

ATTACHMENT 1



Concept DA 10.2021.19.1

Analysis of Approved Conditions

Concept Approval Condition	Concept Approval Conditions	Comment and Suggested condition where relevant to Stage 1a - Earthworks
1. Essential Energy	<p>a. Prior to the commencement of Stage One, Plans are to be provided demonstrating a distance of a minimum clearance of 10.0 metres from the nearest part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk.</p> <p>b. Prior to any works (including construction works) commencing, the Applicant must provide to Essential Energy detailed plans, specifications and supporting documentation, including a report from a Level 3 Accredited Service Provider calculating the blowout distance of the powerline (if applicable). A list of Level 3 Accredited Service Providers is available at https://energysaver.nsw.gov.au/households/you-and-energy-providers/installing-or-altering-your-electricity-service. Applicants are advised that fees and charges will apply where Essential Energy provides this further service.</p> <p>c. It is also essential that all works comply with SafeWork NSW clearance requirements. In this regard, it is the responsibility of the person/s completing any works to understand their safety responsibilities. The Applicant will need to submit a Request for Safety Advice if works cannot maintain the safe working clearances set out in the Working Near Overhead Powerlines Code of Practice, or CEOP8041 - Work Near Essential Energy's Underground Assets.</p> <p>Information relating to developments near electrical infrastructure is available on Essential Energy's website Development Applications (essentialenergy.com.au).</p> <p>Council's and the Applicant's attention is also drawn to Section 49 of the <i>Electricity Supply Act 1995</i> (NSW). Relevantly, Essential Energy may require structures or things that could</p>	<p>Stage 1a Earthworks does not include connection of Electricity. This will be actioned in subsequent stages of the development.</p> <p>It is suggested this condition not be applied to Stage 1a Earthworks DA/CC.</p>

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	<p>destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.</p> <p>Essential Energy also makes the following general comments:</p> <ol style="list-style-type: none"> a. If the proposed concept development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment. b. Any existing encumbrances/easements in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with. c. Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. d. Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of <i>Part 5E (Protection of Underground Electricity Power Lines)</i> of the <i>Electricity Supply Act 1995</i> (NSW); the location of overhead and underground powerlines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive. 	
2. Transport for NSW	<ol style="list-style-type: none"> a) Prior to the commencement of construction works a Traffic Management Plan (TMP) is to be prepared in consultation with Oberon Council. The TMP is to demonstrate that the construction works and delivery of construction materials to the site will not adversely impact the safety and efficiency of the O’Connell Road. 	<p>The road intersection is not part of the Stage 1a Earthworks DA with the earthworks activity contained within the site – see Engineering Plans with this Application.</p> <p>It is suggested that this condition not be applied to the Stage 1a Earthworks DA/CC with the exception</p>

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	<p>The TMP is to be reviewed and updated in response to any changes in operating conditions. A copy of the TMP is to be provided to contractors and employees as a part of the site induction and a copy made available to TfNSW on request.</p> <p>b) All activities including loading and unloading of goods associated with the development be carried out on site in the dedicated areas providing adequate manoeuvring area for the design vehicle.</p> <p>c) Landscaping, signage and fencing is not to impede sight lines of traffic or pedestrians within or when passing, entering or departing from the site. Safe Intersection Sight Distance (SISD) must be provided and maintained at the intersection of the driveway with Forest Road.</p> <p>d) All signage including any proposed internally lit signs is to be contained within property boundaries and designed to meet the objectives of Transport Corridor Outdoor Advertising and Signage Guidelines 2017.</p> <p>The following conditions are required to manage future Roads Act approval processes.</p> <p>e) Prior to the issue of any Occupation Certificate for or the operation of the development the access driveway is to be constructed to provide a Basic Right Turn Treatment (BAR) in accordance with Figure A6 of Austroads Guide to Road Design Part 4: 4: Intersections and Crossings – General 2020 and RMS Supplements. The BAR treatment is to be sealed, designed and constructed for a 60km/h design speed.</p> <p>f) Prior to the issue of any Occupation Certificate for or the operation of the development the access driveway is to be constructed to provide a Basic Left turn treatment (BAL) in accordance with Figure 8.2 of Austroads Guide to Road Design Part 4A: Un-signalised and Signalised Intersections</p>	<p>of condition 2 Transport for NSW (h) being applied as the accessing of the site is relevant to the condition .</p> <p>Accordingly the following condition is suggested for the Stage 1a Earthworks DA/CC;</p> <ul style="list-style-type: none"> <i>Prior to the commencement of construction work impacting traffic on O'Connell Road, the proponent is to contact the TfNSW Road Access Unit at road.access@transport.nsw.gov.au to determine if a road occupancy licence (ROL) is required. In the event an ROL is required provide the consent number in the road occupancy licence application. Please note that up to 10 working days is required for Road Occupancy Licence applications to be assessed and processed. https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html.</i>

