

23 December 2010

SF090666
IC C10115638
OC C10115624

Manager – Water Projects
Infrastructure Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001



ATTN: Ms Swati Sharma

Dear Ms Sharam

RE: Googong Water Cycle Project (Major Project 08 0236)

In reference to your letter dated 10 November 2010 inviting comment on the subject proposal, consideration has been given to the issues associated with the ongoing ownership and operation of the water, sewer and recycled water system that is proposed for Googong.

Council would welcome the opportunity to discuss the proposal and the comments offered hereunder with Departmental representatives early in the new year, prior to the Department issuing its determination of the project.

Council is of the view that the current Water Supply Agreement and Service Level Agreement between Council and ACTEW exclusively applies to Queanbeyan City Council and does not provide for a third party to own or operate water supply facilities. Accordingly, Council requests that consideration be given to the inclusion of conditions of approval for the project that provide for the assets to be constructed to Council's water supply and sewerage standards and for the completed assets to be handed over to Council.

Council notes that the facilities will be constructed in stages and concurs with this arrangement. The Water Cycle Plan relies on assumptions made about the likely break up of water demand within the individual properties in the proposed township. These assumptions are used to justify the sizing of the proposed water, wastewater and recycled water assets that will be built to service the township. Council seeks conditions within the determination to ensure that the assumptions used in justifying the design of the assets proposed in the stage 1 release be demonstrated to councils satisfaction before they are adopted for the design of future stages. The initial testing and monitoring of the facilities to determine their compliance with the assumptions detailed in the project application should be undertaken at the developer's cost. Only once the system performance for each


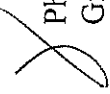
stage has been verified should ongoing maintenance and monitoring become the responsibility of Council.

The attached Schedule 1 provides draft consent conditions that Council considers appropriate to be included in the project approval.

Council also notes that the bulk water pump station site is within Palerang LGA and therefore outside Council's jurisdiction. Nevertheless, proposed conditions of consent are also provided for this facility for consideration by the Department and Palerang Council in the attached Schedule 2.

If you have any further queries on the matter, please contact Council's City Infrastructure Group on 6285 6233.

Yours faithfully

Phil Hansen
Group Manager
City Infrastructure

SCHEDULE 1

RECOMMENDED CONDITIONS

The following conditions are recommended for that part of the project application within QCC LGA –

GENERAL CONDITIONS

IN ACCORDANCE WITH THE PLANS

The development must be carried out generally in accordance with the application and supporting documents lodged with the Department of Planning and any amendments shown as notations in red or by conditions of consent.

REASON: To ensure the development is completed in accordance with the approved plans.

EPA LICENCE

Each project stage must satisfy the licence conditions issued by EPA for the project.

REASON: To ensure the development is completed in accordance with EPA licence conditions..

TREE PRESERVATION ORDER

The applicant must comply with Council's Tree Preservation Order at all times. All trees over 3m high or 3m wide are protected. Written consent of Council to remove, lop or prune any trees (unless specifically exempted) is required.

REASON: To draw the applicant's attention to the fact that Council's Tree Preservation Order applies to the land.

SECURITY FENCING & GATE

1.8 metre high security fencing and a 6.0 m wide security gate are to be provided around the water recycling plant compound and the water supply reservoir compound.

REASON: To provide security to the infrastructure.

MATERIALS AND STANDARDS

WATER SUPPLY SYSTEM

The drinking water and non-drinking water reservoirs shall be designed and constructed as pad mounted steel reservoirs. Stage 1b supply shall be via a booster pump or other arrangement suitable to Council rather than temporary elevated tanks.

The drinking water and non-drinking water rising mains shall be designed and constructed in accordance with WSA 03 – Water Supply Code of Australia (Version 2.3) and its supplement Dual Water Supply Systems (Version 1.2) and

Queanbeyan City Council's Development Specification – Googong.

- The drinking water and non-drinking water trunk reticulation mains shall be designed and constructed in accordance with WSA 03 – Water Supply Code of Australia (Version 2.3), its supplement Dual Water Supply Systems (Version 1.2) and Queanbeyan City Council's *Development Specification – Googong*. A minimum of four (4) District Metered Areas (DMA) are to be provided or both supplies for the ultimate development. Separate stand alone trunk mains shall be provided to service each DMA. Each trunk main shall have a flow meter (Magflow type), Pressure Regulating Valve, control function to regulate operating pressures and to be recorded via telemetry and Scada.

