



Ordinary Meeting of Council

14 June 2023

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.5

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

ATTACHMENTS – 14 June 2023 Page i

Item 9.5	DA.2021.1496 - Subdivision four Torrens title lots and construction of Council Depot & Signage	
Attachment 1	DA.2021.1496 Section 4,15 Assessment 29 Graziers Loop Googong.....	2
Attachment 2	DA.2021.1496 - Plans - 29 Graziers Loop GOOGONG.....	24
Attachment 3	DA.2021.1496 Draft Conditions 29 Graziers Loop GOOGONG	33

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

14 JUNE 2023

ITEM 9.5 DA.2021.1496 - SUBDIVISION FOUR TORRENS TITLE LOTS
AND CONSTRUCTION OF COUNCIL DEPOT & SIGNAGE

ATTACHMENT 1 DA.2021.1496 SECTION 4,15 ASSESSMENT 29 GRAZIER'S
LOOP GOOGONG



SECTION 4.15 ASSESSMENT REPORT - DA.2021.1496

SUMMARY

Proposal:	Subdivision - 3 Torrens title lots, boundary adjustment, construction of Depot & signage
Address:	29 Graziers Road and 49 Duncan Loop Googong GOOGONG NSW 2620
Property description:	Lot 425 DP 1262357 & Lot 986 DP1208230
Applicant:	QPRC
Owner:	Googong Township Pty Limited
Date of lodgement:	27/08/2021
Notification period:	29/11/2021 to 15/12/2021
Submissions received:	Nil
Assessment officer:	Luceille YEOMANS
Estimated cost of works:	\$562,800
Zoning:	R1 General Residential
Heritage:	Not applicable
Flood affected:	Not applicable
Bushfire prone:	Not applicable
Recommendation of officer:	Approval

EXECUTIVE SUMMARY

The proposal is for the subdivision of land to create 3 lots and the construction of a Depot with signage. The lot to contain the Depot is to be transferred from Googong Township Pty Ltd to Council with the Depot to be a Council run facility. Council is the Applicant. A boundary adjustment with Lot 989 DP1208230 at 49 Duncan Loop Googong is also proposed to acquire some of the subject lot (29 Graziers Loop)

The proposal was notified with no submissions received.

The applicant has resolved any issues identified through the assessment process to Council officers' satisfaction.

The proposal is recommended for approval with conditions.

BACKGROUND

The subject site is part of Googong Neighbourhood 1.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 425 DP 1262357 and Lot 986 DP1208230, commonly known as 29 Graziers Road and 49 Duncan Loop Googong. The site is located on the southern side of Googong Road and has an area of 3.44ha.

The subject site is known as Lot 425 DP1262357 at 29 Graziers Road Googong. Adjoining land at Lot 986 DP1208230 being 49 Duncan Loop Googong is included as the proposal includes a boundary adjustment with that parcel of land.

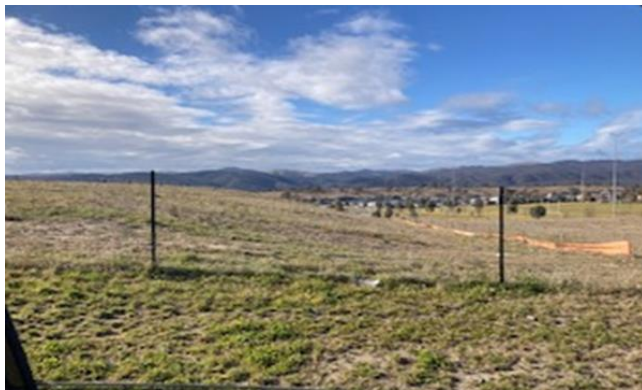
It is located within Neighbourhood 1A to the north eastern extreme of the Googong Master Planned Estate.

The subject site is located on the southern side of Googong Road and has an area of 3.44ha. The lot is generally rectangular in shape. The site is vacant and contains two (2) mature trees and some planting to the eastern edge of the lot. The site is accessed off Googong Road (north) with a boundary to Cavan Rise (west), Graziers Road and Duncan Loop (south).

The site is vacant except for a weather station which is proposed to remain on proposed Lot 4251. The site has a slight rise from the Googong Road frontage to the middle of the site generally running east to west and then falls away to the south. Most of the site has been cleared with 2 gum trees remaining. Screening vegetation has been planted along the eastern boundary of proposed Lot 4252. No vegetation is proposed to be removed.



Figure 1: Locality plan



PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for subdivision and a depot.

The specific elements of the proposal are:

- One into three lot subdivision
- Boundary adjustment

- Construction of Council Depot
- Signage

CONSENT AUTHORITY

In accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) the proposal is considered to be local development and Council is the Consent Authority.

SECTION 4.10 DESIGNATED DEVELOPMENT – EP&A Act, 1979

The proposal is not designated development.

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is not integrated development.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Development Engineer has commented on the proposal as follows:

Water:

The existing 100mm potable water and recycled water main exists along the Googong road and terminates halfway along the front boundary of the proposed depot. The servicing of the depot will be adequate from this main. The actual size of the service ties should be determined by a hydraulic consultant and submitted as part of the Subdivision Works Certificate (SWC).

The existing 100mm potable and recycled water main also runs along Duncan Loop. This main can be utilised to service the proposed Scout lot. A hydraulic consultant should determine the actual size of the service ties and submit them as part of the Development Application for the Scout building.

All the connections of new mains to existing ones, including tapping existing ones for new services, will need to be completed by Council's Utilities Team at the applicant's expense.

Sewer:

150mm diameter main runs along the eastern boundary of the existing lot. A 3m wide easement is proposed for the existing sewer main. The proposed development for the QPRC depot can be serviced by the existing sewer main by connecting to an existing manhole. No plans have been submitted for the proposed Scout lot. However, the existing sewer main can be utilised for the Scout building.

It shall be noted that connections to the existing sewer mains, including cutting in of new ties, will need to be completed by Council's Utilities Team at the applicant's expense.

Storm Water:

The stormwater management report prepared by Brown Smart Consulting, issued 24/09/2012, analysed the quality and quantity targets for the proposed lot (the proposed lot being on Googong Neighbourhood 1A, Stages 3,4,5 &6) in accordance with the Queanbeyan Development Control Plans (DCP) and QPRC relevant specifications. The analysis was completed based on 60% impervious area in a fully developed scenario. The proposed development (QPRC depot) will account for only 26% of the impervious area, which is much lower than identified in the stormwater management plan. As such, no OSD will be required for this development.

The stormwater and subsoil drainage plan prepared by (Taylor Thomas Whitting) TTW has been submitted as part of the development application for the QPRC depot. The plan proposes the stormwater be connected to the detention basin located in the southeast corner of the proposed public reserve as part of this subdivision.

Stormwater requirements for further development in a residual lot and scout lot will need to be revisited during the DA stage.

Traffic and Access:

The proposed lot for the QPRC depot will have access from Googong road between the sewer treatment access road and Cavan Rise. The width of the access road shown in the drawing is 10m and is expected to be sufficient for the proposed vehicle type using the facility. An initial concept plan was submitted with access off the sewer treatment plant access road. It was not supported by development engineering as it would not meet the swept path requirements of the proposed vehicle.

Eleven parking spaces are proposed for the QPRC depot facility, including one accessible parking. The proposed GFA area for the depot is approximately 170 square metres, and the number of parking spaces proposed as part of the depot meets the requirements of the Queanbeyan Development Control Plan 2012.

The access to the scout building will be through the Duncan loop. A concept plan with a 7.5m concrete verge crossing and a 5.5m width two-coal seal driveway was provided. A minimum of 7.5m wide right of carriageway is proposed for the scout building access.

Roads:

The development is not overly large and was anticipated by the Torrens Title subdivider (GTPL) and accounted for in their road designs. No traffic impact statement is required.

Contributions:

Not applicable to this subdivision. The land to be subdivided (Proposed lot 4252) will be dedicated to Council as outlined in Googong Urban Development Local Planning agreement. Lot 4253 will be dedicated to Scouts, while lot 4254 will be dedicated to Council as a public reserve.