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	<p>2020 and RMS Supplements. The BAL facility is to be sealed designed and constructed for a 60km/h design speed.</p> <p>g) As road works are required on O'Connell Road, a classified (State) road, TfNSW will required the developer to enter into a Works Authorisation Deed (WAD) with TfNSW. TfNSW will exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the Roads Act, as applicable, for all works under the WAD.</p> <p>h) Prior to the commencement of construction work impacting traffic on O'Connell Road, the proponent is to contact the TfNSW Road Access Unit at road.access@transport.nsw.gov.au to determine if a road occupancy licence (ROL) is required. In the event an ROL is required provide the consent number in the road occupancy licence application. Please note that up to 10 working days is required for Road Occupancy Licence applications to be assessed and processed. https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html.</p>	
3. NSW Police	<p>Prior to the commencement of Stage One (1) Plans demonstrating the recommendations of the approved Crime Prevention Through Environmental Design (CPTED) report shall be submitted, certifying the development's compliance with the report and the comments of the NSW Police:</p> <p>a. <u>Lighting/Surveillance/Technical</u> Lighting must meet the minimum Australian Standards for public streets, car parks, and pedestrian access. There is proven correlation between poor lighting, fear of crime, the avoidance of public /private space and crime opportunity. No lighting plan has been submitted; however, it is noted that all</p>	<p>Stage 1a Earthworks does not include the building and operating environmental design that would consider Crime Prevention through Design. This will be actioned in subsequent stages of the development.</p> <p>It is suggested this condition not be applied to Stage 1a Earthworks DA/CC.</p>

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	<p>sporting fields will have lights installed for night time sporting activities.</p> <p>The following treatments are recommended in order to decrease the risk of antisocial behaviour and crime activity occurring at the complex.</p> <ul style="list-style-type: none"> • Lighting in all areas of the car park. • Lighting around the perimeter of the Clubhouse. • Lighting to all walkways/pedestrian access points. • Lighting to all areas accessed by users of the facility. <p>b. <u>Surveillance/Technical Supervision</u></p> <p>Surveillance has not been addressed therefore the following treatments are recommended.</p> <ul style="list-style-type: none"> • Installation of CTV cameras in the clubhouse, carpark and at the rear of the premises as a minimum. • Installation of back to base alarm system in clubhouse. • Regular security patrols, after hours. <p>c. <u>Territorial Reinforcement</u></p> <p>Public areas that are well maintained take on semi-public spatial characteristics, in that people perceive that the space is cared for and controlled. There are no issues identified with clarity of ownership or formal guardians, however it is noted that a signage plan was not included in the application. Access points should be clear, legible and useful. Signage is best located at (or prior to) junctions requiring people to make decisions. Creative markings in carparks aid wayfinding. The following treatments are recommended in order to alleviate any confusion over wayfinding throughout the complex.</p>	

