

PALERANG COUNCIL



Council Ref: **DA.2016.027**
Enquiries: **Kylie Coe**

2 May 2016

Googong Township Pty Ltd
Po Box 1000
CIVIC SQUARE ACT 2608

Dear Sir/Madam

Development Proposal – Upgrade Existing Bulk Water Pumping Station & Rising Mains
Property: Lot 7 DP 592796, 1103 Googong Road YARROW NSW 2620

Please find the enclosed the following Notice of Determination and Approval/s for the subject property:

Development Application

DA.2016.027

Please read the Notice of Determination (and any Approvals) carefully and observe/implement any conditions specified.

Should you have any enquiries or wish to discuss this matter further, please phone Kylie Coe on 1300 735 025 or 6238 8111.

Yours faithfully



John Wright
Director Planning and Environmental Services

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Notice of Determination of Development Application*Issued under Section 81(1)(a) of the Environmental Planning and Assessment Act 1979*

Applicant's Details	Googong Township Pty Ltd Po Box 1000 CIVIC SQUARE ACT 2608
Development Application No.	DA.2016.027
Land to be developed	Lot 7 DP 592796, 1103 Googong Road YARROW NSW 2620
Description of Proposed development	Upgrade Existing Bulk Water Pumping Station & Rising Mains
Date of Determination	2 May 2016
Consent <u>granted</u> subject to the conditions in the attached schedule of conditions and in accordance with approved plans.	
Date from which Consent operates	2 May 2016
Date on which Consent expires	2 May 2021
Information attached to this determination	<input type="checkbox"/> A fire safety schedule, for a change of building use where no building work will be carried out <input checked="" type="checkbox"/> Conditions of the consent listed in schedule of conditions
Integrated Development Approvals	Nil
Other Approvals	
Approvals granted under the Local Government Act 1993 Nil	

Signed by Consent Authority

Date of this Notice: 2 May 2016

**John Wright**

Director Planning and Environmental Services

Pursuant to s.96 of the *Environmental Planning and Assessment Act 1979* an application to modify a consent may be made to Council.

Section 97 of the *Environmental Planning and Assessment Act 1979* gives the applicant a right of appeal against the determination.

Pursuant to s.82A of the *Environmental Planning and Assessment Act 1979* an applicant may request that the Council review a determination. Such review must be determined within 6 months of the date of the original notice of determination. (Except if the application is designated, integrated or Crown development)

Development consent does not lapse if the approved use has commenced or the proposed work is physically commenced before the consent lapse date, except where a condition specifies a limit to the duration of the consent.

The Planning Assessment Commission has not conducted a public hearing in respect of this application.

SCHEDULE OF CONDITIONS

Development Consent DA.2016.027

Conditions

Approved development and plans

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

- Statement of Environmental Effects prepared by RPS Manidis Roberts Pty Ltd dated February 2016, pgs 1-87, and Appendices A-J pgs 89-111

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

Plans to be kept on site

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

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

3. Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Palerang Council) to Palerang Council at least 2 days prior to any work being undertaken.

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

Site identification

4. The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that "unauthorised entry to the work site is prohibited".

Reason: The site is managed in a safe manner.

Aboriginal objects

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

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

Construction Activities

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

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

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

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

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

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

9. The demolition of the existing building must be carried out in accordance with the:
- (a) requirements of the WorkCover Authority of New South Wales,
 - (b) *NSW Occupational Health and Safety Act 2000*, and
 - (c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

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

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

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

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

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

11. 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.

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

Reason: To ensure the proper disposal of asbestos material.

Waste Management

13. 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.

ENGINEERING CONDITIONS

Pre-construction requirements

Superintendent of Works

14. Appoint a Superintendent of Works, prior to commencing construction works. The Superintendent of Works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in AusSpec#1. The Superintendent of Works must undertake sufficient day to day inspections, provide supervision of the works and all materials used, to be able to provide a Certification Report to the Principal Certifying Authority (PCA) for all works, following practical completion of works.