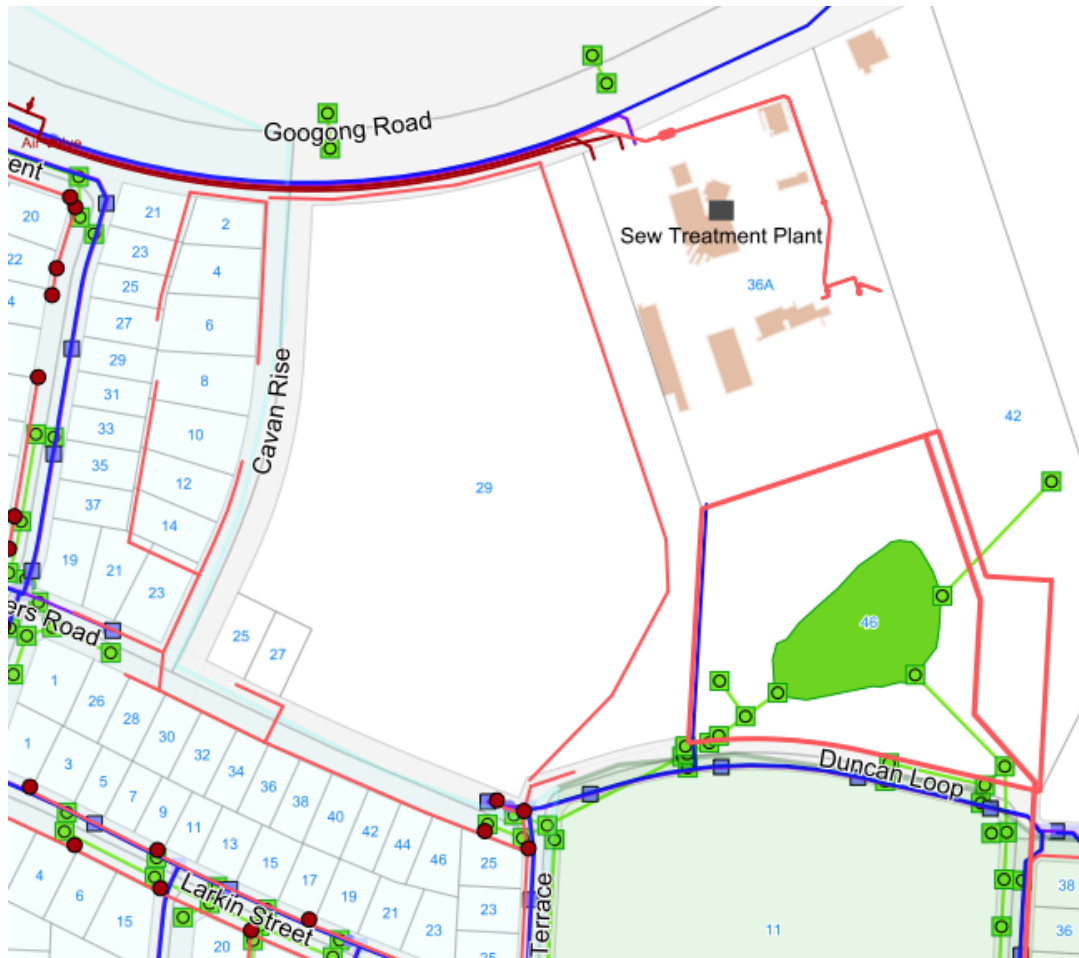


Image 1: Services plan

Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Health & Building Comments

Council's Building Officer suggested conditions for fire safety. Council's Building Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Tree Management Officer Comments

Council's Building Officer suggested conditions to ensure existing vegetation is maintained.

Waste Officer Comments

Council's Waste Officer suggested that the lunchroom include recycling facilities.

CONSIDERATION OF THREATENED SPECIES

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The assessment process under the EPBC Act can occur outside the NSW planning system and requires

input from the Federal Department of Environment. Any EPBC Act requirements associated with this proposal are discussed later in this section.

Section 7.3 of the Biodiversity Conservation Act 2016 sets out what must be considered in determining whether a proposed development will have a significant impact. Section 7.3 requires the consideration of the following:

- any assessment guidelines applicable to the species, population, or ecological communities, or their habitats, and
- the application of the 'seven-part test' described in the Section.

The site contains no native vegetation.

An inspection of the site noted that it was a significant tree and some more recently planting, all of which are proposed to be retained and protected through conditions.

SECTION 4.14 CONSULTATION AND DEVELOPMENT CONSENT – CERTAIN BUSHFIRE PRONE LAND – EP&A ACT, 1979

Section 4.14 of the EP&A Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2006'.

The site is not mapped as being bushfire prone.

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

Choose SEPP

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The site is located within the Googong township. The site has been created relatively recently and is vacant. There are no issues of contamination anticipated.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Part 4.2 of the Policy applies to the Queanbeyan-Palerang Regional Local Government Area which forms part of the *Central and Southern Tablelands Koala Management Area*. Cl. 4.9 of the Policy requires the Consent Authority consider whether a proposed development relating to a site that is not subject to an approved KPM and has an area of at least 1 hectare is likely to have a low or no impact on koalas or koala habitat.

The site has an area of 3.44ha and no approved Koala Plan of Management (KMP) applies.

The site is located in an urbanised area and the lot has recently been created. There is one native and some recent planning however these are unlikely to accommodate a koala habitat.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Subdivision 2 – Development likely to affect an electricity transmission or distribution network

Clause 2.48 applies to any development:

- Within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or
- Immediately adjacent to an electricity substation, or
- Within 5m of an exposed overhead electricity power line.

The application was referred to Essential Energy for comment. Essential Energy have offered no objection to the proposed development.

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN (QLEP) 2012

An assessment of the proposal against the general aims of QLEP 2012 is included below:

Cl.	Aims	Complies
1.2(2)		
(a)	<i>To facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles.</i>	Yes
(b)	<i>To provide for a diversity of housing throughout Queanbeyan.</i>	Yes
(c)	<i>To provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community.</i>	Yes
(d)	<i>To recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek.</i>	Yes
(e)	<i>To protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra.</i>	Yes
(f)	<i>To maintain the unique identity and country character of Queanbeyan.</i>	Yes
(g)	<i>To facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land.</i>	Yes

Comments: The proposed development is consistent with the aims of the Queanbeyan LEP 2012.

Suspension of Covenants, Agreements and Instruments

Under Clause 1.9A, no covenants, agreements and instruments restricting the development have been identified.

Permissibility

The subject site is Zoned R1 General Residential zone under Queanbeyan Local Environmental Plan 2012.

Development for the purposes of a subdivision and a depot such as is proposed is permissible within the R1 General Residential zone with consent and is defined under QLEP 2012 as follows:

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

Zone Objectives

An assessment of the proposal against the objectives of the R1 General Residential zone is included below:

Objectives	Complies
➤ To provide for the housing needs of the community.	Yes
➤ To provide for a variety of housing types and densities.	Yes
➤ To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Yes
➤ To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.	Yes
➤ To promote walkable neighbourhoods and a sense of community.	Yes
➤ To ensure that where possible, development maintains existing bushland.	Yes
➤ To encourage medium to high density housing located in close proximity to the town and village centres.	Yes

Comments: The proposed subdivision will create lots for community uses. The proposed depot will be used by Council to service the local area. Complies.

Demolition

Under Clause 2.7 of the QLEP 2012, the proposal does not involve demolition of an existing structure.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the QLEP 2012 is provided below.

Minimum subdivision lot size

Cl.	Standard	Controls	Proposed	Complies
4.1	<i>Minimum subdivision lot size</i>	330m ²	5948m ²	Yes
	<i>Lot 4252</i>			
	<i>Lot 4251</i>	330m ²	2.248ha	Yes
	<i>Lot 4253</i>	330m ²	4776	Yes
	<i>Lot 4254</i>	nil	1.599ha	Yes

Comments: Complies

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	<i>Height of building</i>	8.5m	4.2m	Yes

Comments: Complies

Part 7: Local Provisions

The relevant provisions contained within Part 7 of the QLEP 2012 are addressed below as part of this assessment:

7.1 Earthworks

Clause 7.1 of the QLEP 2012 establishes a number of matters requiring consideration for development involving earthworks. Earthworks associated with the development are proposed and form part of this application. The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. The development application will be condition to mitigate the potential impact of soil erosion and the like during construction.

7.6 Airspace operations

Clause 7.6 of the QLEP 2012 makes provisions for developments located in areas that are affected by airspace operations and aircraft noise. The proposed development **will** penetrate the Obstacle Limitations Surface Map for the Canberra Airport.

The Canberra Airport & Commonwealth Department of Infrastructure & Transports have issued a consent for this land under existing Googong town centre approvals.

7.9 Essential services

Clause 7.9 of the QLEP 2012 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access.

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (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.

Council's Development Engineer has assessed the proposed development and confirmed that the site **does** have suitable vehicle access and adequate services are available.

4.15(1)(a)(ii) any draft environmental planning instruments

The draft Queanbeyan Palerang Local Environmental Plan was draft when the application was lodged. The proposed development does not conflict with the Plan, now in force.