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	<ul style="list-style-type: none"> • All ingress and egress points to be well defined and clearly marked with signage and traffic flow arrows. • Clearly marked directional flow of traffic in car park. • Clearly marked bays for buses. • Clearly marked Bay for Emergency Services. • Install speed limit signage in the driveway/carpark area. Max 10kph. • Install clearly displayed “Trespassers will be Prosecuted” signage, visible around all ingress and egress areas. • Install directional signage to the various activities and sporting fields. • Include signage indicating CCTV in operation and security patrols on premises. • Include all signage in the Clubhouse relevant to the operation of licensed premises. • Include signage clarifying ownership and who is responsible for the premises. <p>d. <u>Environmental Maintenance</u> Area image can impact feelings of safety and danger. Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can provide concealment and entrapment areas for people involved in criminal activities. Plants that block natural sightlines lessen natural surveillance. The only reference to the landscaping is the drawings depicting the hedging around the northern and western sides of the complex and the shrubs in the car park. The following recommendations will further decrease the risk of concealment.</p>	

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	<ul style="list-style-type: none"> • Shrubs on average should not be above 900mm in height. • A safety convention is to have 3 – 5 meters of cleared space on either side of plants. • Minimise the number of shrubs along all walkways, pedestrians will generally feel safer on wider pathways where there is less chance of concealment. • Develop a maintenance plan, as clean well-maintained areas often exhibit strong territorial cues. <p>e. <u>Access Control</u></p> <p>Barriers help to restrict, channel and encourage the movement of people and vehicles into and out of designated areas. Recommend the following treatments to reduce access to the premises.</p> <p>Club House:</p> <ul style="list-style-type: none"> • Polycarbonates and impact resistant glass/glazing to all windows. • Key operated to all windows. • Security doors to all entry/exit points. • The main entry/exit doors to all buildings should be fitted with single cylinder locksets which comply with the building Code of Australia. • Address building fire exits, stairways and doors. <p>Car Park:</p> <ul style="list-style-type: none"> • Speed bumps in car parks/access ways to help to reduce the likelihood of attracting bike riders and skateboarders. Perimeter of Complex: 	

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	<ul style="list-style-type: none"> Install perimeter fencing around complex to decrease opportunity for unauthorised access, during after-hours. 																									
3A. Deferred Commencement	Pursuant to s4.22(4)(a) of the EP&A Act, 1979, consent to Stage 2 of the development shall not be granted until a registered club is permitted with development consent on the subject land following an amendment to Oberon Local Environmental Plan 2013.	<p>Stage 1a Earthworks does not include this part of the development. This will be actioned in subsequent stages of the development.</p> <p>It is suggested this condition not be applied to Stage 1a Earthworks DA/CC.</p> <p>Note. This item has been actioned and is completed.</p>																								
4. Approved Documentation	<p>The development consent incorporates this schedule of conditions and the plans and documents referenced and stamped as follows:</p> <p>a) Plans Reference:</p> <table border="1" data-bbox="539 807 1323 1393"> <thead> <tr> <th>Name of Plan</th> <th>Drawing Num</th> <th>Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Proposed Plans by Crawford Architects</td> <td>1-19</td> <td>B</td> <td>18 September, 2021</td> </tr> <tr> <td>Landscape Plan by Meraki Green Landscape Architecture</td> <td>Project No.: 21 LP.01/A 4 Sh</td> <td>A</td> <td>13 September 2019</td> </tr> <tr> <td>Site Survey by Bathurst Survey & Civil Design</td> <td>Dwg No: 2203</td> <td>-</td> <td>-</td> </tr> <tr> <td>Construction Staging Plans</td> <td>Crawford Archi</td> <td>Issue C</td> <td>16 Feb 2023</td> </tr> <tr> <td>Conceptual Access Plans</td> <td>Lieschke Civil 2022-013 C0</td> <td>Rev A</td> <td>18 Jan 2023</td> </tr> </tbody> </table>	Name of Plan	Drawing Num	Issue	Date	Proposed Plans by Crawford Architects	1-19	B	18 September, 2021	Landscape Plan by Meraki Green Landscape Architecture	Project No.: 21 LP.01/A 4 Sh	A	13 September 2019	Site Survey by Bathurst Survey & Civil Design	Dwg No: 2203	-	-	Construction Staging Plans	Crawford Archi	Issue C	16 Feb 2023	Conceptual Access Plans	Lieschke Civil 2022-013 C0	Rev A	18 Jan 2023	Noted
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	Overall Layout				
Proposed BAL/BAR Intersection Treatment – O’Connell Oberon Road	Lieschke Civil 2022-013 C03	Rev A	18 Jan 2023		
b) Document Reference:					
Document	Reference	Author	Date		
Statement of Environmental Effects	Version 2	Perception Planning Pty Ltd	23 February, 2023		
Traffic and Parking Impact Assessment Report	Project number: 200367	Barker, Ryan, Stewart	23 June 2022		
Flora and Fauna Assessment Report	Project Number: Spur1	Report prepared by Narla Environmental Pty Ltd	November , 2021		
Accessibility report	Ref: C21503-Access-r1	Credwell Consulting	06/09/2021		
CPTED Report	Project Number: 200367	Barker, Ryan, Stewart	July, 2022		