REASON: To provide an adequate water supply

SEWERAGE SYSTEM

The water recycling plant shall be constructed in stages in accordance with the *Googong Integrated Water Cycle Water and Wastewater Concept Design* prepared by MWH and dated 11 October 2010.

The water recycling plant office building shall be provided with the following amenities in Stage 1 ::

- Laundry with industrial washing machine and dryer.
- Laboratory with bench, basin and cupboards.
- Lunch facility with air conditioning and heating.
- Amenities with toilet, shower, change room and clothes cupboards.
- Control room with air conditioning, heating, benching, phone, PC, internet, telemetry controls etc.

The water recycling plant compound shall be provided with security lighting.

The sewerage pump stations and the sewer pressure rising mains shall be designed and constructed in accordance with WSA 04 – Sewerage Pumping Station Code of Australia (Version 2.1) and Queanbeyan City Council's *Development Specification – Googong*.

Sewerage pump stations shall be provided with

- A discharge flow meter (Magflow type) linked to telemetry and Scada.
- Continuous level monitoring via a submersible level transducer providing a 4-20mA output linked to telemetry and Scada.
- Permanent fully housed backup generator.
- Crane access around site.

REASON: To provide an adequate sewerage system..

PRIOR TO COMMENCEMENT

CC TO BE ISSUED BY AN ACCREDITED CERTIFIER

Building work in accordance with the development consent must not be commenced on site until a Construction Certificate (building) has been issued by Council or an Accredited Certifier.

REASON: To satisfy the relevant statutory requirements.

SUBMIT NOTICE OF COMMENCEMENT

A Notice to Commence Building Works must be submitted to Council two (2) days prior to commencing work and must include details of the nominated Principal Certifying Authority.

REASON: To ensure the provisions of the Environmental Planning and Assessment Act 1979 are satisfied.

NOTICE TO COMMENCE SUBDIVISION WORKS

Prior to the commencement of any subdivision works a Construction Certificate (subdivision) must be applied for and issued by Council. In order for Council to issue a Construction Certificate (subdivision) the application must be accompanied by:

1. a Traffic Control Plan that has been prepared in accordance with the requirements set out in Council's Information Sheet for Traffic Control and has been assessed by Council's City Infrastructure Division.
2. a Section 138 Certificate from Council's City Infrastructure Division providing consent under Section 138 of the Roads Act 1993 to conduct work or for placement of a structure in or on a road reserve.

A Notice to Commence Subdivision Works must be submitted to Council at least two (2) days prior to commencing work nominating Council as the Principal Certifying Authority.

REASON: To ensure the provisions of the Environmental Planning and Assessment Act 1979 are satisfied.

QCC AS PCA FOR SUBDIVISION

Queanbeyan City Council must be appointed as the Principal Certifying Authority for the subdivision works within Queanbeyan LGA, with such appointment to be made prior to the commencement of the subdivision application works. Please contact Council for a Notice to Commence Subdivision works form to complete to comply with this requirements. Alternatively the form is available from Council or downloadable from www.qcc.nsw.gov.au.

NOTE: A quotation for Council to perform the duties of Principal Certifying Authority for the subdivision works will be provided upon submission of the Construction Certificate (subdivision) to Council.

<p><u>REASON:</u> To provide for supervision of the subdivision works.</p>
<p>SIGN FOR BUILDING/SUBDIVISION WORKS</p> <p>A sign must be erected in a prominent position on the work site prior to the commencement of works:</p> <ul style="list-style-type: none"> a) stating that unauthorised entry to the work site is prohibited, a) showing the name of the person in charge of the work site, and b) advising telephone numbers at which that person may be contacted during work hours and outside work hours c) showing the name of the principal certifying authority and contact details. <p>The sign is to be removed when the work has been completed.</p> <p><u>REASON:</u> To provide notification of the work site and site supervisor to the general public in emergency situations.</p>
<p>TOILET FACILITIES</p> <p>Toilet facilities must be provided at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.</p> <p>Each toilet provided:</p> <ul style="list-style-type: none"> a) must be a standard flushing toilet, and a) must be connected: <ul style="list-style-type: none"> (i) to a public sewer, or (ii) if connection to a public sewer is not practicable, to an accredited sewage treatment facility approved by Council, or (iii) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by Council. <p>The provision of toilet facilities in accordance with this clause must be completed prior to commencement of any work on the site.</p> <p><u>REASON:</u> To provide adequate and hygienic amenities for people working on the site.</p>
<p>CONSTRUCTION MANAGEMENT PLAN</p> <p>Prior to release of any Construction Certificate a Construction Management Plan must be submitted to Council and approved by Principal Certifying Authority for the proposed construction works or, if the proposed works are staged, for each stage of the proposed construction works. The plan must:</p> <ul style="list-style-type: none"> a) describe the proposed construction works; b) outline the proposed construction program; c) set standards and performance criteria for each of the relevant environmental issues [see (f) below]; d) describe what actions and measures would be implemented to ensure that these works comply with the specified standards and performance measures; e) describe how the effectiveness of these actions and measures would be