4.15(1)(a)(iii) any development control plan

Googong Development Control Plan

	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
1.8 Public Notification Of A Development Application The development application was notified to adjoining owners from 18 April 2017 to 22 May 2017 and advertised as Integrated Development in The Queanbeyan Age/Chronicle on 18 April 2017 for 30 days. During this period no submissions were received.	Yes
Part 2 All Zones	
2.2 Car Parking This section requires compliance with the Australian Standard for car parking, which outlines parking and aisle widths, turning paths et cetera. The proposal includes a depot with 11 vehicle spaces provided.	Yes
2.3 Environmental Management The land subject to this proposal has been created with the subdivision of Neighbourhood 1A in Googong. No additional environmental management concerns were raised and standard conditions will be applied.	Yes - Condition
2.4 Contaminated Land Management This section applies to all development and outlines requirements relating to the use and/or development of land that is or may be contaminated. This has been addressed earlier in the report under SEPP 55.	Yes
2.5 Flood Management The subject site is not identified as a 'Flood planning area' on the LEP Flood Planning Map.	N/A
2.6 Landscaping	

	COMPLIES (Yes/No)
Concept landscaping has been shown on the approved plans.	Yes
2.7 Soil, Water and Vegetation Management Plan (SWVM Plans) Sediment and erosion controls must be installed prior to any work commencing and be maintained throughout the course of subdivision works.	Yes
2.9 Safe Design The proposed development is not expected to have any significant negative impact with respect to crime prevention through environmental design considerations.	Yes
Part 3 The Master Plan	
Master Plan and Neighbourhood Structure Plans The proposed development will support the master plan and structure plan by maintaining lots available for non-residential uses.	Complies
Part 4 Subdivision and Design	
4.2 and 4.3 – General Objectives and General Controls The objectives are as follows: <ol style="list-style-type: none"> 1. <i>Create a legible subdivision pattern that maximises the ‘sense of neighbourhood’ and promotes walking and cycling over private car uses;</i> 2. <i>To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public domain;</i> 3. <i>Optimise views and the amenity of residential allotments in regards to views, solar access and proximity to community facilities, open space and public transport;</i> 4. <i>Ensure each neighbourhood within the township has a range of densities and housing choices to cater for the various needs of the community; and</i> 1. <i>Provide good solar access opportunities for future dwellings and residents and ensure that the lot layout responds to and optimises solar access.</i> The proposed subdivision is considered to be generally satisfactory with regards to the above objectives	Yes
The controls are as follows: <ol style="list-style-type: none"> a) <i>Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.</i> The proposed subdivision design is generally consistent with the Neighbourhood 2 Structure Plan. <ol style="list-style-type: none"> b) <i>Subdivision lot sizes shall comply with the minimum lot sizes as specified in the QLEP 2012 (refer to QLEP 2012 Lot Size Map).</i> Under the QLEP 2012 the minimum lot size for the site is 330m ² . The proposed lots exceed the minimum.	

	COMPLIES (Yes/No)
<p>c) <i>Neighbourhoods are to be centred on a focal point of a town or neighbourhood centre with retail, commercial or community facilities that are generally within a 5 – 10 minute walk from all dwellings. 'Walkable communities' are developments where urban design focuses on pedestrian comfort between key destinations (mixed use centre, school, open space), including shade, shelter, surveillance, attractive surroundings, activity, visual interest and land uses.</i></p> <p>The proposed development involves the creation of lots for future community use (eg Scouts) and a Council depot to service the Googong community.</p> <p>d) <i>Neighbourhood pattern is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles.</i></p> <p>e) <i>Pedestrian and bicycle connectivity within each residential neighbourhood is to be provided between the residential areas and public open space areas, public transport nodes, education and community / recreation facilities.</i></p> <p>f) <i>Street blocks are to be generally a maximum of 250m long by 70m wide. Block lengths and widths in excess of 250m may be considered by council where connectivity objectives are achieved.</i></p> <p>No new streets or neighbourhoods proposed.</p> <p>g) <i>Each new allotment has sufficient building area on it, being land with a slope of less than 20%.</i></p> <p>Each lot will be able to accommodate a future use.</p>	
<p>4.4 – Lot Orientation and Lot Size and Layout</p> <p><u>Lot Orientation</u></p> <p>Controls for lot orientation are listed below. There are no objectives.</p> <p>a) <i>Consideration should be given to different lot dimensions depending on the lot orientation. In this regard, upfront detailed tailoring of a layout at the early stages of a project can deliver sustainable outcomes.</i></p> <p>b) <i>Lot orientation, size and dimensions should enable dwellings to be generally sited either on an N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents efficient design then alternative lot orientations can be considered. Refer above.</i></p> <p>c) <i>Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern. Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.</i></p> <p>d) <i>Where E-W oriented lots are proposed lots should be wider to support solar access.</i></p> <p>e) <i>Design for deeper N-S lots on the southern side of roads, particularly if two storey dwellings are envisaged, to allow for solar access to private open space at the rear.</i></p>	Yes

	COMPLIES (Yes/No)
<p>f) <i>N-S oriented lots on the northern side of an E-W road can be less deep than N-S lots on the southern side of the same road. Narrower lots can be accommodated, particularly for the northern lots as they are particularly suitable for two storey dwellings with a lesser footprint. A wider southern lot allows for a central courtyard, which may gain greater solar penetration.</i></p>	
<p>The proposed subdivision generally complies.</p> <p><u>Lot Size and Layout</u></p> <p>The objectives of the lot size and layout controls are:</p> <ol style="list-style-type: none"> 1. <i>Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes;</i> 2. <i>Smaller lot sizes are to be located within easy walking distance of a neighbourhood centre or the Town Centre, with larger lot sizes generally at the edges of Googong;</i> 3. <i>Promote generally rectangular street blocks and lots to maximise efficiency.</i> <p>The proposed subdivision is satisfactory with regards to the above objectives.</p>	
<p>a) <i>Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.</i></p> <p><i>Not applicable</i></p> <p>b) <i>Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.</i></p> <p>c) <i>Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.</i></p> <p><i>No more than two battle axe shaped allotments should adjoin each other. The access corridor is that part of a battle axe shaped allotment which provides private access between the main part of the allotment and the public road.</i></p> <p>Under the QLEP 2012 the minimum lot size for the site is 330m². The proposed allotments exceed the minimum lot size.</p>	
Part 5 – Design Guidelines and Controls for Public Domain – not applicable	
Part 8 – Environmental Management	
<p>8.2 Soils and Salinity</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) <i>To minimise erosion and sediment loss during and after construction.</i> 2) <i>To minimise water pollution due to erosion, siltation and sedimentation.</i> 	Yes

	COMPLIES (Yes/No)
<p>3) To ensure development will not significantly increase the salt load in existing watercourses within the site.</p> <p>4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.</p> <p>5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.</p> <p>Controls:</p> <p>a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Managing Urban Stormwater – Soils and Construction (NSW Department of Housing 3rd Edition March 2004 ('The Blue Book')) are to be submitted with each subdivision development application.</p> <p>b) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/established.</p> <p>c) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).</p> <p>The proposed development generally satisfies the relevant objectives and controls in this clause. The lots are vacant and have been approved under the development of the Googong area.</p>	
<p>8.3 Cut and Fill</p> <p>Objectives:</p> <p>1) Minimise the extent of excavation and fill.</p> <p>2) Ensure that the built form responds to the topographical constraints of the Googong site.</p> <p>3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.</p> <p>4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.</p> <p>5) To minimise the need for retaining walls.</p> <p>6) To ensure that batters can be maintained and to limit the potential for soil erosion.</p> <p>Controls:</p> <p>a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.</p> <p>b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.</p> <p>c) The maximum height of retaining walls is to be 1.0m.</p>	Yes

	COMPLIES (Yes/No)
<p>d) Where terraced walls are proposed the minimum distance between each step is 0.5m.</p> <p>e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer</p> <p>f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.</p> <p>g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.</p>	
<p>Earthworks will be associated with site preparation and grading. This will be considered further as part of the construction certificate for any use.</p>	
<p>8.4 Stormwater Management and Flooding</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1) Ensure that all development within Googong incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways. 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways. 3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases. 4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection. <p>Controls:</p> <ol style="list-style-type: none"> a) All Development Applications shall include a Stormwater Drainage Analysis, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies), for the range of storm events from the 1 Year ARI to the 100 Year ARI storm event and addressing the objectives of WSUD. b) Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants. c) Stormwater management strategies shall be adopted to maximize the efficient use of land and facilitate adequate allocation of land for these purposes. d) Stormwater management strategies shall be developed and implemented in a manner which addresses potential salinity hazards. e) Stormwater treatments are to be designed to meet the minimum level of performance which is a reduction in the stormwater peak run off flows to predevelopment levels for the range of storms from the 1 year ARI to the 100 year ARI event. f) Stormwater management design is to maintain the existing hydrological regime for stream forming flows, with respect to peak flows and duration of flow. g) WSUD elements shall be incorporated into the design of all development. 	Yes