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	Noise Impact Assessment	Project Number 201993R	Spectrum Acoustics	November 2020	
	Contamination Report	L10390c	Envirowest Consulting	26 July, 2021	
	<p>Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:</p> <ol style="list-style-type: none"> i. Any amendments made by Council on the approved plans or documents; ii. Any notes, markings, or stamps on approved plans or documents, and iii Any conditions contained in this consent. <p>The development is proposed to be undertaken in Six (6) stages, of which further development consent is required to be obtained in accordance with 4.22(4) (a) of the <i>Environmental Planning and Assessment Act, 1979</i>. The proposed stages are:</p> <ul style="list-style-type: none"> • Stage 1 – construction of the sporting fields and lighting, site access road and associated intersection, earthworks (including site drainage and on-site detention), temporary car park (including 146 spaces), temporary amenities and change rooms, sewer, and pump room. • Stage 2 – construction of the registered club. • Stage 3 – construction of the permanent carpark (and overflow) and landscaping. • Stage 4 – construction of netball courts. • Stage 5 – construction of hockey fields and formalised field access. • Stage 6 – construction of playground facilities, pathways, and fitness stations 				

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5. Environmental Planning and Assessment Act 1979	In accordance with section 4.22(4) of the EP&A Act all development under the Concept Proposal must be subject of future application(s). This consent does not permit the carrying out of any works.	Noted
6. Environmental Planning and Assessment Act 1979	The determination of future development application(s) is to be not inconsistent with the terms of development consent 10.2021.19.1.	Noted
7. Limits of Consent	This consent lapses five years after the date of consent unless works have physically commenced within the meaning of section 4.53(4) of the EP&A Act.	Noted. This Stage 1a Earthworks application is within time.
8. Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Suggest this condition be applied to the Stage 1a Earthworks approval.
9. Signage not approved	The development consent does not provide any approval for signage shown on the approved plans or described in any approved document. This does not apply to any signage that is exempt development.	<p>Stage 1a Earthworks does not include Signage. This will be actioned in subsequent stages of the development.</p> <p>It is suggested this condition not be applied to Stage 1a Earthworks DA/CC.</p>
10. Sporting Club Operational Management Plan	An Operational Management Plan shall be provided to the consent authority with the development application for the Second Stage. The Sporting Club Management Plan shall detail, to the satisfaction of the consent authority, how the licensed club facilities will be provided and managed in conjunction with the operation of the recreation facility.	<p>Stage 1a Earthworks does not include construction of this item. This will be actioned in subsequent stages of the development.</p> <p>It is suggested this condition not be applied to Stage 1a Earthworks DA/CC.</p>