<p>monitored during the proposed works;</p> <p>f) include a detailed:</p> <ul style="list-style-type: none"> • Soil and Water Management Plan, prepared in accordance with Development Control Plan No. 41 – Soil, Water and Vegetation Management Plans; • Waste Management Plan; • Noise Management Plan; • Dust Management Plan; • Traffic Management Plan prepared in accordance with the requirements of Council's Engineering and Recreational Services Division; • Pedestrian Safety Plan; • Environmental Management Plan; <p>g) describe what procedures would be implemented to receive, register, report and respond to any complaints during the construction works; and</p> <p>h) identify the key personnel who would be involved in the construction works, and provide contact numbers for this personnel.</p> <p>The submitted Construction Management Plan may also require:</p> <ol style="list-style-type: none"> a. A Traffic Control Plan that has been prepared in accordance with the requirements set out in Council's Information Sheet for Traffic Control and has been assessed by Council's City Infrastructure Division. b. A Section 138 Certificate from Council's Engineering and Recreational Services providing consent under Section 138 of the Roads Act 1993 to conduct work or for placement of a structure in a road reserve. <p><u>REASON:</u> To ensure satisfactory environmental management of the site.</p>
<p>WASTE MANAGEMENT PLAN</p> <p>The Waste Management Plan (WMP) must be submitted to Principal Certifying Authority for approval prior to issue of any Construction Certificate. Details of waste management on the site must be provided. A Waste Management Plan (WMP) must be completed to identify the type of waste that will be generated by the development and method of disposal to be utilised. The Applicant should consider whether it is possible to re-use materials either on-site or off-site.</p> <p><u>REASON:</u> To ensure satisfactory environmental management of the site.</p>
<p>ENVIRONMENTAL MANAGEMENT PLAN</p> <p>An Environmental Management Plan (EMP) for the development must be submitted to and approved by the Principal Certifying Authority prior to release of the Construction Certificate. The EMP must be prepared in accordance with these conditions of approval, all relevant Acts and Regulations and accepted best management practices.</p> <p>Details of the EMP must include an Environmental Controls Map (ECM) of the site and information on sub-plans including:</p> <ul style="list-style-type: none"> • Waste Management Plan;

- Noise Management Plan;
- Dust Management Plan;
- Noise and Vibration Management Plan;
- Water and Soil Management Plan;
- Traffic Management Plan; and
- Hazard and Risk Management Plan.

The EMP must provide the following information:

1. describe the proposed operations on the subject land;
2. identify all the relevant statutory requirements that apply to these operations
3. describe what measures and procedures would be implemented to receive, register, report and respond to any complaints during these operations; and
4. describe the role, responsibility authority and accountability of all key personnel involved in these operations

The development must comply with all the provisions of the above Environmental Management Plan.

REASON: To ensure satisfactory environmental management of the site.

COMPLIANCE CERTIFICATE-WATER & SEWER

Submission of an application for a Compliance Certificate under Section 307 of the Water Management Act 2000 to the Water and Sewer Authority (Queanbeyan City Council) accompanied by the relevant fee and four copies of the Civil Engineering plans for the design of the water reticulation and sewerage systems, drawn in accordance with Council's *Development Specification - Googong*, for assessment and approval by Council.

Upon approval of the hydraulic design a Compliance Certificate in accordance with section 307 of the Water Management Act 2000, will be issued by Council. The Compliance Certificate must be obtained prior to release of any Construction Certificate.

REASON: To ensure that hydraulic design is in accordance with Council standards.

ACOUSTIC REPORT PRIOR TO CC

An acoustic report prepared by a qualified acoustic consultant, must be undertaken to determine that noise levels generated by the proposed development will not exceed the levels specified in the New South Wales Industrial Noise Policy 2000. This report must be submitted to and approved by Council prior to issue of the Construction Certificate (Building).

