



## **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)**

1. **SUBMIT A CONSTRUCTION MANAGEMENT PLAN**  
**Prior to release of any Construction Certificate (Building) a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to, and endorsed by, Council. The plan must:**
  - (a) describe the proposed construction works and construction program and,**
  - (b) set standards and performance criteria to be met by the construction works and,**
  - (c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,**
  - (d) identify procedures to receive, register, report and respond to complaints and,**
  - (e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan.**

REASON: To ensure that satisfactory measures are in place to provide for environmental management of the construction works. **(56.16)**

## **PRIOR TO COMMENCEMENT**

2. **BUILDING CONTRIBUTIONS TO BE PAID**  
**Prior to the lodgement of the Notice to Commence Building Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 7.11 of the *Environmental Planning and Assessment Act 1979*, Section 64 of the *Local Government Act 1993* and Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000*.**

REASON: To provide for the funding of augmentation and provision of services and community facilities. **(57.02)**

3. CONSTRUCTION CERTIFICATE (BUILDING) TO BE ISSUED  
**The erection of a building in accordance with the development consent must not be commenced until a Construction Certificate has been issued by Council or an Accredited Certifier.**

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.03)**

4. SUBMIT NOTICE OF COMMENCEMENT OF BUILDING WORK  
**A Principal Certifying Authority for the building work must be appointed and the Principal Certifying Authority must, no later than two days before the building works commences, notify Council of his or her appointment.**

REASON: To satisfy the requirements of Section 81A of the Environmental Planning and Assessment Act 1979. **(57.04)**

5. ERECT A SIGN FOR ANY DEVELOPMENT WORKS  
**A sign must be erected and maintained in a prominent position on any site on which building, subdivision or demolition work is being carried out;**
- (a) Showing the name, address and telephone number of the Principal Certifying Authority for the work.**
  - (b) Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours.**
  - (c) Stating that unauthorised entry to the work site is prohibited.**

REASON: To satisfy the provisions of Clause 136B and 227A of the Environmental Planning and Assessment Regulation 2000. **(57.08)**

6. PROVIDE WORKERS TOILET FACILITIES  
**Adequate toilet facilities for workers must be provided at or in the vicinity of the work site.**

REASON: To provide suitable and hygienic toilet facilities for use by people visiting or working on the site. **(57.09)**

7. **SUBMIT A TRAFFIC MANAGEMENT PLAN**  
**Prior to work commencing a Traffic Management Plan for the construction works must be submitted to, and approved by, Council under the provisions of Section 138 of the *Roads Act 1993*.**

REASON: To ensure that adequate arrangements are made for traffic and pedestrian safety during the construction works. **(57.13)**

## **SITE MANAGEMENT DURING DEMOLITION AND CONSTRUCTION**

8. **PROVIDE WASTE STORAGE RECEPTACLE**  
**A waste receptacle must be placed on the site for the storage of waste materials.**

REASON: To prevent pollution of surrounding areas. **(58.02)**

9. **INSTALL EROSION AND SEDIMENT CONTROLS**  
**Erosion and sediment controls must be installed on the site and maintained during the construction period.**

REASON: To prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land. **(58.03)**

10. **HOURS OF OPERATION FOR WORKS**  
**All works associated with the demolition and/or construction of this development must be carried out between the following hours:**

<b>Weekdays:</b>	<b>7.00am to 6.00pm</b>
<b>Saturdays:</b>	<b>8.00am to 4.00pm</b>
<b>Sundays and Public</b>	<b>NIL</b>
<b>Holidays:</b>	

REASON: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality. **(58.04)**

11. WORK ON ADJOINING LAND IS LIMITED

**The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for:**

- (a) Installation of a temporary, stabilised construction access across the verge.**
- (b) Installation of services.**
- (c) Construction of an approved permanent verge crossing.**

REASON: To minimise interference with the verge and its accessibility by pedestrians. **(58.05)**

12. REPAIR DAMAGED PUBLIC PROPERTY

**All damage caused to public property during the establishment of the development must be repaired or reinstated prior to the issue of any Occupation Certificate.**

REASON: To ensure that all public property in the vicinity of the development is maintained in its pre-development condition. **(58.06)**