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11. Parking Areas and Access Ways	<p>A design plan shall be provided to the consent authority with the development application for the first stage for parking areas and access ways for review and approval. The design shall include pavement design, stormwater drainage, line marking and signage.</p> <p>The design plan shall account for travel paths and swept paths for the largest service vehicle/bus proposed.</p> <p>The design shall meet the <i>Engineering Guidelines</i> and <i>Australian Standard AS2890</i>. The design plan shall accommodate the required turning movements of the design service vehicles and buses.</p> <p>Where the plan results in formed car parking spaces not being achieved in the same numerical value as shown on the approved plans, a formed parking area shall be constructed within the overflow car parking area to provide the same number of car parking spaces.</p>	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from !a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Engineering Plans provided with the Stage 1a Earthworks DA/CC are fully consistent with the overall concept plan.</p> <p>The concept plan design and the Engineering plans provided with this application are in line with the geometric standards under AS 2890,</p> <p>The Earthworks Design finish is to subgrade with the pavement design and construction to be the subject of a later DA/CC.</p> <p>It is suggested that rather than the Concept Approval condition, that the following condition apply;</p> <ul style="list-style-type: none"> • <i>Prior to commencement of construction the applicant will confirm that the Parking Areas and Accessways comply with AS2890 and that all finished earthworks levels match the required levels for the completed Stage 1 Development and provide the confirmation to the Consent Authority.</i>
12. Erosion and sediment controls	An Erosion and Sediment Controls Plan must be provided to the consent authority with the development application for the first stage prepared in accordance with Managing Urban	The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.

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	<p>Stormwater: Soils and Construction, Volume 1 (Landcom, 2004), as amended.</p> <p>The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of all the proposed stages of development and must not be removed until the site is fully stabilised.</p>	<p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Engineering Plans provided with the Stage 1a Earthworks DA/CC are fully consistent with the overall concept plan.</p> <p>The following condition is suggested for the Stage 1a Earthworks DA/CC;</p> <ul style="list-style-type: none"> • <i>Prior to commencement of construction an Erosion and Sediment Controls Plan must be provided to the consent authority for the Stage 1a Earthworks The plan is to be prepared in accordance with “Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004)”, as amended.</i> • <i>The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of all the proposed stages of development and must not be removed until the site is fully stabilised.</i>
13. Certification of acoustic measures	<p>Certification of proposed acoustic measures shall be provided to the consent authority with the development Application for the first stage. A suitably qualified person must provide details demonstrating compliance to the consent authority that the</p>	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p>

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	<p>acoustic measures proposed to be installed in accordance with the acoustic report approved under this consent.</p> <p>Noise limiting equipment shall be installed in the development. Plans and details certified by the acoustic consultant demonstrating this shall be submitted.</p>	<p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Engineering Plans provided with the Stage 1a Earthworks DA/CC are fully consistent with the overall concept plan.</p> <p>The Concept Approval condition applies to the overall development.</p> <p>For the Stage 1a Earthworks DA/CC the matter of noise will be captured under the Construction Management Plan.</p> <p>As such this Concept Approval condition will be dealt with in subsequent Development Applications and it is suggested that it not be applied to the Stage 1a Earthworks DA/CC.</p>
<p>14. Stormwater Management - Detention and Harvesting</p>	<p>Stormwater Management Plan including a hydrological study shall be provided to the consent authority with the development application for the first stage. The stormwater management plan shall comply with the following:</p> <p>a) Stormwater shall be disposed of through a piped system designed in accordance with <i>Australian Standard AS 3500</i> by a suitably qualified professional. The design shall be undertaken by a practicing Civil Engineer deemed to be suitably experienced by Council and qualified so as to be accepted as a Member of the Institution of Engineers Australia or a Registered Surveyor deemed to be suitably experienced by Council shall be accepted as qualified to</p>	<p>To the extent that the Earthworks construction is affected by this condition, the Engineering Plans provided for the Stage 1a Earthworks DA/CC application provide an appropriate assessment by a suitably qualified consultant for Stormwater Management and Detention.</p> <p>The piped system and works for Harvesting (on site use) will arise in further staging DA/CCs going forward where this condition will be further confirmed.</p>