	COMPLIES (Yes/No)
<p><i>h) A Development Application shall include a WSUD assessment that addresses:</i></p> <ul style="list-style-type: none"> <i>i. the relevant site characteristics and constraints,</i> <i>ii. stormwater management strategies, including treatment measures, reuse and maintenance requirements,</i> <i>iii. a rationale for the proposed strategies, and</i> <i>iv. evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.</i> <p>The proposed development generally satisfies the relevant objectives and controls in this clause.</p> <p>Council's Development Engineer's has assessed the proposal and has no objections subject to the imposition of relevant conditions.</p>	
<p>8.5 Bushfire Management</p> <p><i>Objectives:</i></p> <ul style="list-style-type: none"> <i>1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.</i> <i>2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.</i> <i>3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.</i> <i>4) Provide safe access for emergency service personnel.</i> <i>5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.</i> <i>6) Establish a maintenance regime for fire protection for the life of the habitable building.</i> <p>The proposed development satisfies the relevant objectives and controls in this clause.</p>	Yes
<p>8.6 Aboriginal Heritage</p> <p><i>Objectives:</i></p> <ul style="list-style-type: none"> <i>1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.</i> <p><i>Controls:</i></p> <ul style="list-style-type: none"> <i>a. Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 2. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups.</i> <i>b. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits.</i> <i>c. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.</i> 	Yes

	COMPLIES (Yes/No)
d. <i>Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under Section 90 of the NSW Parks and Wildlife Act 1974.</i>	
The proposed development satisfies the relevant objectives and controls in this clause and has satisfactorily taken Aboriginal Heritage into account. Aboriginal Heritage was considered as part of the previous subdivision of the land.	Yes
8.7 European Archaeological Heritage <i>Objectives:</i> 1) <i>To protect the recognised European archaeological significance of the precinct.</i> 2) <i>To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.</i> <i>Controls:</i> a) <i>Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2. Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.</i> b) <i>An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.</i> Archaeological investigations have been carried out for the original subdivision of the land.	Yes
8.8 Tree Retention and Biodiversity <i>Objectives:</i> 1) <i>Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.</i> 2) <i>Development should minimise the loss of existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.</i> 3) <i>The development should minimise the environmental impacts of clearing for bushfire hazard reduction.</i> 4) <i>To maintain or improve as much existing vegetation as practicable within the locality.</i> 5) <i>Reduce impacts of runoff from roads and impervious areas on adjacent lands.</i> 6) <i>To manage weeds on the site during and after construction to prevent the spread of weeds.</i> The existing vegetation is to be maintained.	Yes
8.9 Land Contamination Management <i>Objectives:</i> 1) <i>To minimise the risks to human health and the environment from the development of potentially contaminated land.</i> 2) <i>To ensure that potential site contamination issues are adequately addressed at the subdivision stages.</i>	Yes

	COMPLIES (Yes/No)
<p>Controls:</p> <ul style="list-style-type: none"> a) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – Management of Contaminated Lands. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation. b) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation. c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management of Contaminated Lands, the NSW Office of Environment and Heritage (OEH) Guidelines for Consultants Reporting on Contaminated Sites and SEPP 55 – Contaminated Land. d) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing. e) Council may require a Site Audit Statement (SAS) (issued by an OEH Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use. <p>Potential contamination areas have been considered as part of the previous subdivision.</p>	
<p>.10 Odour</p> <p>Objectives:</p> <ul style="list-style-type: none"> 1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant. <p>Controls:</p> <ul style="list-style-type: none"> a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 400m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The assessment is to be undertaken in accordance with the DECCW "Approved Methods for modelling and assessment of air pollutants in NSW" 1985. b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source. <p>The proposed development satisfies the relevant objectives and controls in this clause. There are no dwellings or residential allotments proposed within the odour buffer zone of the Sewerage Treatment Plant.</p>	Yes
<p>8.11 Construction Waste</p> <p>Objectives:</p>	Yes – condition

	COMPLIES (Yes/No)
<p>1) <i>Development should include design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.</i></p> <p>2) <i>Building designs and construction techniques should minimise waste generation.</i></p> <p><i>Controls:</i></p> <p>a) <i>A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:</i></p> <p><i>i. The volume and type of waste to be generated.</i></p> <p><i>ii. How waste is to be stored and treated on site.</i></p> <p><i>iii. How and where residual material is to be disposed.</i></p> <p>b) <i>The Waste Management Plan must be accompanied by drawings with specific details showing:</i></p> <p><i>i. On site sorting and storage areas.</i></p> <p><i>ii. Access for collection vehicles.</i></p> <p><i>iii. Vegetation to be removed or retained.</i></p> <p>c) <i>The Waste Management Plan must optimise recycling to reduce waste to landfill.</i></p>	
<p>A Waste Management Plan will be required to be submitted for the Depot proposal.</p>	Yes
<p>8.12 Landfill/Earthworks</p> <p><i>Objectives:</i></p> <p>1) <i>To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.</i></p> <p>2) <i>Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.</i></p> <p>3) <i>Development should minimise the amount of landfill required.</i></p> <p><i>Controls:</i></p> <p>a) <i>Adequate justification of the need for landfill to be deposited on a site must be provided.</i></p> <p>b) <i>The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.</i></p> <p>c) <i>Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.</i></p> <p>d) <i>Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.</i></p> <p>e) <i>A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.</i></p> <p>f) <i>A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.</i></p>	Yes – subject to conditions

	COMPLIES (Yes/No)
g) <i>The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.</i> h) <i>Landfill must not adversely affect the natural flow of drainage or runoff.</i>	
No fill is proposed. Minor earthworks are proposed for grading and site works. These will be managed through conditions.	
8.13 Development near Googong Dam Foreshores Objectives: 1) <i>To protect the Googong Dam water supply catchment from inappropriate development that may compromise water supply and quality.</i> Controls: <i>An applicant is to demonstrate to Council that:</i> a) <i>The building and associated infrastructure envelope identified for each existing or proposed lot are appropriate having regard to the land capability and the objective of this clause.</i> b) <i>The development incorporates an appropriate management regime relating to stormwater run-off, bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.</i> This clause is not considered relevant to the proposed development as the site is not located near Googong Dam Foreshores.	N/A

4.15(1)(a)(iia) any planning agreement or draft planning agreement

The site is included in the Googong area subject to a Voluntary Planning Agreement. A condition has been imposed that the development comply with the VPA.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment. A basic AHIMS search was carried out and no recorded or declared Aboriginal sites were found in or near the subject site. There are not any other sources of information of which a person is already aware and the landscape does not contain features which are likely to indicate the presence of Aboriginal objects.

The development is able to proceed with the imposition of conditions designed to manage any potential impacts on the natural and built environment. The proposed development is not likely to have any adverse impacts on the surrounding natural and built environment.

4.15(1)(c) the suitability of the site for the development

The subject site is relatively unconstrained and is considered to be suitable in its current state for the purposes of the proposed development.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Part E of the PDCP 2015 from **29 November 2021** to **15 December 2021**, with **no** submissions received.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 64 CONTRIBUTIONS

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

Section 64 Contributions are not applicable to the proposed development which is under a Voluntary Planning Agreement.

SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

Section 7.11 Contributions are not applicable to the proposed development which is under a Voluntary Planning Agreement.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