13. WORKS SITES TO BE FENCED

**A hoarding or fence must be erected between the development site and public places before commencement of any other work.**

REASON: To ensure that an effective barrier is provided to preserve the safety of people and property in public places. **(58.07)**

14. TEMPORARY VEHICLE ACCESS

**Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.**

REASON: To minimise transfer of soil from the site onto the road pavement. **(58.08)**

## GENERAL CONDITIONS

15. IN ACCORDANCE WITH THE APPROVED PLANS  
**The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Council or conditions of approval.**

**In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.**

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

16. OPERATIONAL, TRADING & DELIVERY HOURS ASSOCIATED WITH THIS APPROVAL

<b><i>Function</i></b>	<b><i>Hours Permitted</i></b>
<b>Operational/Trading Hours</b>	<b>24 Hours (7 days a week)</b>
<b>Delivery Hours</b>	<b>7:00am to 10:00pm (Monday to Saturday) 8:00am to 10:00pm (Sundays/Public Holidays)</b>
<b>Waste Collection</b>	<b>7:00am to 10:00pm (Monday to Saturday) 8:00am to 10:00pm (Sundays/Public Holidays)</b>

REASON: To ensure impacts from noise on surrounding land uses is kept to a minimum **(59.01)**

## BUILDING

17. COMPLY WITH THE BUILDING CODE OF AUSTRALIA  
**All building work must be carried out in accordance with the requirements of the Building Code of Australia.**

REASON: This is a prescribed condition under the provisions of clause 98 of the Environmental Planning and Assessment Regulation 2000. **(60.02)**

18. ALL WORKS TO BE CONFINED TO THE SITE  
**All excavation, backfilling, construction and other activities associated with the development must:-**
- (a) **Be carried out entirely within the allotment boundaries unless otherwise approved by Council.**
  - (b) **If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.**
  - (c) **Be kept clear of stormwater, sewer manholes and service easements on the site.**

REASON: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired. **(60.05)**

19. SUBMIT SURVEY PLAN SHOWING BOUNDARY SETBACKS  
**The building must be set out by a Registered Surveyor in accordance with the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the allotment boundaries must be prepared upon completion of the base course brickwork and then be submitted to the Principal Certifying Authority.**

REASON: To ensure building has been sited in accordance with the approved plans. **(60.08)**

## **FIRE SAFETY MEASURES**

20. SUBMIT FINAL FIRE SAFETY CERTIFICATE  
**At the completion of works, a Final Fire Safety Certificate detailing each essential fire safety measure provided in the building must be issued by the owner and must be submitted to Council. Copies the certificate must also be given to the Fire Commissioner and be prominently displayed in the building.**

REASON: To ensure compliance with the *Environmental Planning and Assessment Regulation 2000*. **(61.02)**

21. SUBMIT ANNUAL FIRE SAFETY STATEMENT  
**Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.**

REASON: To ensure compliance with the *Environmental Planning and Assessment Regulation 2000*. **(61.03)**

## **CARPARKING AND ACCESS**

22. CAR PARKING TO COMPLY WITH AS2890

**All car parks must comply with AS2890 – 2004 Parking Facilities.**

REASON: To provide adequate off-street car parking. **(66.04)**

23. ALL SURFACES TO BE CONCRETE OR BITUMEN SEALED

**All parking spaces, loading bays, driveways and turning aisles must be concrete or bitumen sealed, with all parking spaces line marked.**

REASON: To ensure car parking spaces are functional prior to use of the premises. **(66.06)**

## **SAFER BY DESIGN**

24. LIGHTING IN CAR PARKS AND PUBLIC SPACES

**Lighting throughout the car parking area, in public spaces and illuminated signage must comply with AS 2890.1:2004 – Parking Facilities – Off-Street Car Parking, AS 1158 - Lighting for Roads and Public Spaces, and AS 2482:2019 – Control of the Obtrusive Effects of Outdoor Lighting.**

REASON: To ensure the provision of adequate lighting within the development. **(71.02)**

## **ADVERTISING AND BUSINESS/BUILDING IDENTIFICATION SIGNAGE**

25. REMOVE DAMAGED OR OBSOLETE SIGNS

**The sign(s) allowed by this consent must be removed if the signage becomes obsolete or is in a state of disrepair.**

REASON: To ensure that obsolete signs and signs in poor condition are not left on buildings. **(72.04)**