REASON: To ensure noise levels from the development are not excessive.

SITE MANAGEMENT

INSTALL EROSION CONTROL AS PER APPROVED PLAN

Run-off and erosion and sediment controls must be installed onsite to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land by:-

- (a) diverting uncontaminated run-off around cleared or disturbed areas;
- (b) erecting a silt fence in accordance with the requirements of Council's DCP No 41 - Soil, Water and Vegetation Management Plans;
- (c) preventing tracking of sediment by vehicles onto roads;
- (d) stockpiling topsoil, excavated material, construction and landscaping supplies and debris within the site;
- (e) where any material is stockpiled onsite erosion control and siltation fencing must be installed adjacent to the toe of the mound;
- (f) removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area; and
- (g) the erosion and sediment control measures must be maintained in a good order until the excess excavation materials have been removed from the site.

REASON: To prevent soil erosion and water pollution.

BATTERS TO HAVE CATCH DRAINS

Catch drains or agricultural drains must be provided on the top side of all batters to protect them from erosion.

REASON: To reduce the possibility of scouring to the landscape.

HOURS OF OPERATION FOR CONSTRUCTION

Any works associated with the construction and/or establishment of this development must **ONLY** be carried out between the following hours:

Weekdays:	7.00am to 6.00pm
Weekends/Public Holidays	8.00am to 4.00pm

Note: To undertake works involving the use of equipment which creates an offensive noise is a breach of the provisions of the Protection of the Environment Operations Act 1997 and Regulations thereunder.

REASON: To ensure a noise problem does not result from the development and the impact on the local amenity is minimised.

NO BURNING ON SITE

Waste material must not be burned on site.

REASON: To prevent creating a nuisance to adjoining properties.

DAMAGE TO BE APPLICANTS EXPENSE

In the event of any damage being caused to any existing road, kerb, guttering, stormwater pit, footpath trees and/or footpath during building operation, the applicant must repair or reimburse Council for the full cost of restoration.

REASON: To prevent damage to Council's public footway area and require payment to Council where damage occurs.

FENCING OF BUILDING WORKS

Fencing between building works and Council land (other than a roadway) must be erected before commencement of any other work on site.

REASON: To ensure adequate provision is made for protection of public property.

CUT & FILL MAXIMUM 1.5M

The maximum depth of any cut or fill must not exceed 1.5 metres.

REASON: To ensure dwellings are designed and sited to suit landform.

EXCAVATION MATERIAL TO BE REMOVED & DISPOSED

All excess excavation material must be removed from the site and disposed of at an approved landfill site.

REASON: To ensure the proper disposal of waste materials.

CAR PARKING

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 Council or contractors approved by Council, at no cost to the Council.

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

DRIVEWAY ENTRANCES

Driveway entrances must be constructed to all lots to the standard as specified in Council's Specification for the Construction of Access Roads and Private Entrances. These entrances must be located to give Safe Intersection Sight Distance in keeping with the design speed of the road along which they are sited. Access gates must be a minimum of 3.5 metres wide. Access onto Old Cooma Road must be in accordance with the requirements of the RTA *Road Design Guide* and will require the concurrence of the RTA under Section 138 of the Roads Act 1993. Access onto the section of Googong Dam Road within Queanbeyan LGA must be in accordance with the requirements of Council's

Development Specification – Googong for a Type A rural property access

REASON: To ensure safe entry and exit to lots from the road.

RURAL - INTERNAL DRIVEWAY CONSTRUCTION

The internal driveway and turning bay areas for the water recycling plant and reservoir sites must at least be constructed with a minimum bitumen sealed width of 3.0m on a 5.0 m formation and minimum compacted gravel thickness of 100mm. The design must provide for heavy vehicles such as cranes and provide sufficient area to turn a rigid truck.

REASON: To ensure that adequate access is available to the building for service vehicles.

SERVICE VEHICLE PARKING

The development must be provided with bitumen sealed service vehicle parking spaces and turning bay areas of dimensions complying with the requirements of Council's Development Control Plan No 1 *Carparking Policy* and as follows -.

- Water recycling plant – carparking for 2 work vehicles and 2 visitor vehicles. And site access for cranes and chemical deliveries to all areas.
- Reservoirs – spaces must accommodate a mobile crane and large rigid truck
- Bulk water pump station - spaces must accommodate a mobile crane and large rigid truck

REASON: To provide adequate offstreet service vehicle parking.