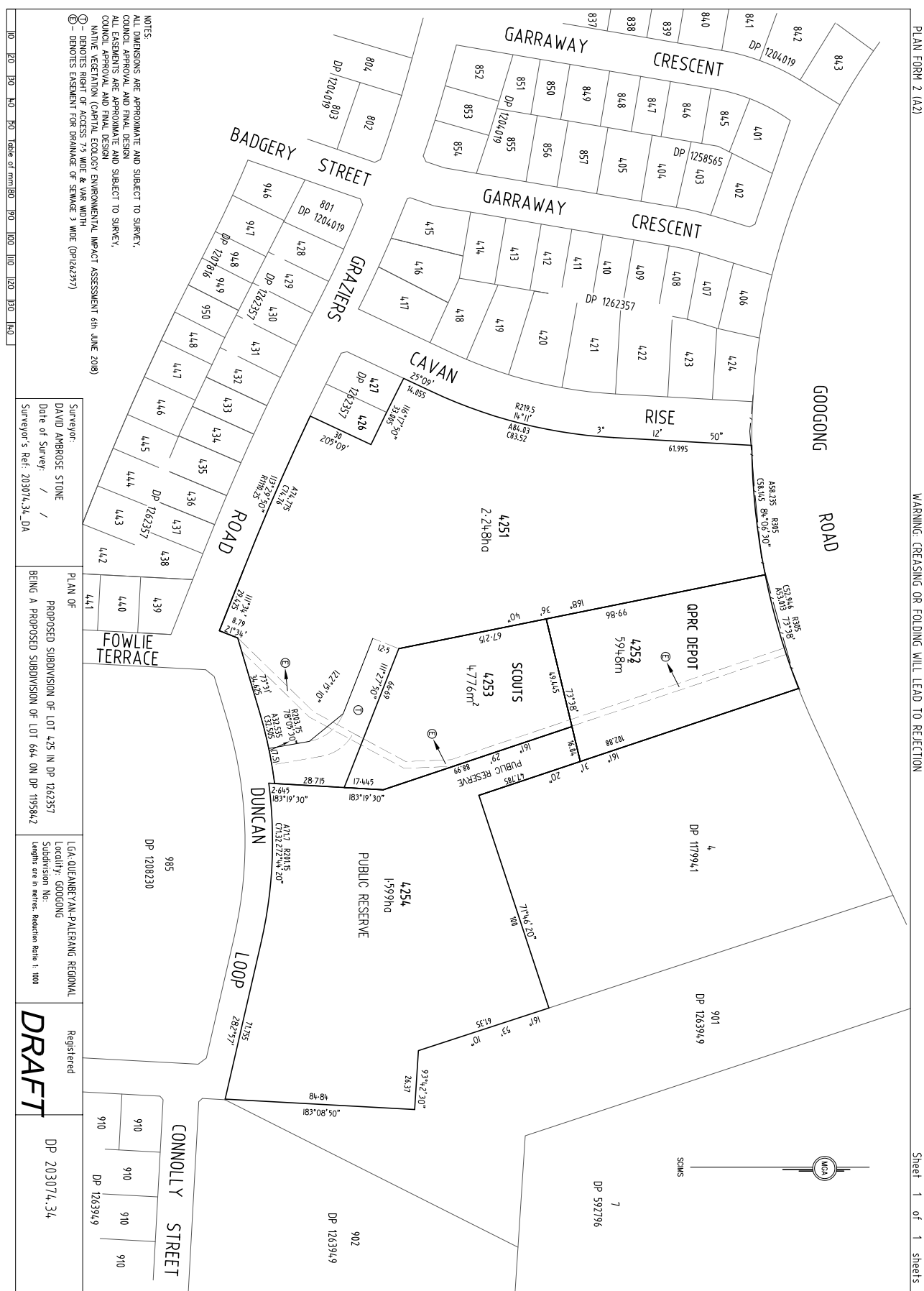
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

14 JUNE 2023

ITEM 9.5 DA.2021.1496 - SUBDIVISION FOUR TORRENS TITLE LOTS
AND CONSTRUCTION OF COUNCIL DEPOT & SIGNAGE

ATTACHMENT 2 DA.2021.1496 - PLANS - 29 GRAZIER'S LOOP GOOGONG



Googong Sub-Works Depot

DRAFT
10.10.2020

ARCHITECTURE/LANDSCAPE ARCHITECTURE

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

CLIENT
Queanbeyan-Palerang
Regional Council

STRUCTURAL ENGINEERING
TTW

DRAWING LIST

SITE PLAN

20.017.100	SITE PLAN	OXI
------------	-----------	-----

PLANS, ELEVATIONS & SECTION

20.017.201	BUILDING PERSPECTIVES	OXI
20.017.202	FLOOR & ROOF PLAN	OXI
20.017.203	ELEVATIONS LONG	OXI
20.017.204	ELEVATIONS, SECTIONS & 3D VIEWS	OXI

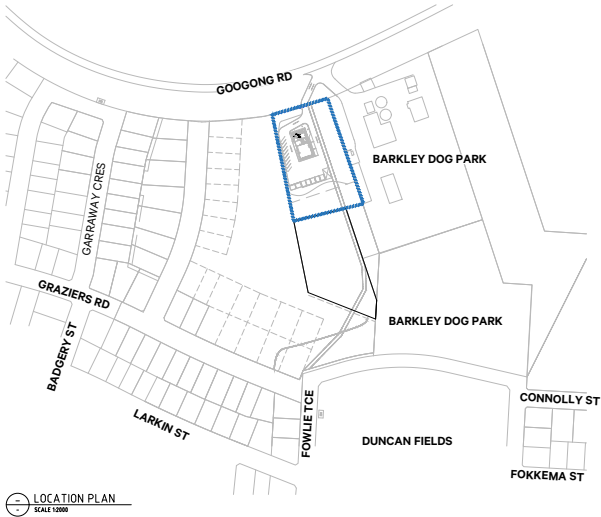
DETAILS

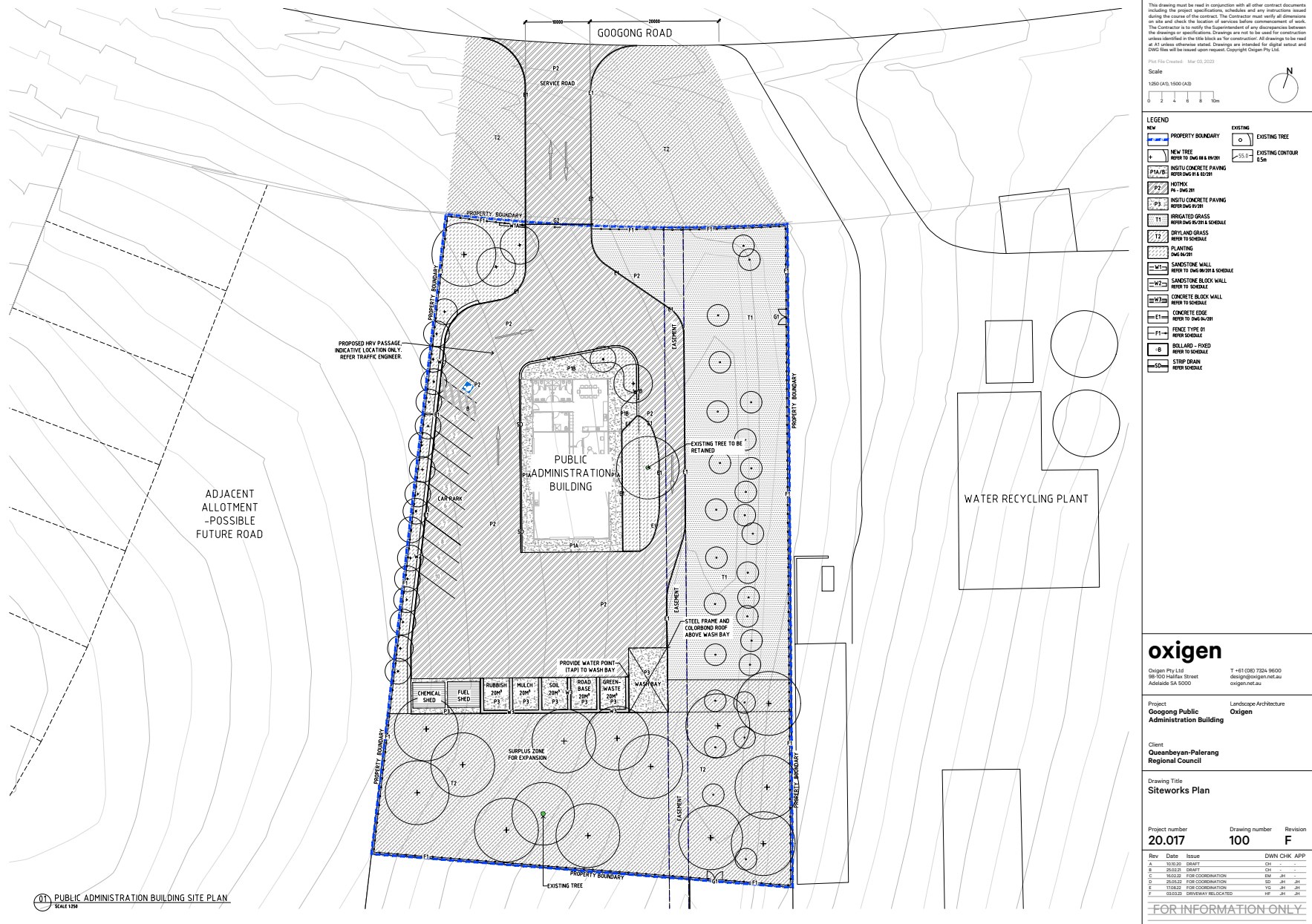
20.017.301	WALL TYPES	OXI
20.017.302	WET AREA DETAILS	OXI
20.017.303	DOOR & WINDOW SCHEDULE	OXI