## LANDSCAPING

26. LANDSCAPING WORKS COMPLETED BY AN ACCREDITED CONTRACTOR  
**All landscaping must be completed by a Council accredited Category 1 landscape contractor in accordance with approved landscape plan bearing the Council approval stamp.**

REASON: To help ensure a high standard of landscape works. **(73.02)**

## FOOD

27. CONSTRUCTION AND FITOUT REQUIREMENTS  
**Food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the:**
- (a) *Food Act 2003*;**
  - (b) *Food Regulations 2015*;**
  - (c) Australia New Zealand Food Standards Code; and**
  - (d) AS1668.2 – The use of ventilation and air conditioning in buildings – Part 2: Ventilation design for indoor air contaminant control**

REASON: To ensure safe and hygienic food preparation/storage and compliance with *Food Act 2003* and *Regulations 2015*, Food Standards Code and relevant Australian Standards. **(75.02)**

## ENVIRONMENTAL

28. WASTE MANAGEMENT PLAN  
**Prior to the issue of an Occupation Certificate the applicant shall submit and have approved by Council a waste management plan detailing the ongoing waste generation and disposal methods for the proposed development. The development shall at all times comply with the requirements of the waste management plan approved.**

REASON: to ensure waste generated from the activities on the site is satisfactorily managed to minimise health and amenity impacts.

29. SIGNAGE FOR WASTE STORAGE AREA

**Appropriate signage must be provided in the waste storage area advising of the kinds of waste that can be disposed of in the bins.**

**The sign must be;**

- (a) Clearly visible, and**
- (b) Made of durable and weather-proof material.**

**In addition, appropriate signage must be placed on the external wall/door of the waste storage area to identify it.**

**The waste storage area is to be secure and not accessible to the public.**

REASON: To provide information to residents of the building and reduce the level of contamination found in the waste bins. **(76.02)**

30. PLANT AND EQUIPMENT NOISE

**The noise level emanating from plant and equipment installed on the premises must not exceed a level of 5dB(A) above background level when measured for a  $LA_{eq}$  15 minute period during the day, evening or night.**

REASON: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the *Protection of the Environment Operations Act 1997* and Regulations. **(76.04)**

31. FLAMMABLE LIQUIDS STORAGE & HANDLING

**The storage and handling of flammable and combustible liquids must be in accordance with:**

- (a) Australian Standard 1940—2017 “The Storage and Handling of Flammable and Combustible Liquids”, and**
- (b) The NSW WorkCover Authority’s Code of Practice for Managing risks of hazardous chemicals in the workplace, and**
- (c) *Work Health and Safety Regulation 2017*.**

REASON: To minimise threats to the environment from flammable and combustible liquids and to advise of relevant standards. **(79.09)**

32. **HEAVY RIGID/ARTICULATED VEHICLE RESTRICTIONS**  
**The following restrictions apply to Heavy Vehicles using this site:**
1. **Heavy rigid vehicles:**
    - i. **Only heavy rigid vehicles servicing the site for product deliveries, garbage collection, fuel deliveries and the like are permitted to enter the site;**
    - ii. **Heavy rigid vehicles are not permitted to refuel at the service station;**
    - iii. **Signage is required to be erected on the site specifying the following:**
      - **the height clearance of the fuel canopy;**
      - **that heavy rigid vehicles cannot refuel at the site;**
    - iv. **No high flow diesel fuel pumps are permitted as a part of this development.**
  2. **Articulated Vehicles**
    - i. **Only articulated vehicles providing fuel to the premises are permitted on the site;**

REASON: To reduce the noise and traffic impacts generated from this type of vehicle on a small site with only one entry/exit. **(76.01)**

33. **FORECOURT AND DRIVEWAY GRATES AND COVER PLATES**  
**All forecourt and driveway grates and cover plates shall be acoustically isolated and mechanically fixed to eliminate impact drive over noise from passing vehicles.**

REASON: To provide noise mitigation measures to protect the amenity of the neighboring residential properties. **(76.01)**