Reason: To ensure works are undertaken in compliance with the Development Consent and

Erosion Control

15. 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 the site. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication Managing Urban Stormwater -Soils and Construction (4th Edition 2004- "Blue Book"). The ESCP shall include maintenance requirements and inspection schedules for all control measures.

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

Construction Management

16. A Construction Management Plan (CMP) for all site works, including road works and access, is to be approved by the Superintendent of Works prior to work commencing. The plan is to cover all measures to control construction activities and any temporary traffic management deemed to be necessary for roads external to the worksite, in accordance with Roads and Maritime Services requirements.

Reason: To minimise risk to road users and to ensure public safety.

Civil works construction requirements

Damage to any Infrastructure:

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

Reason: To ensure existing infrastructure is protected.

Construction Standard and Contractors

18. Construction work is to be carried out by contractors who are experienced in civil construction, have quality management systems in place and hold business insurance policies covering workers compensation, and public liability.

Reason: To ensure the development is undertaken to comply with Council's standards.

Site Revegetation

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

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

Dust Suppression

20. Undertake measures as appropriate, and/or respond to any Palerang Council or Queanbeyan City Council direction to provide dust suppression on roads leading to, adjacent to and within the worksite in the event that weather conditions and construction traffic are giving rise to abnormal generation of dust.

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

Traffic Control Devices

21. Install appropriate temporary traffic control devices for all works as required, in accordance with AS1742 and RMS Supplements, as approved by the Superintendent of Works.

Reason: To provide for safe use of the road network by all road users.

Internal Roadways (Rural):

22. Reconstruct/repair as necessary the internal road and drainage structures between the property access and the worksites along to the end of road to maintain the existing road construction standard.

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

Inspection and Test Plans:

23. The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points (as appropriate), for civil works shall be signed off by the **Superintendent of Works** or other qualified person nominated to do so in the Project Quality Plan and submitted to the PCA.

Typical witness points are:

- installation of erosion and sediment control devices
- preservation measures installed for trees and vegetation
- final inspection of completed works.

Advice: Additional inspections for any building works requiring a Construction Certificate will be advised on issue of the Construction Certificate by the PCA.

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

Certification of completed works

24. At the completion of works the Superintendent of Works shall present to the PCA, a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The Superintendent of Works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in AusSpec#1. Each drawing to be certified by the Superintendent of Works or other authorized person.

Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements.

Works as - executed Drawings:

25. Provide one A3 copy, one electronic PDF copy and one electronic copy in AutoCAD format (dwg/dxf (MGA) to GDA94 UTM Zone 55), of all works as-executed drawings to Palerang Council, clearly recording any variations from the approved designs. The works as-executed drawings are to be prepared in accordance with the requirements set out in Aus-Spec #1 as amended by Council.

Utilities are to be shown as colour coded and differing line types:

- ❖ Sewer – Red
- ❖ Water – Blue
- ❖ Stormwater – Green
- ❖ Electricity – Magenta
- ❖ Telecommunications – Orange
- ❖ Gas – Yellow

Sewerage reticulation Work As Executed (WAE) drawings shall be submitted to Council showing the actual location and alignment of pipelines, manholes, junctions and sewer ties, all pumping station details together with operating and maintenance manuals. Details shall include the size, class, type, relative invert levels, grade of pipelines, manhole location, types and cover details, pump details, switchboard equipment details and station structural details. Provide invert levels on each branch line connected to a manhole, any terminating end of line sewer and the invert level of all sewer ties. The drawings shall be certified by a Civil Engineer or alternatively, a suitably experienced and qualified Registered Surveyor.

Water reticulation Work As Executed (WAE) drawings shall be submitted to Council showing the actual location and alignment of mains and all fittings, all pumping station details together with operating and maintenance manuals. Details shall include the size, type and class of pipe, sluice valves, hydrants, tapers, tees, air and scour valves, pump details, switchboard equipment details and station structural details. The drawings shall be certified by a Civil Engineer or alternatively, a suitably experienced and qualified Registered Surveyor.

Reason: To verify all infrastructure has been constructed to standard and as approved by the Construction Certificate. To provide an infrastructure record for future technical reference.