

Attachment 1 - Proposed conditions in relation to DWY18/0327**General**

GENNS01	#	The following shall be completed prior to any works commencing on site: <ul style="list-style-type: none">• A notice of commencement form shall be submitted to Council at least 2 days before any works commence.• A pre-start meeting / inspection shall be held on site with Council, relevant contractors and certifying engineers.
GEN0135	#	Approval is given subject to the location of, protection of, and/or any necessary approved modifications to any existing public utilities. Any necessary adjustment or modification of existing services is to be undertaken in accordance with the requirements of the relevant authority, at the Developer's expense. [GEN0135]
GEN0290	#	The approved S138 shall not result in any clearing of native vegetation without prior approval from the relevant authority. [GEN0290]
GENNS02	#	Erosion and Sediment Control shall be designed, installed and maintained in accordance with Tweed Shire Council Development Design Specification D7 - Stormwater Quality and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works". [GENNS01]
PCW		PRIOR TO COMMENCEMENT OF WORK
PCW0005	#	The proponent shall accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure prior to commencing works and ensure there shall be no conflict between the proposed development and existing infrastructure prior to start of any works. [PCW0005]
PCW0025	#	Prior to the commencement of works, the applicant shall ensure that a Site-Specific Safety Management Plan and Safe Work Methods for the subject site have been prepared and put in place in accordance with either:- <ul style="list-style-type: none">§ Occupation Health and Safety and Rehabilitation Management Systems Guidelines, 3rd Edition, NSW Government, or§ AS4804 Occupation Health and Safety Management Systems - General Guidelines on Principles Systems and Supporting Techniques.§ WorkCover Regulations 2000 [PCW0025]
PCW0985	#	Prior to commencement of work on the site, all erosion and sedimentation control measures are to be installed and operational. These measures are to be in accordance with the approved Erosion and Sedimentation Control Plan and adequately maintained throughout the duration of the development. [PCW0985]
PCWNS01	#	Prior to commencement of work, the Applicant must engage a practicing Civil Engineer with National Engineering Register - NER to supervise the construction of the works. The Civil Engineer or

	<p>representative shall be present at all critical inspections as detailed in Tweed Development Control Plan Section A5.</p> <p style="text-align: right;">[PCWNS01]</p>
PCWNS01	<p># A Traffic Control Plan in accordance with AS1742 and the latest version of the NSW Government Roads and Maritime Services (RMS) publication "Traffic Control at Work Sites" shall be prepared by an RMS accredited person and shall be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate for Subdivision Works. Safe public access shall be provided at all times.</p> <p style="text-align: right;">[PCWNS01]</p>
DUR	DURING CONSTRUCTION
DUR0205	<p># Construction and/or demolition site work including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council:</p> <p>Monday to Saturday from 7.00am to 6.00pm No work to be carried out on Sundays or Public Holidays</p> <p>The proponent is responsible to instruct and control subcontractors regarding hours of work.</p> <p style="text-align: right;">[DUR0205]</p>
DUR0215	<p># All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:</p> <p>A. Short Term Period - 4 weeks. L_{Aeq, 15 min} noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.</p> <p>B. Long term period - the duration. L_{Aeq, 15 min} noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.</p> <p style="text-align: right;">[DUR0215]</p>
DUR0395	<p># Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.</p> <p style="text-align: right;">[DUR0395]</p>
DUR0405	<p># Tweed Shire Council is to be given a minimum of 24 hours notice prior to any critical stage inspection or any other inspection.</p> <p>Failure to comply with this condition may result in a stop work notice being issued and/or rejection of the works undertaken.</p> <p style="text-align: right;">[DUR0405]</p>
DUR0415	<p># It is the responsibility of the applicant to restrict public access to the construction works site, construction works or materials or equipment on the site when construction work is not in progress or the site is otherwise unoccupied in accordance with WorkCover NSW</p>