34. COMPLIANCE WITH AUSTRALIAN STANDARDS AND NSW LEGISLATION  
**The operator shall comply with provisions of the following Australian Standards, Guidelines, Industry Codes of Practice and Policies provided such provisions are not in conflict with the conditions in this approval.**

- **The NSW Protection of the Environment Operations Act 1997**
- **Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulations 2014**
- **AS1940- The Storage and Handling of Flammable and Combustible Liquids.**
- **AS4897- The Design, Installation and Operation of Underground Petroleum Storage Systems.**
- **Standards and Best Practice Guidelines for Vapour Recovery at Petrol Stations (2017).**

REASON: To ensure compliance with all the relevant legislative requirements and minimise risk. **(76.01)**

35. BULK FUEL TRANSFER SPILLS AND LEAKS  
**All spills and leaks from bulk fuel transfer activities (ie. fuel tanker trucks delivering and filling fuel storages at the site) must be contained onsite. The bulk fuel transfer point outside to canopy must be defined and automatically divert any spills and runoff to the underground pollution control containment vessel during bulk fuel transfer.**

REASON: To ensure all spills from bulk fuel transfer are contained onsite. **(76.01)**

36. SPILL KIT  
**Adequate spill kit must be provided and maintained in strategic locations around the site relative to potential spills. Spillage kits shall be appropriate in size, type and equipment to the identified hazards.**

**Kits shall consist of, but not limited to the following:**

- **Oil absorbent materials, booms & socks**
- **Impervious drain covers**
- **Drip trays**
- **Spades, brooms, funnels**
- **Hydrocarbon compatible containers**
- **Appropriate PPE**

REASON: To ensure fast dry clean up action can be taken in event of a minor spill. **(76.01)**

37. FUEL TANK VENTILATION

**All tank vents should be situated on the North or Western boundary of the site so as not to cause a hazardous or unsafe environment for neighboring properties. The vent pipe is to be fitted with a 10-millimetre orifice. A pressure vacuum relief valve (PV valve) is to be fitted in parallel, to prevent hazardous pressures or vacuums building up. The PV valve should remain closed except under adverse conditions.**

REASON: To ensure neighboring properties are not affected by hazardous gas. **(76.01)**

38. BOWSER OVERFILL PREVENTION DEVICE

**Overfill prevention devices must be fitted to each bowser to reduce the likelihood of liquid spills.**

REASON: To provide environmental protection. **(76.01)**

39. AUTOMATIC PRESSURE MONITORING

**An automatic pressure monitoring system must be installed and should be certified by German TÜV as meeting the NSW EPA conditions and criteria established as a guide. The automatic pressure monitoring system must detect faults in the proper functioning of the systems and indicate faults to the operator.**

REASON: To provide environmental protection. **(76.01)**

40. REMOVAL OF HYDROCARBON WASTE

**The waste generated by the stormwater improvement device is required to be pumped and transported by a licensed hazardous waste transporter to a suitably licensed disposal facility.**

REASON: To ensure disposal in an environmentally appropriate manner. **(76.01)**

41. HIGH STORMWATER LEVEL ALARM

**The Stormwater Improvement Device is to be fitted with an electronically operated high water level alarm which is to be appropriately maintained and operates 24 hours per day.**

REASON: To add “fail safe” measures to alert staff of maintenance required of system. **(76.01)**

42. ENVIRONMENTAL MANAGEMENT PLAN

**The proponent must develop and maintain an Environmental Management Plan (EMP) which includes management and maintenance of the stormwater improvement device, vapour recovery equipment and spill containment. The EMP should include but is not limited to the following:**

- **The leak monitoring procedures;**
- **The incident management procedure;**
- **A maintenance schedule and procedure;**
- **Final as built drawings for the site showing location of storage systems, all buildings and associated infrastructure including tanks, lines, dispensers and vents, fences and gates, groundwater monitoring wells, pit observation wells, any unsealed surface;**
- **Copy of specifications adopted in the design and installation of the fuel storage system;**
- **Contact details for the person responsible for the fuel storage system including: the full name, 24 hr contact details, and postal address.**

REASON: To ensure risks are identified, prioritised and appropriately managed on a day to day basis to prevent environmental harm. **(76.01)**