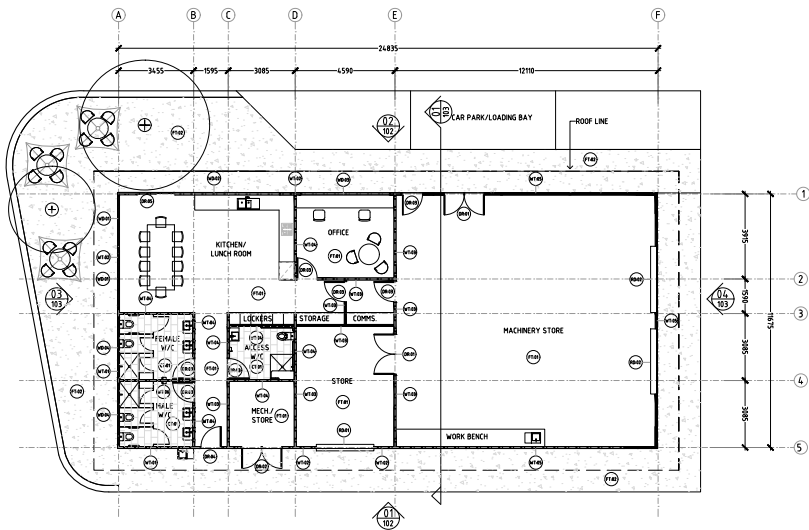
SCHEDULE

20.017	SCHEDULE	
--------	----------	--

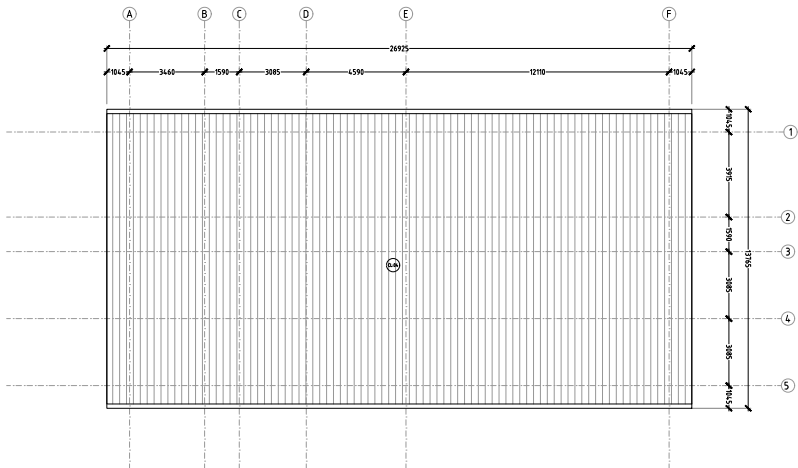
THIS DRAWING SET SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT'S REPRESENTATIVE FOR DECISION BEFORE PROCEEDING WITH THE WORK.







FLOOR PLAN
SCALE 1:500



ROOF PLAN
SCALE 1:500

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to rely on the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as for construction. All drawings to be read as AT unless otherwise stated. Drawings are intended for digital output and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

Plot File Created: Oct 20, 2020

Scale

1:500 (A1, 1:200 (A3)

0 1 2 3 4 5m



oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (0)8 7324 9600
design@oxygen.net.au
oxygen.net.au

Project
Googong Sub-Depot
Building

Landscape Architecture
Oxygen

Client
Queenbeyan-Palerang
Regional Council

Drawing Title
Floor & Roof Plan

Project number
20.017

Drawing number
202

Revision
A

Rev Date Issue
A 10/10/20 DRAFT

DWN CHK APP
DL

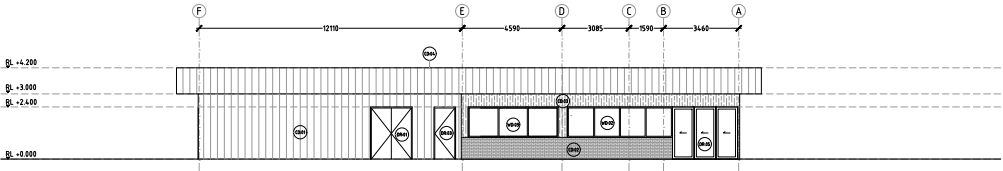
DRAFT

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to rely on the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as for construction. All drawings to be read as AT unless otherwise stated. Drawings are intended for digital output and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

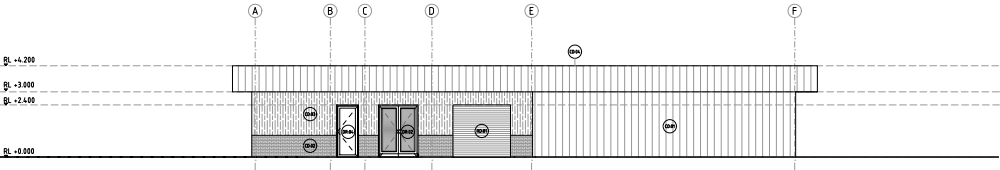
Plot File Created: Oct 20, 2020

Scale
1:100 (A1), 1:200 (A3)

0 1 2 3 4 5m



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (0)8 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: Googong Sub-Depot Building
Landscape Architecture
Oxygen

Client: Queenbeyan-Palerang Regional Council

Drawing Title: Elevations - Long

Project number: 20.017
Drawing number: 203
Revision: A

Rev	Date	Issue	DWN	CHK	APP
A	10/10/20	DRAFT			

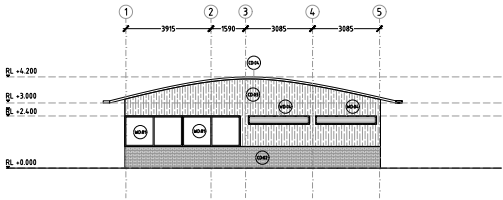
DRAFT

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to rely on the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as for construction. All drawings to be read as AT unless otherwise stated. Drawings are intended for digital output and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

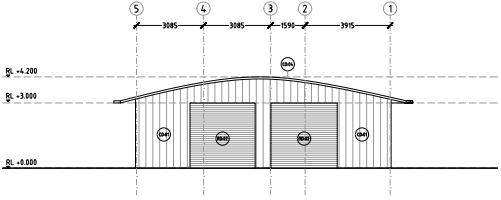
Plot File Created: Oct 20, 2020

Scale

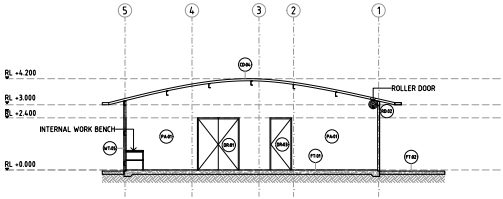
1:100 (A1), 1:200 (A3)



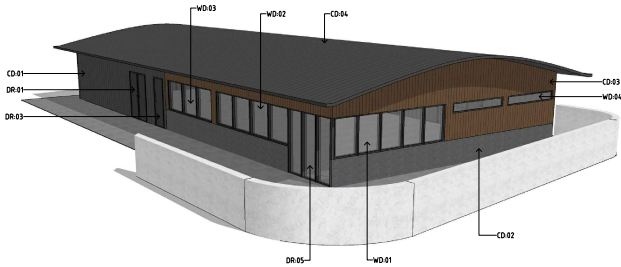
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



SECTION 01
SCALE 1:100



oxygen

Oxygen Pty Ltd
98/100 Halifax Street
Adelaide SA 5000
T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: Googong Sub-Depot Building
Landscape Architecture
Oxygen

Client: Queenbeyan-Palerang Regional Council

Drawing Title: Elevations - Short

Project number: 20.017
Drawing number: 204
Revision: A

Rev	Date	Issue	DWN	CHK	APP
A	10/10/20	DRAFT			

DRAFT

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to rely on the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as for construction. All drawings to be read as AT unless otherwise stated. Drawings are intended for digital output and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

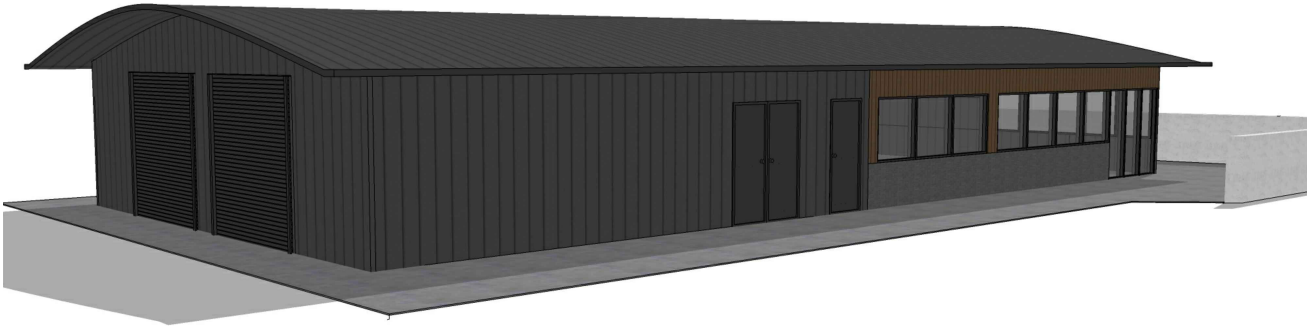
Plot File Created: Oct 20, 2020

Scale

NOT TO SCALE



PERSPECTIVE 01
SCALE - NTS



PERSPECTIVE 02
SCALE - NTS

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (0)8 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: Googong Sub-Depot Building
Landscape Architecture: Oxygen