LANDSCAPING

DISTURBED AREAS TO BE TREATED

All disturbed areas must be established with grass seeded hydro mulching, turfing or other approved surface treatments.

REASON: To limit the impact of development and provide an attractive urban landscape.

MAXIMUM CUT & FILL BATTERS

Maximum slope of cut and fill batters must be 1 in 4 (25%) unless rock faced.

Landscaped slopes steeper than 1 in 4 must have retaining walls.

REASON: To reduce soil erosion, provide stability to excavated area and to allow for future maintenance.

TREES RETENTION

Trees over three (3) metres high, located more than three (3) metres from the external wall of the building, or where there is no external wall three (3) metres from the outside edge of the eave line must be retained on site in accordance with Council's Tree Preservation Order.

REASON: To ensure compliance with Council's Tree Preservation Order and Local Environmental Plan provisions.

BUILDING

COMPLIANCE WITH BCA

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*.

REASON: To ensure all building work is carried out in accordance with legislative requirements.

EXCAVATION AND BACKFILLING

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

REASON: To ensure that all construction activity associated with the development does not pose a hazard to life or property.

RETAINING WALL OVER 1 METRE HIGH

Retaining walls in excess of one (1) metre high must be designed and certified by a practising structural engineer.

REASON: To ensure that excavated or filled areas are supported by structurally sound walls.

SOIL CONDITIONS REQUIRE RETAINING WALL

If the soil conditions require it:

- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided; and
- (b) adequate provision must be made for drainage.

REASON: To ensure excavation work is safely and professionally retained to prevent hazards to life or property.

WASTE CONTAINERS NOT ON ROAD

Receptacles for demolition material must not be located in a public place without the prior approval of Council.

REASON: To ensure that public places and road reserves are not obstructed during demolition works.

SURVEY BY SURVEYOR

The building must be set out by a Registered Surveyor referring to the datum shown on the approved plans. A survey plan that identifies the location of the building in relation to the building envelope must be prepared upon completion of the base course brickwork and then be submitted to the Principal Certifying Authority (PCA). Where Council is not the PCA, a copy of the survey plans must be forwarded to Council.

REASON: To ensure the building has been sited in accordance with the approved plans.

ENVIRONMENTAL

NO INTERFERENCE WITH AMENITY

The applicant must implement all practical measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, or rehabilitation of the development.

REASON: To prevent nuisance to neighbours and adjoining property.

NOISE LEVEL NOT TO EXCEED 5DBA ABOVE BACKGROUND

The applicant must ensure that noise generated by the development does not exceed the criteria set by the New South Wales Department of Environment Conservation and Climate Change (DECC). This is generally a level of 5dB above background noise level.

This is measured by monitoring the level of noise from any activity within the development represent by the L_{eq} descriptor, measured over a 15 minute period. This measurement must not exceed the background level at that time of day by more than 5dB.

REASON: To minimise the impact of noise generated by the development on surrounding residential areas.

HAZARDOUS & TOXIC MATERIALS STORAGE

To ensure hazardous and toxic materials are not a threat to the environment they must be stored in accordance with WorkCover Authority requirements.

All tanks, drums and containers of toxic and hazardous materials must be stored in a bunded and covered area. The bund walls and floor must be constructed of impervious materials and must be of sufficient size to contain 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

REASON: To minimise threat to the environment from hazardous and toxic materials.

FLAMMABLE LIQUIDS STORAGE & HANDLING

The storage and handling of flammable and combustible liquids must be in accordance with Australian Standard AS 1940 "The Storage and Handling of Flammable and Combustible Liquids" and New South Wales WorkCover Code of Practice for Storage and Handling of Dangerous Goods..

REASON: To satisfy relevant environmental standards.

REMOVAL OF CONTAMINATED MATERIALS FROM SITE

Any soil or other material located on site, which is found to be contaminated, is not to be removed from the site until Council has received evidence from a suitably qualified environmental consultant validating that levels of contaminants in the soils are below the threshold required for the proposed disposal method.

Contaminated soils/materials must be contained on site to ensure it is not disposed of into the stormwater or sewer systems.

REASON: To ensure that any contaminated materials are disposed of properly.

REMOVAL OF CONTAMINATED WATER FROM SITE

Any surface of subsurface waters found to be contaminated on the site are not permitted to leave the site without being treated to reduce contaminated levels to below the threshold for disposal to sewer or stormwater as appropriate.

