and constructed to withstand the potential impacts of bush fire attack.

Landscaping

32. Landscaping to the site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

Reason: To minimise the potential for bushfire attack on the building.

Advice: The following measures should be implemented when landscaping the site:

- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
- Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
- Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
- Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);

- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
- Use of low flammability vegetation species.

Construction Certificate Requirements

33. Prior to issue of any construction certificate (if construction certificate application is made to Queanbeyan-Palerang Regional Council) provide details of the site classification, and all footings and slab designs, certified by a practising structural engineer.

Reason: Compliance with the current version of the Building Code of Australia.

34. Prior to the issue of any construction certificate (if construction certificate application is made to Queanbeyan-Palerang Regional Council) provide details of trusses, certified by a practising structural engineer. Trusses are to be designed and constructed to the minimum Wind Design Category for the area.

Reason: Compliance with AS 1684-Residential Timber Framing Code and the Building Code of Australia.

Bushfire Construction

35. Prior to the issue of any construction certificate (if construction certificate application is made to Queanbeyan-Palerang Regional Council) provide details of specific construction in compliance with the Australian Standard AS 3959 – Construction of Buildings in Bushfire Prone Areas.

Reason: All work is designed and carried out in accordance with legislative requirements.

Retaining walls & batters

36. 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.

37. 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.

38. 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.

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

Internal road access

39. Construct/upgrade as necessary the internal access road and drainage structures between the entrance and the Community Hall, generally to the standard of Type 1 Road as specified in *Table 2 of the Palerang Development Control Plan 2015 and*

Queanbeyan-Palerang Regional Council's Specification for Construction of Private Access Roads and Entrances.

The access road is to comply in perpetuity with the performance criteria and acceptable solutions set out in Rural Fire Service NSW document *Planning for Bushfire Protection December 2006*.

Advice: If Queanbeyan-Palerang Regional Council is nominated principal certifying authority for the work detailed construction drawings are not required for this class of road. However road location, longitudinal grades and stream crossings are to be shown at a minimum. Crossings of prescribed streams are to be referred to the NSW Office of Water for Controlled Activity Approval where required. Engineering drawings are not to be hand drawn, must include a note that "All work is to be constructed in accordance with AUS-SPEC#1 Development Specification Series, as amended by Queanbeyan-Palerang Regional Council, and the terms of the Development Consent" and are to be signed by a qualified engineer. Consent requirements such as construction hours must be included on the drawings.

Reason: Roads created allow for environmental protection and requirements for bushfire planning.