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	<p>prepare plans for drainage works (excluding flood control structures and bridges). Qualifications demonstrating the above may be requested by Council. Stormwater detention measures shall be designed to ensure the development does not increase upstream or downstream flood levels for all recurrence intervals up to and including the 1% Annual Exceedance Probability.</p> <p>b) The hydrological study will determine the detention storage shall be calculated and designed in accordance with <i>Australian Rainfall and Runoff 2019</i>.</p> <p>c) Stormwater harvesting measures shall be incorporated into the development, including rainwater tank details, pump details and reticulation diagrams.</p>	
15. Earthworks Management Plan	<p>An Earthworks Management Plan shall be provided to the consent authority with the development Application for the first stage. The Earthworks Management Plan shall comply with the following:</p> <ul style="list-style-type: none"> • Method of compaction and degree of compaction; • Method of excavation and drainage; • proposed Haulage routes, destination of extracted material; • Potential impacts on adjoining properties/the environment and proposed mitigation measures; • A Virgin Excavated Natural Material (VENM) or appropriate Waste Classification (such as ENM), where required by Council, outlining the origin and classification of materials imported and exported from site. <p>The Development Application for the First Stage must also be accompanied by a survey plan and a site plan (at a 1:100 or 1:200 scale) which shows:</p>	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Engineering Plans provided with the Stage 1a Earthworks DA/CC are fully consistent with the overall concept plan.</p> <p>This Concept Approval condition applies to both the Stage 1a Earthworks DA/CC and some of the further stages of the development which will be the subject of future DA/CCs.</p>

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	<ul style="list-style-type: none"> • Existing natural contour levels and proposed finished contour (shown in bold) levels at 2 metre intervals in Australian Height Datum (AHD); <p>Cross section plans identifying the nature, extent and depth of excavation and/or land filling and associated works, batter slopes and any retaining structures;</p> <ul style="list-style-type: none"> • The location of cut, fill, batters, drainage and retaining structures as well as existing natural features, dams, watercourses, trees and especially any trees or other vegetation likely to be affected by works; • Where development involves fill materials being temporarily stockpiled on any land, the site plan must show the location, quantity, height and configuration of proposed stockpiles. 	<p>The Engineering plans provided for this Stage 1a, Earthworks DA/CC provide much of the information identified in the Concept Approval condition.</p> <p>It is requested that the condition be applied to this Stage1a Earthworks DA/CC as follows to ensure full information in response to the Concept Approval condition;</p> <p><i>Prior to the commencement of construction an Earthworks Management Plan shall be provided to the consent authority. The Earthworks Management Plan shall comply with the following:</i></p> <ul style="list-style-type: none"> • <i>Method of compaction and degree of compaction;</i> • <i>Method of excavation and drainage;</i> • <i>proposed Haulage routes, destination of extracted material;</i> • <i>Potential impacts on adjoining properties/the environment and proposed mitigation measures;</i> • <i>A Virgin Excavated Natural Material (VENM) or appropriate Waste Classification (such as ENM), where required by Council, outlining the origin and classification of materials imported and exported from site.</i> <p><i>The Earthworks Management Plan must also be accompanied by a survey plan and a site plan (at a 1:100 or 1:200 scale) which shows:</i></p> <ul style="list-style-type: none"> • <i>Existing natural contour levels and proposed finished contour (shown in bold) levels at 2 metre intervals in Australian Height Datum (AHD);</i>

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		<p><i>Cross section plans identifying the nature, extent and depth of excavation and/or land filling and associated works, batter slopes and any retaining structures;</i></p> <ul style="list-style-type: none"> • <i>The location of cut, fill, batters, drainage and retaining structures as well as existing natural features, dams, watercourses, trees and especially any trees or other vegetation likely to be affected by works;</i> • <i>Where development involves fill materials being temporarily stockpiled on any land, the site plan must show the location, quantity, height and configuration of proposed stockpiles.</i>
<p>16. Construction Management Plan/s for works within public road reserve and development site</p>	<p>A Construction Management Plan (CMP) shall be provided to the consent authority with the development application for the first stage. The CMP shall set out the construction approach for the works and should seek to minimise disruption to the local community.</p> <p>The CMP must address the following, where required:</p> <p>Health and Safety</p> <ol style="list-style-type: none"> a) Public safety, amenity and site security, b) Traffic control and management including a Construction Traffic Management Plan, Traffic Control Plans (TCPs), Vehicle Movement Plans and swept paths of construction vehicles, c) Pedestrian management, d) Construction hours, e) Noise and Vibration control, 	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Engineering Plans provided with the Stage 1a Earthworks DA/CC is fully consistent with the overall concept plan.</p> <p>This condition applies to both the Stage 1a Earthworks activities and further stagings of the development which will be the subject of future DA/CCs. To the extent relevant to the Stage 1a</p>