REASON: To ensure contaminated waters are managed on site before disposal.

CONTAMINATION BY WIND BORNE DEBRIS

The whole site must be kept in a clean and tidy manner at all times with provision made on site for the containment of all material that could become windborne.

Demolition materials, excavated materials and the like must be kept clear of stormwater and sewer manholes and any service easements on the premises.

REASON: To prevent contamination of the surrounding area by wind borne debris and contamination of the stormwater system by sediment.

ASBESTOS REMOVAL AND DISPOSAL

Any asbestos cement material found on the site must be removed and disposed of in accordance with the Occupational Health and Safety Act 2000, as amended, and the NSW 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 equivalent authority in the Australian Capital Territory. Written evidence that the material has been disposed of to the approved landfill must be submitted to Council.

The applicant is advised that asbestos is a hazardous material/waste and as such special requirements relate to the documentation and licensing relating to

transport. If the material is proposed to be disposed of within the Australian Capital Territory, the applicant should contact Environment ACT and the ACT Landfill section prior to utilising these facilities.

REASON: To ensure the proper disposal of hazardous asbestos material.

PLANT AND EQUIPMENT NOISE

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

REASON: To reduce the noise nuisance to neighbours and to ensure that the requirements of the Protection of the Environment Operations Act 1997 and Regulations are satisfied.

ACOUSTIC REPORT

Within six (6) months of this consent, the Applicant must submit (and following approval implement) an acoustic report prepared by a suitably qualified, experienced and independent person, that assesses all noise sources on the development and sound attenuation work require to meet New South Wales Department of Environment and Climate Change Guidelines. The report must:

- a) Include an assessment of the level of noise generated from all noise sources and cumulative noise sources on the site;
- b) Set noise goals for sensitive noise receptors;
- c) Identifies all reasonable and feasible measures that could be implemented on the site to reduce the noise impacts on the business;
- d) Assess the likely effectiveness of these measures; and
- e) Describes what measures would be implemented to achieve these noise goals.

REASON: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors.

WASTE MANAGEMENT COMPLIANCE WITH PLAN

During the development the applicant must implement the range of waste management activities as specified in the approved Waste Management Plan.

REASON: To ensure that waste materials generated on the site are managed in an environmentally acceptable and sustainable manner.

PLUMBING AND DRAINAGE

LG WATER, SEWER & DRAINAGE REGS 1993, AS 3500 ETC

The reservoir sites and the recycled water treatment facility must be provided with a drinking water supply and a non-drinking water supply and the water recycling plant must also be provided with sanitary facilities. Such work must be carried out in accordance with the requirements of the Local Government (General) Regulations 2005, AS 3500 Plumbing and Drainage Code and the New South Wales Code of Practice – Plumbing and Drainage, with such works performed by a person licensed by the NSW Department of Fair Trading.

REASON: To ensure compliance with the Local Government (General) Regulation 2005.

INSPECTIONS OF PLUMBING & DRAINAGE

Plumbing and Drainage must be inspected by Queanbeyan City Council at the relevant stages of construction in accordance with Council's inspection schedule.

REASON: To ensure compliance with AS 3500 Plumbing and Drainage and Council's inspection schedule.

PROVISION OF A WATER METER

Provision of 20 mm water meters (drinking and non-drinking) at no cost to the Council to the reservoir sites and the recycled water treatment facility.

REASON: To provide an adequate metered water supply

SUBMIT WORKS AS EXECUTED PLAN

Works as executed plans of all sanitary drainage shall be submitted to Queanbeyan City Council prior to the issue of an Occupation Certificate.

REASON: To ensure that accurate records of sanitary drainage installations are available for future use by interested persons.

TITLE RESTRICTIONS

EASEMENTS AND RESTRICTIONS

Pursuant to Section 88B of the Conveyancing Act easements and restrictions as to use shall be created to achieve the following purposes:

- (a) all requisite sewerage easements;
- (b) all easements specified below and contained in the subdivision must benefit Council as well as particular lots.

- easements to drain water,
- easements to drain sewer,
- easements for water supply

- easements which Council may require to provide access to maintain the constructed services.

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

DEDICATION TO COUNCIL

Dedication to Council, free of cost on the subdivision survey plans, the water recycling plant site, the sewerage pump station sites, the bulk water pump station site and the water reservoir sites.

REASON: To permit Council to adequately manage utility services.