		requirements and Work Health and Safety Regulation 2011. [DUR0415]
DUR0815	#	The use of vibratory compaction equipment (other than hand held devices) within 100m of any existing dwelling house, building or structure is strictly prohibited. [DUR0815]
DUR0835	#	Any cut or fill is to be battered at a ratio not greater than 1:2 (v:h) within the road reserve, stabilised and provided with a dish drain or similar at the base in accordance with Tweed Shire Councils Design and Construction Specifications, Development Control Plan Part A1 to the satisfaction of the Principal Certifying Authority. Please note timber retaining walls are not permitted. [DUR0835]
DUR0995	#	The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material deposited on the roadway by construction vehicles will be at the Developers expense and any such costs are payable prior to acceptance of the works. [DUR0995]
DUR1005	#	All work associated with this approval is to be carried out so as not to impact on the neighbourhood, adjacent premises or the environment. All necessary precautions, covering and protection shall be taken to minimise impact from: <ul style="list-style-type: none"> • Noise, water or air pollution. • Dust during filling operations and also from construction vehicles. • Material removed from the site by wind. [DUR1005]
DUR1735	#	A shared user standard concrete footpath is to be constructed on a compacted base along the entire frontage of the site works in accordance with Councils Development Design and Construction Specifications and Standard Drawing SD013. 24 hours notice is to be given to Council's Development Engineering Division before placement of concrete to enable formwork and subgrade to be inspected. [DUR1735]
DUR1745	#	The existing concrete footpath is to be saw cut, removed and dowelled to facilitate the construction of the new accesses. [DUR1745]
DUR1795	#	Where the construction work is on or adjacent to public roads, parks or drainage reserves the development shall provide and maintain all warning signs, lights, barriers and fences in accordance with AS 1742 (Manual of Uniform Traffic Control Devices). The contractor or property owner shall be adequately insured against Public Risk Liability and shall be responsible for any claims arising from these works. [DUR1795]
DUR1805	#	Before the commencement of any road construction, pavement design detail including reports from a Registered NATA Consultant shall be submitted to Council for approval and demonstrating. § That the pavement has been designed in accordance with Tweed Shire Councils Development Design Specification, D2.

	<p>§ That the pavement materials to be used comply with the specifications tabled in Tweed Shire Councils Construction Specifications, C242-C245, C247, C248 and C255.</p> <p>§ That site fill areas have been compacted to the specified standard. [DUR1805]</p>
DUR1825	<p># During the relevant stages of road construction, tests shall be undertaken by a Registered NATA Geotechnical firm. A report including copies of test results shall be submitted to Council prior to the placement of the wearing surface demonstrating:</p> <p>§ That the pavement layers have been compacted in accordance with Councils Development Design and Construction Specifications.</p> <p>§ That pavement testing has been completed in accordance with Table 8.1 of AS 3798 including the provision of a core profile for the full depth of the pavement. [DUR1825]</p>
DUR1855	<p># Kerb ramps are to be constructed at road intersections and pedestrian crossings in accordance with Council's Standard Drawing No. SD 014 within all kerb types including roll top kerb. [DUR1855]</p>
DUR1875	<p># Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired in accordance with Council's Development Design and Construction Specifications. [DUR1875]</p>
DUR1895	<p># Tweed Shire Council shall be given a minimum 24 hours notice to carry out the following compulsory inspections in accordance with Tweed Shire Council Development Control Plan, Part A5 - Subdivision Manual, Appendix D. Inspection fees are based on the rates contained in Council's current Fees and Charges:</p> <p><u>Roadworks</u></p> <p>§ Pre-construction commencement erosion and sedimentation control measures</p> <p>§ Completion of earthworks / "boxing"</p> <p>§ Excavation of subgrade</p> <p>§ Pavement - sub-base</p> <p>§ Pavement - pre kerb</p> <p>§ Pavement - pre seal</p> <p>§ Pathways, footways, cycleways - formwork/reinforcement</p> <p>§ Final Practical Inspection - On Maintenance</p> <p>§ Off Maintenance inspection</p> <p><u>Drainage</u></p> <p>§ Excavation</p> <p>§ Bedding</p> <p>§ Laying/jointing</p> <p>§ Manholes/pits</p> <p>§ Backfilling</p> <p>§ Permanent erosion and sedimentation control measures</p> <p>§ Drainage channels</p> <p>§ Final Practical Inspection - On Maintenance</p> <p>§ Off Maintenance</p> <p><u>Stormwater Quality Control Devices (other than proprietary</u></p>