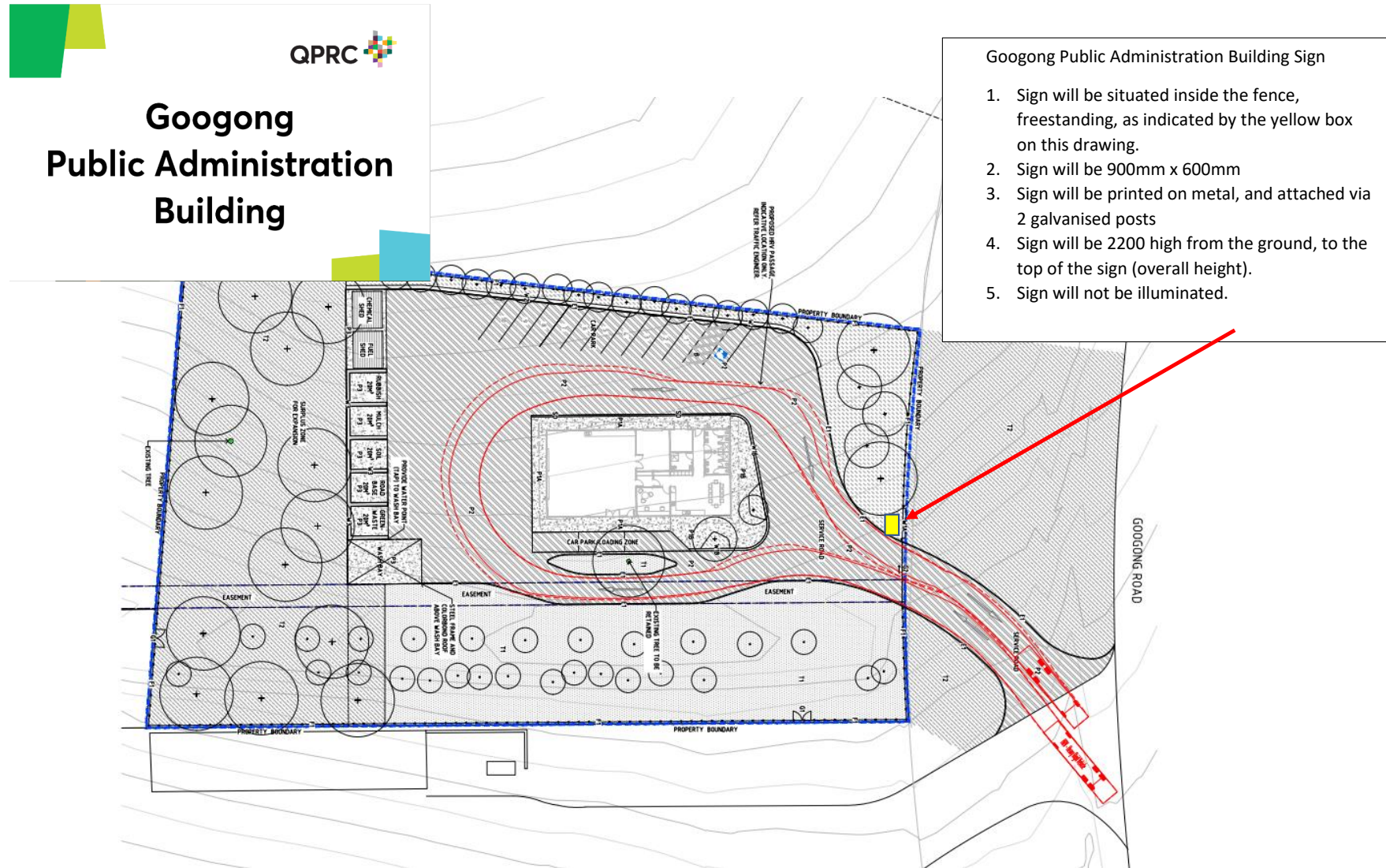
Client: Queenbeyan-Palerang Regional Council

Drawing Title: Building Perspectives

Project number: 20.017
Drawing number: 201
Revision: A

Rev	Date	Issue	DWN	CHK	APP
1	10/10/20	DRAFT			

DRAFT



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

14 JUNE 2023

ITEM 9.5 DA.2021.1496 - SUBDIVISION FOUR TORRENS TITLE LOTS
AND CONSTRUCTION OF COUNCIL DEPOT & SIGNAGE

ATTACHMENT 3 DA.2021.1496 DRAFT CONDITIONS 29 GRAZIER'S LOOP
GOOGONG

DRAFT CONDITIONS OF CONSENT

DA.2021.1496

APPROVED DEVELOPMENT AND PLANS

1. APPROVED DEVELOPMENT AND PLANS

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Subdivision Plan (draft)	David Stone Surveyor	Sheet 1 of 1 203074.34_DA	9 November 2022
Location Plan	Oxygen	10.10.2020	9 November 2022
Siteworks Plan	Oxygen	20.017 Drawing 100 Rev F	9 November 2022
Floor Plan	Oxygen	20.017 Drawing 202 Rev A	9 November 2022
Elevations - Long	Oxygen	20.017 Drawing 203 Rev A	9 November 2022
Elevations - Short	Oxygen	20.017 Drawing 204 Rev A	9 November 2022
Building Perspectives	Oxygen	20.017 Drawing 201 Rev A	9 November 2022
Signage Googong Public Administration Building	QPRC	(undated)	9 November 2022

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.

SPECIAL CONDITIONS

2. Comply with Googong Local Planning Agreement

The proposed development is to comply with the Googong Local Planning Agreement conditions relevant to this site and the proposed development.

Reason: reasons for the condition

GENERAL CONDITIONS

3. Obtain Subdivision Works Certificate

Obtain a subdivision works certificate from Queanbeyan-Palerang Regional Council before undertaking any work.

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

4. Obtain Occupation Certificate

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.

Reason: Ensure that the building complies with relevant standards.

5. Comply with the Building Code of Australia

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.

6. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

7. Retaining Walls

Any retaining wall greater than 1000 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.

8. Batters

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.

9. Imported Fill

All fill delivered to site has to be certified Virgin Excavated Natural Material (VENM).

Reason: Only clean and non-contaminated fill is used on site.

10. Signage Dimensions

The sign is not to exceed 1.2m in height and 2.0m in width.

Reason: To ensure advertising signs do not interfere with public safety.

11. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

12. Work on Adjoining Land Is Limited

The verge and other adjoining lands must not be used for storage of materials, trade/construction vehicle parking or disturbed by construction activities with the exception of;

- 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

13. Water & Sewer Compliance Certificate of Compliance - Design

Prior to the release of a Construction Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

Reason: To ensure that supply is available, and/or the hydraulic design is in accordance with the relevant specifications.

14. Submit an Application for Trade Waste (C5)

Prior to the issue of the Construction Certificate (Building) a Trade Waste Application (C5) to install a waste treatment device or devices must be submitted to, and approved by, Council. The waste treatment devices proposed must be able to cater for discharges from the following sources:

Vehicle Wash bay

Mechanical Workshop

The application must include the following details;

- (a) Details and location of all processes, tanks, pits and apparatus associated with the generation of trade waste and,
- (b) Specifications of the treatment system including capacity/dimensions, material of construction and lining of the proposed pre-treatment facilities and,
- (c) Details of pipes and floor drainage conveying the waste and,
- (d) A detailed sewage drainage plan.

Reason: To ensure compliance with Section 68 of the Local Government Act 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System.

Note: For further information regarding Trade Waste treatment and discharge please contact Council's Trade Waste Officer on (02) 6285 6000.

15. Subdivision Works Certificate

The Subdivision Works Certificate Application and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for a subdivision stage.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage

-

- a) A Certification Report in accordance with Council's DQS Quality Assurance Design Specification, Clause DQS.04 ;
- b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications
- c) Detailed Pavement design, clearly illustrating the typical section of the carriageway within the road reserve, indicating the verge widths and position of all street furniture, surface features and underground service alignments offset from kerb lines and/or road reserve boundaries. Kerb and gutter detail including sub-soil drainage is to be provided.
- d) Detail of sewer connections to the sewer main network for proposed lots 4252 and 4253.
- e) Detail of water services from the water main network for proposed lots 4252 and 4253, certified by a suitably qualified hydraulic consultant.
- f) Detail of stormwater ties for proposed lots 4252 and 4253.

Reason: To provide design certification of the subdivision works.

16. 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 plans

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

17. Appoint PCA (Building)

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: To provide for supervision of the subdivision works.

18. Traffic Management and Section 138 Consent

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*. Where occupancy of the road reserve is required, a Section 138 application shall accompany the Traffic Management Plan for Local Roads or an approved Road Occupancy Licence (ROL) from the Transport for NSW (TfNSW) for State Roads.

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

19. Sediment and Erosion Control Plan

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.

20. Sediment and 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").

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 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.

21. Submit an Application for Trade Waste (C4)

Prior to the commencement of any building work or the approved land use a Trade Waste Application (C4) for disposal into sewer must be submitted to, and approved by, Council.