43. **DISCHARGED STORMWATER QUALITY REQUIREMENTS**  
**Discharge to Councils stormwater system from the stormwater improvement device are only permitted when the water quality meets the standards detailed below:**

Parameter	Criteria
pH	6.5 - 8.5
Suspended	<25 mg/L
Turbidity	<10 NTU
Oil and Grease	<10 mg/L

REASON: To ensure water quality entering the Stormwater System meets required standard. **(76.01)**

44. **GROUNDWATER MONITORING**  
**Groundwater monitoring wells must be installed on the site. Groundwater monitoring wells should be sampled and analysed within 30 days of commissioning and biannually thereafter for the parameters outlined in the table below, all analysis for organic and inorganic substances must be for total concentrations.**

Parameter	Criteria
pH	6.5 - 8.5
Total Petroleum Hydrocarbons C6-C9 C10-C40	600µg/L
BTEX (total)	
Benzene	950 µg/L
Toluene	300 µg/L
Ethylbenzene	140 µg/L
Xylenes	200 µg/L
o-xylenes	350 µg/L
Ethanol	1400 µg/L
Lead (Total)	3.4 µg/L

REASON: To ensure compliance with Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulations 2014 and Ground Water Quality standards. **(76.01)**

45. COMPLIANCE WITH ACOUSTIC REPORT

**Implement any noise reduction measures recommended in the acoustic report conducted by SLR Consulting Australia Pty Ltd ref: 670.10805.00200-R01-V3.**

REASON: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors. To ensure compliance with the recommendations of the acoustic report submitted prior to the issue of the development consent. **(76.05)**

## **PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

46. SUBMIT FOOD BUSINESS REGISTRATION FORM

**The proprietor of the food business must complete a Council “Food Registration Form” and submit it to Council prior to sale of food commencing.**

REASON: To ensure correct information to be gathered on the Food Premises so as to maintain the list of food business that Council is required to maintain as per section 106 of *the Food Act 2003*. **(78.20)**

47. DESIGNER’S CERTIFICATION OF STORMWATER MANAGEMENT

**Prior to the issue of any occupation certificate, certification of the as-built stormwater management system, in accordance with the requirements of Council’s Design Specifications D5 and D7, is to be provided to Council by the system designer.**

REASON: To ensure that the as-built stormwater management system meets the requirements of Council’s design specifications. **(78.01)**

48. OPERATIONAL MANAGEMENT PLAN PRIOR TO OCCUPATION

**Prior to the final occupation certificate being issued, an Operational Management Plan is required to be prepared and submitted to Council. The Operational Management Plan is required to address the following:**

- **Monitoring and maintenance procedures,**
- **Incident management procedures,**
- **Measures to manage risk associated with the storage and handling of petrochemicals, and**
- **Emergency response procedures.**

REASON: To ensure risk management measures are in place and have appropriate monitoring to trigger the appropriate responses. **(78.01)**



49. OBTAIN OCCUPATION CERTIFICATE BEFORE OCCUPATION  
**Occupation or use of whole or part of the building must not commence unless an Occupation Certificate has been issued in relation to the building or part.**

REASON: To satisfy the provisions of Section 109M of the *Environmental Planning and Assessment Act 1979*. **(78.02)**

## **ON-GOING MANAGEMENT OF THE DEVELOPMENT**

50. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM  
**The on-site stormwater quantity (on-site detention) and quality management system is to be maintained such that the system operation is able to meet the requirements of Council's Design Specifications D5 and D7 in an ongoing capacity.**

REASON: To ensure the continual effectiveness of the on-site stormwater management system. **(79.01)**

51. MAINTAIN CAR PARKING AREAS AND DRIVEWAY SEALS  
**All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition. Ongoing management of vegetation within parking areas is also required.**

REASON: To ensure car park areas are useable and clear sight lines are maintained. **(79.02)**

52. KEEP CAR PARKING AREAS FREE FOR PARKING  
**The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.**

REASON: To ensure that the car parking provided on site is used for the development. **(79.03)**

53. CAR PARKING SPACES TO BE KEPT FREE AT ALL TIMES  
**All car parking spaces, loading and unloading areas, vehicle manoeuvring and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times.**