	<p><u>devices)</u> For detail refer to Water By Design - Technical Guidelines</p> <ul style="list-style-type: none"> § Earthworks and filter media § Structural components § Operational establishment § Mechanical/electrical § Commissioning - On Maintenance § Off Maintenance <p>Council's role is limited to the above mandatory inspections and does <u>NOT</u> include supervision of the works, which is the responsibility of the Developers Supervising Consulting Engineer.</p> <p>The fee for the abovementioned inspections shall be invoiced upon completion of all subdivision works, and subject to the submission of an application for a 'Subdivision Works Compliance Certificate'.</p> <p style="text-align: right;">[DUR1895]</p>
DUR1955	<p># All retaining walls in excess of 1.2 metres in height must be certified by a Qualified Structural Engineer verifying the structural integrity of the retaining wall after construction. Certification from a suitably qualified engineer experienced in structures is to be provided to the Council.</p> <p style="text-align: right;">[DUR1955]</p>
DUR2355	<p># All stormwater gully lintels shall have the following notice cast into the top of the lintel: 'DUMP NO RUBBISH, FLOWS INTO CREEK' or similar wording in accordance with Councils Development Design and Construction Specifications.</p> <p style="text-align: right;">[USENS01]]</p>
USE	USE
USENS01	<p># On completion of work, a certificate signed by a practicing National Engineering Register (NER) Civil Engineer is to be submitted to Council to certify compliance with the S138 consent conditions and good engineering practice.</p> <p style="text-align: right;">[USENS01]]</p>
USENS02	<p># Council must undertake a Final Practical Inspection of the works and be satisfied that all conditions of the S138 consent have been complied with.</p> <p style="text-align: right;">[USENS02]</p>
USENS03	<p># The creation of Easements for services, Rights Of Carriageway and Restrictions as to user (including restrictions associated with planning for bushfire) as may be applicable under Section 88B of the Conveyancing Act including (but not limited to) the following:</p> <ul style="list-style-type: none"> § Easements for sewer, water supply and drainage over ALL public services/infrastructure on private property.

	<p>Any Section 88B Instrument creating Restrictions as to user, Right Of Carriageway or Easements which benefit Council shall contain a provision enabling such Restrictions, Easements or Right Of Carriageway to be revoked, varied or modified only with the consent of Council.</p> <p style="text-align: right;">[USENS03]</p>
USENS04	<p># A CCTV inspection of any stormwater pipes and gravity sewerage systems installed and to be dedicated to Council including joints and junctions will be required to demonstrate that the standard of the infrastructure is acceptable to Council.</p> <p>Any defects identified by the inspection are to be repaired in accordance with Councils Development Design and Construction Specification.</p> <p>All costs associated with the CCTV inspection and repairs shall be borne by the applicants.</p> <p style="text-align: right;">[USENS04]</p>
USENS05	<p># Work as Executed Plans shall be submitted to Council in accordance with the provisions of Tweed Shire Council's Development Control Plan Part A5 - Subdivision Manual and Council's Development Design Specification, D13 - Engineering Plans.</p> <p>The plans are to be endorsed by a Registered Surveyor OR a Consulting Engineer Certifying that:</p> <p>§ all drainage lines, sewer lines, services and structures are wholly contained within the relevant easement created by the subdivision;</p> <p>§ the plans accurately reflect the Work as Executed.</p> <p>Note: Where works are carried out by Council on behalf of the developer it is the responsibility of the <u>DEVELOPER</u> to prepare and submit works-as-executed (WAX) plans.</p> <p style="text-align: right;">[USENS05]</p>
USENS06	<p># Redundant road pavement, kerb and gutter or foot paving including any existing disused vehicular laybacks/driveways or other special provisions shall be removed and the area reinstated to match adjoining works in accordance with Councils Development Design and Construction Specifications.</p> <p style="text-align: right;">[USENS06]</p>

Non Standard Conditions

1. Stage2 State Significant Development Application Tweed Valley Hospital is to review the suitability of Access A as constructed under the approval DWY18/0327
2. RMS approved pedestrian fencing is to be installed adjacent to the ancillary lane for Access A to ensure that pedestrians cross at the pram ramp.
3. Appropriate cyclist/pedestrian chicanes to be installed as per RMS/Austrroads requirements, on the shared user path approaches to Access A

4. Signage to be installed on the auxiliary left turn lane for Access A warning motorists of the presence of cyclists/pedestrians ahead
5. Signage to be installed on the shared user path advising pedestrians/cyclists that a road is ahead on the approaches to Access A