Reason: To ensure compliance with Section 68 of the Local Government Act, 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System.

22. Submit Notice of Commencement of Subdivision Work

A notice to Commence Subdivision Works must be submitted to Council at least two days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

23. Retain and Protect Trees within Site and on Adjoining Land

Trees nominated to be retained on the approved plans must be protected in accordance with 'AS4970-2009 Tree Protection on Development Sites' and the following measures:

- a) Ensure all documentation submitted for a Construction Certificate application details tree retention with the diameter and position of the trunk and canopy clearly and accurately shown on all relevant plans;
- b) During construction, ensure retained trees on the site or adjoining land (if impacted) are protected by cyclone/chain mesh fencing.

The fencing must:

- 1) extend around the drip line of the tree;
 - 2) be a minimum of 1.8 metres high
 - 3) consist of a minimum of 4 panels
 - 4) be erected prior to commencement of any work; and
 - 5) remain in place until all site works have been completed.
- c) Comply with the measures outlined within the approved Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist (If applicable).

The principal Certifier must ensure compliance with these requirements, both on the plans, as well as on-site during construction, and prior to the issue of any Occupation Certificate.

Reason: To ensure that tree(s) are protected from damage during construction.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS

24. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours 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.

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

25. Approval Documents

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.

26. Construction Facilities

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.

27. Unexpected Finds

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 NSW Office of Environment and Heritage 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.

28. All Works to Be Confined to the Site

All demolition, 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) Comply with the requirements of AS 2601-2001 - The demolition of structures.
- c) 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.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

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.

29. Construction 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.

30. Excavation and Backfilling

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

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

31. Maintenance of Erosion Control Measures

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") 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.

32. Works Sites to Be Fenced

A hoarding/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.

33. 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.

34. Protection of Works on Public Roads

Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's Queanbeyan Design and Construction Specifications (Version 3.2, dated January 2013) / Googong Design and Construction Specifications (Version 1, dated June 2011).

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

Reason: To ensure an adequate level of public safety and convenience during construction.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION/COMPLETION CERTIFICATE

35. Occupation Certificate

The 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.

36. Colours and Material Finishes

External building materials and colour scheme are not to be highly reflective.

Reason: Building work is harmonious with the existing building.

37. Potable Water Supply

The dwelling is to be provided with a water storage tank(s) with minimum capacity of 90 000 litres.

Reason: To ensure that a suitable water supply is available.

38. Stormwater Disposal and Water Quality Requirements

All stormwater from buildings, hardstand areas and the driveway on the site must be disposed of by a connection to the existing stormwater system in accordance with Council's D5 Development Design Specification.

Reason: To provide satisfactory stormwater disposal and water quality.

39. Car Parking to Comply With AS/NZS 2890

All car parks must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004, must be shown within the car parking areas to delineate parking bays.

Reason: To provide adequate off-street car parking.

40. Driveway Application Form

A driveway application form must be submitted to and approved by Council prior to commencement of driveway works and construction of the driveway across Council's footway area must be undertaken by a Council approved contractor, at no cost to the Council.

Reason: To ensure the construction of the driveway on public land meets Council's requirements.

41. Driveway Location from Water Meter, Sewer and Stormwater Connections

The driveway within the property must maintain a clearance not less than one metre (1.0m) from the water meter.

The driveway verge cross-over is not permitted to be constructed over the water service, sewer tie point connection or stormwater tie point connection.

Reason: To ensure such service is not damaged by vehicle movements or difficult to access.

42. Repair Damaged Public and Private Property

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to Council accepting any Certificate of Completion.

Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.

43. Fire Safety Certificate

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

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.

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

44. 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.

45. Installation of Water Meters

Prior to the issue of any Occupation Certificate the 20mm potable and recycled water meters issued to the property shall be installed at no cost to the Council and the completed installation inspected and approved by Council as the Water and Sewer Authority.

The meters must be located in an easily accessible position at or near the property boundary, or other accessible position approved by Council.

Reason: To ensure that an appropriate metered water supply is available for the development and to ensure that meters can be easily read and maintained by Council.

46. 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.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A SUBDIVISION/STRATA CERTIFICATE

47. Statement from Surveyor

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that all water, sewer and stormwater pipelines are completely located within their easements.

Reason: To ensure works are completed in accordance with Council's requirements.

48. Water and Sewer Compliance Certificate - Service

Prior to the release of a Subdivision Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.

Note: This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.

49. Electricity Supply

Prior to Council issuing a subdivision certificate, a Notice of Arrangement (NOA) shall be requested from the electricity authority which states that satisfactory supply arrangements have been made for the provision of electricity to the proposed development.

Reason: Ensures that satisfactory supply arrangements have been made and that all of the lots in the subdivision are suitably serviced.

50. Subdivision Works Defects Liability Period - Bond

The completed subdivision works are subject to a six months defects liability from the date of the issue of the relevant Subdivision Certificate.

The Subdivider must:

- a) Lodge a cash bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council's Management Plan and current at the time of issue of the Subdivision Certificate; and

- b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's Design and Construction Specifications (Version 3.2, dated January 2013) / Googong Design and Construction Specifications (Version 1, dated June 2011), Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

During the defects liability period the Subdivider will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council's Design and Construction Specifications (or as would reasonably be expected under the design conditions).

Reason: To ensure works are completed in accordance with Council's requirements.

51. Inspections - Water & Sewer Authority

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- a) immediately prior to connection of new sewer pipes to the existing sewerage system,
- b) immediately prior to connection of new water pipes to the existing water reticulation,
- c) immediately prior to the backfilling of sewer drainage trenches, and
- d) immediately after installation of any on-site stormwater management system.

Council's Environment, Planning and Development section must be given 24 hours notice of the need for these inspections.

Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.

Reason: To ensure that hydraulic services are constructed in accordance with Council requirements.

52. Power Supply - Refer Essential Energy advice

Easements for electricity supply shall be created on the final plan of subdivision in favour of Essential Energy. Such easements shall be 20 m wide (or such other width as agreed to by Essential Energy) shall be centred on:

- (a) all existing power lines which cross the subdivision and where that part of a subdivision will involve freshly surveyed boundaries; and
- (b) all proposed power lines that will be constructed to provide electricity to the lots within the subdivision; and
- (c) all proposed power lines within the subdivision for which the developer is not required to make a capital contribution, but which would be required to be constructed in the future to provide power to the boundary of each lot.

Reason: To ensure power supply to the proposed lots.

53. Submission from Service Authority

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity, telephone services and natural gas to each lot must be submitted to Council.

Reason: To satisfy relevant utility authority requirements.

54. Covenant on the Land

Apply covenants under section 88B of the Conveyancing Act 1919 to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

- All requisite sewerage easements, including creation of an easement minimum 3.0m wide over existing mains within the site;
- Creation of Right of Carriageways of variable width (7.5m minimum width) in favour of proposed Lots 4253;
- Drainage easements shall be created over all existing and proposed drainage lines including inter-allotment drainage;
- All easements specified below and contained in the subdivision must benefit Council as well as particular lots;
 - i. easements to drain water,
 - ii. easements to drain sewer,
 - iii. easements for water supply.

Reason: To ensure public utility services, access and restrictions are legalised over the land.

55. Subdivision PCA Inspections

The following inspections shall be undertaken and released by Council (as the Principal Certifying Authority) during the construction of the Subdivision:

- a) pre-pour inspection of any concrete works within the road reserve
- b) final inspection of completed works

Works shall not proceed beyond the inspection indicated until Council is satisfied that the requirements of the relevant specification have been met:

Reason: To ensure that all subdivision infrastructure is constructed in accordance with Councils Construction Specifications.

56. Work In Accordance with Engineering Specifications

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Queanbeyan-Palerang Regional Council's current Design and Construction Specifications.

Reason: To ensure design, construction and restoration work is in accordance with Council's standards and requirements.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

57. Maintain Car Parking Areas and Driveway Seals

All surfaces for car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition, including line/pavement marking.

Reason: To ensure car park areas are useable.

58. 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.

59. 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. 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 such areas are available for occupants and visitors of the site and parking on site is used for the development.

60. Surface Water

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.

61. Carry Out Sewer Work, Carry Out Water Supply Work, Carry Out Stormwater Work

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage functions adequately.

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Installation of the on-site sewage management system and disposal area,
- Final inspection of plumbing, drainage and on-site sewage management system.

The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

The sewer junction inspection opening is to be located and raised to ground level.

Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.

Three star and four star rated water conservation devices are to be installed in the bathroom and kitchen respectively.

Reason: Water efficiency and minimisation of wastewater produced.

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.

Licensees as the 'responsible person' must submit a Sewer Service Diagram(SSD) layout to Queanbeyan-Palerang Regional Council prior to or at the time of inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

62. 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.

63. 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.

64. 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.