SAFER BY DESIGN

STREET NUMBERING

The water recycling plant is to be clearly identified by a street number at its entrance to Googong Dam Road. The water reservoir site is to be clearly identified by a street number at its entrance to Old Cooma Road. Street numbers are to comply with Council's rural addressing policy and should be made of a durable material, be at least 7cm in height and positioned at a height between 0.6m-1.5m above ground level on the site boundary that fronts the street.

REASON: To ensure that buildings are clearly identified by street number to allow people and services (especially emergency services) to find the building easily.

CERTIFICATION OF WORKS

INSPECTIONS WATER & SEWER AUTHORITY

Inspections must be performed by the Water and Sewer Authority (Queanbeyan City Council) when water main and sewer rising maind works reach the following stages:

- immediately prior to connection of new sewer pipes to the existing sewerage system,
- immediately prior to connection of new water pipes to the existing water reticulation, and
- immediately prior to the backfilling of sewer drainage trenches.

Council's City Infrastructure Division 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 *Development Specification - Googong*.

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

CERTIFICATE OF COMPLETION

Certification of the completed water reticulation and sewerage system works and works as executed documentation must be included in an Engineering Construction Certification Report and submitted to Council in accordance with Council's *Development Specification - Googong*

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

WORK IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's *Development Specification - Googong*.

REASON: To ensure construction and restoration work is in accordance with Council's requirements.

PUBLIC FACILITIES

The Developer will be responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.

REASON: To ensure compliance with Utility Authorities' requirements.

PROTECTION OF WORK & SAFETY OF COMMUNITY

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 *Development Specification - Googong*. 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 for each project stage.

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

MONITORING

For the components identified in the *Googong Integrated Water Cycle Water and Wastewater Concept Design* prepared by MWH and dated 11 October 2010 that require monitoring to confirm compliance with the design assumptions, the developer shall undertake all such monitoring at his own expense and submit a report to Council for acceptance. In the event that test results indicate that modifications need to be undertaken to allow the stage to function in accordance with the EPA licence, the developer shall undertake rectification works prior to acceptance by Council. Upon acceptance of the works Council shall issue a Final Compliance Certificate under Section 307 of the Water Management Act 2000.

REASON: To ensure compliance with the approved project and the Utility Authorities' requirements.

MAINTENANCE

The Developer shall maintain each stage of the completed works at his own expense, for a period of twelve (12) months after the date of the issue of the Final Compliance Certificate by Council.

The developer must lodge a cash bond with regard to such maintenance in an amount as calculated from fees set by Councils Management Plan and current at the time of issue of the Subdivision Certificate.

In that period the applicant will be liable for any part of the work which it fails to perform in the manner outlined in the Council's *Development Specification - Googong* (or as would reasonably be expected under the design conditions).

The developer must provide Council with written authorisation, that in the event of any maintenance work not being completed to the standards specified in Council's *Development Specification - Googong* within the period specified, to enter upon the subject land and undertake such maintenance work and to deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the developer.

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

OCCUPATION CERTIFICATE

OCCUPATION CERTIFICATE - PCA

An Occupation Certificate must be obtained from a Principal Certifying Authority before occupation or use of the building. The final Occupation Certificate will not be issued until the development has been completed in accordance with this consent.

REASON: To comply with Section 109M of the Environmental Planning and Assessment Act 1979.

COPY OF OCCUPATION CERTIFICATE WITHIN 2 DAYS

The Principal Certifying Authority must provide a copy of the Occupation Certificate to Council within two (2) days of the Certificate being determined.

REASON: To comply with clause 151(2) of the Environmental Planning and Assessment Regulation 2000.

LANDSCAPING COMPLETED

The landscaping of the site shall be completed prior to occupation or use of the premises in accordance with the approved plan, and be maintained at all times to Council's satisfaction.

REASON: To ensure adequate landscaping is maintained.

COMPLIANCE CERTIFICATE WATER & SEWER

An Occupation Certificate for any part of the development shall not be issued until a certificate of compliance in accordance with Section 307 of the Water Management Act 2000 is obtained from the Water and Sewer Authority (Queanbeyan City Council).

REASON: To ensure the development is adequately serviced prior to its occupation.

ENVIRONMENTAL RISKS

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.

EXCAVATION PUMP OUT WATER

All excavation pump-out water must also be analysed for suspended solid concentrations, pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant EPA and ANZECC standards for water quality.

REASON: To satisfy relevant environmental standards.