REASON: To ensure such areas are available for occupants and visitors of the site. **(79.05)**

54. **VEHICLE AND GOODS STORAGE CONFINED TO THE SITE**  
**All loading and unloading activities in connection with the development must be carried out wholly within the site and all goods and vehicles associated with the development must be accommodated wholly within the site.**

REASON: To ensure free flow of vehicular and pedestrian traffic on the road and the verge. **(79.04)**

55. **SUBMISSION OF LITTER MANAGEMENT PLAN**  
**Prior to the issue of any occupation certificate the applicant shall submit to Council a litter management plan detailing how the store will undertake a litter clean up around the carpark and fringes of the building and property boundary. The plan shall include a regular schedule for litter pickup and a maintenance schedule for litter bins placed in the carpark. Following commencement of operations this litter management plan shall be adhered to.**

REASON: To ensure that the carpark and building surrounds are kept free from litter whether generated onsite or from surrounding sites.

## **PLUMBING AND DRAINAGE**

56. **STORMWATER DISPOSAL REQUIREMENTS**  
**All stormwater from the site must be trapped and piped to the existing stormwater system via an on-site detention system, in accordance with the approved plans, to limit the discharge from the site to the pre-development rate for the 20% and 1% Annual Exceedance Probability storm event.**

REASON: To provide satisfactory stormwater disposal. **(80.08)**

57. **PROVIDE WATER SERVICE AND WATER METER**  
**A new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.**

**The main meter shall be installed in an easily accessible position at the front of the site, or other accessible position approved by Council.**

REASON: To ensure that the development is appropriately water metered. **(80.14)**

58. PLUMBING AND DRAINAGE INSTALLATION REGULATIONS  
**Plumbing and drainage work must be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005*, the *Plumbing and Drainage Act 2011* and Regulations under that Act and with the Plumbing Code of Australia. Such work must be carried out by a person licensed by the NSW Department of Fair Trading.**

REASON: This is a mandatory condition under the provisions of the *Local Government (General) Regulation 2005*. **(80.02)**

59. INSPECTION OF PLUMBING AND DRAINAGE  
**Plumbing and Drainage must be inspected by Council at the relevant stages of construction in accordance with Council's inspection schedule.**

REASON: To ensure compliance with the inspection requirements of *Plumbing and Drainage Regulation 2012* and Council's inspection schedule. **(80.03)**

60. FLOOR LEVEL TO BE 150mm ABOVE YARD GULLY  
**The floor level of areas with fixtures connected to sewer must be at least 150mm above overflow level of the yard gully and surface water must be prevented from entering the yard gully.**

REASON: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system. **(80.05)**

61. HEATED WATER NOT TO EXCEED 50 DEGREES C  
**All new heated water installations, must deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50° Celsius.**

REASON: To prevent accidental scalding. **(80.07)**

62. INSULATE HEATED AND COLD WATER SERVICE PIPES  
**Heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: Plumbing and Drainage:**
- (a) unheated roof spaces**
  - (b) locations near windows, ventilators and external doors where cold draughts are likely to occur**
  - (c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.**

REASON: To prevent the water service being damaged by water freezing within the pipes due to local climatic conditions. **(80.12)**

63. **STORMWATER IMPROVEMENT DEVICE SPECIFICATIONS**  
**The Stormwater Improvement Device must be capable of meeting the specifications for Class 1 separators outlined in BS EN 858-1:2002 Separator systems for light liquids (e.g. oil and petrol) – Part 1: Principles of product design, performance and testing, marking and quality control. The separator must not contain a bypass device.**

REASON: The use of Class 1 onsite systems has been endorsed by the UK EA (EPA Equivalent). Australia does not have an equivalent standard. NSW EPA and Environment ACT acknowledge this standard.

**(76.01)**

64. **ON-GOING MAINTENANCE AND REPAIR RECORDS**  
**Records of maintenance and repairs performed on all plant and equipment including drainage systems, stormwater improvement device and infrastructure shall be kept for a period of seven (7) years and made available to Council Officers on request.**

REASON: To ensure the maintenance can be reviewed by Authorised Officers under the Protection of the Environment Operations ACT 1997 at any time. **(79.01)**