TRANSPORT

All haulage routes for trucks transporting soil, materials, equipment or machinery to and from the site must be selected to meet the following objectives:

- comply with all road traffic rules;
- minimise noise, vibration and odour to adjacent premises; and
- utilise State Roads and minimise use of local roads.

Applicants may consult Council prior to selecting the most suitable transport route.

Category 2 remediation work must ensure that all site vehicles:

- conduct deliveries of soil, materials, equipment or machinery during the hours specified in the remediation action plan;
- securely cover all loads to prevent any dust or odour emissions during transportation;
- exit the site in a forward direction; and
- do not track soil, mud or sediment onto the road.

REASON: To ensure safe traffic management and transport of materials, machinery and so on.

IMPORTATION OF FILL

All fill imported on to the site must be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site must also be compatible with the existing soil characteristic for site drainage purposes.

Council may require details of appropriate validation of imported fill material to submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material or the known past history of the site where the material is obtained; and/or
- Sampling and analysis of the fill material should be conducted in accordance with the EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.

REASON: To ensure fill material is within acceptable standards.

SUBDIVISION CERTIFICATE

FINAL SURVEY - 6 COPIES

An application to obtain a Subdivision Certificate from Council must be made to Council.

In addition the application must be supported with the following documentation:

- A final survey plan of subdivision and six copies including an electronic copy in the format of digital vector to the projection of MGA (GDA 94) with boundaries and other line work to be insitu to projection. This should be accompanied with an application for a subdivision certificate to be submitted to Council. Where approved drawings provide survey coordinates of structures, the final survey plan should include a schedule of the set out centreline coordinates of all listed structures as constructed in accordance with approved plans. The schedule should include type of

structure, finished cover & invert levels of structures.

REASON: To ensure works are completed in accordance with the requirements of the Council, statutory bodies and the true location of assets supplied are appropriately coordinated and documented and to comply with Section 109 Environmental Planning and Assessment Act 1979.

STATEMENT FROM SURVEYOR

Submission to the Principal Certifying Authority of a statement prepared by a registered surveyor, stating that all water and sewer pipelines are completely located within their easements.

The statement must be submitted upon completion of the subdivision works and prior to the issue of the Subdivision Certificate.

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

WATER & SEWER COMPLIANCE CERTIFICATE

A certificate of compliance in accordance with the Water Management Act 2000 is to be obtained prior to the issue of a Subdivision Certificate.

REASON: To ensure compliance with the statutory requirements of the Environmental Planning and Assessment Amendment Act 1979.

SUBMISSION FROM SERVICE AUTHORITY
Written evidence from the relevant service authority or a suitably certified or accredited person that satisfactory arrangements have been made for the supply of reticulated electricity and telephone services to each lot shall be submitted to Council.
<u>REASON:</u> To satisfy relevant utility authority requirements.
COMPLIANCE WITH CONDITIONS
Conditions of this development consent must be complied with prior to your final subdivision plan being signed and released by Council to enable you to register your plan with the office of Land and Property Information. In this regard you will need to provide written evidence to Council by way of a letter outlining compliance with each condition including payment of any Council bonds and certificates from Country Energy and Telstra that their requirements have been satisfied.
<u>REASON:</u> To ensure the development is completed in accordance with Council's conditions of consent prior to release of the subdivision certificate.

SCHEDULE 2

PROPOSED CONDITIONS

The following conditions are recommended for that part of the project application within Palerang LGA

MATERIALS AND STANDARDS

WATER SUPPLY SYSTEM

The bulk water supply pump station shall be designed and constructed to the requirements of ACTEW-AGL and must provide for supply from Googong or Stromlo water treatment plants.

REASON: To provide an adequate water supply

CAR PARKING

SERVICE VEHICLE PARKING

- The bulk water supply pump station must be provided with a bitumen sealed access road and service vehicle parking space and turning bay areas of dimensions that accommodate a mobile crane and large rigid truck

REASON: To provide adequate offstreet service vehicle parking.

PLUMBING AND DRAINAGE

PROVISION OF A WATER SUPPLY

Provision of a drinking water supply at no cost to the Council to the bulk water supply pump station.

REASON: To provide an adequate water supply.

SITE FACILITIES

SITE FACILITIES

The bulk water supply pump station shall be provided with the following:

- 1.8m high security fencing
- suitable pump and facility protection from the environment
- telemetry
- suitable site security lighting

REASON: To provide adequate site facilities