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	<p>f) Contractor vehicle parking, g) Locating existing utilities and services, h) Health and Safety requirements.</p> <p>Environment</p> <p>a) Air quality management, b) Erosion and sediment control- base information, monitoring and management, c) Waste management, d) Material stockpiling, e) Vegetation management, f) No-go zones, g) Heritage management (if applicable).</p> <p>Quality</p> <p>a) Submission of current insurance certificates, b) Work method description, c) Construction equipment to be used, d) Inspection and testing requirements, e) CCTV survey of pipework, f) Earthworks methodologies, g) Haulage routes, h) Retaining structure construction methodologies, i) Concrete jointing methodologies, j) Subsoil drainage installation methodologies, k) Stormwater drainage infrastructure installation methodologies, l) Stormwater Quality Improvement Device installation methodologies,</p>	<p>Earthworks DA/CC the following condition is suggested;</p> <p><i>Prior to construction, a Construction Management Plan (CMP) shall be provided to the consent authority for the Stage 1a Earthworks. The CMP shall set out the construction approach for the works and should seek to minimise disruption to the local community.</i></p> <p><i>The CMP must address the following, where required:</i></p> <p><i>Health and Safety</i></p> <p>i) <i>Public safety, amenity and site security,</i> j) <i>Traffic control and management including a Construction Traffic Management Plan, Traffic Control Plans (TCPs), Vehicle Movement Plans and swept paths of construction vehicles,</i> k) <i>Pedestrian management,</i> l) <i>Construction hours,</i> m) <i>Noise and Vibration control,</i> n) <i>Contractor vehicle parking,</i> o) <i>Locating existing utilities and services,</i> p) <i>Health and Safety requirements.</i></p> <p><i>Environment</i></p> <p>h) <i>Air quality management,</i> i) <i>Erosion and sediment control- base information, monitoring and management,</i> j) <i>Waste management,</i> k) <i>Material stockpiling,</i></p>

Concept Approval Condition	Concept Approval Conditions	Comment and Suggested condition where relevant to Stage 1a - Earthworks
	<p>m) Road construction methodologies, n) Accessways and footway construction methodologies, o) Landscaping installation methodologies, p) Utility and services installation methodologies, q) Construction and installation methodologies of other structures not otherwise covered above.</p> <p>All works on site shall be undertaken in accordance with the approved CMP.</p> <p>A copy of the approved CMP, and any conditions imposed on that plan, shall be kept on site at all times and made available to any officer of Council upon request.</p>	<p><i>l) Vegetation management, m) No-go zones, n) Heritage management (if applicable).</i></p> <p><i>Quality</i></p> <p><i>r) Submission of current insurance certificates, s) Work method description, t) Construction equipment to be used, u) Inspection and testing requirements, v) CCTV survey of pipework, w) Earthworks methodologies, x) Haulage routes, y) Retaining structure construction methodologies, z) Concrete jointing methodologies, aa) Subsoil drainage installation methodologies, bb) Stormwater drainage infrastructure installation methodologies, cc) Stormwater Quality Improvement Device installation methodologies, dd) Road construction methodologies, ee) Accessways and footway construction methodologies, ff) Landscaping installation methodologies, gg) Utility and services installation methodologies, hh) Construction and installation methodologies of other structures not otherwise covered above.</i></p> <p><i>All works on site shall be undertaken in accordance with the approved CMP.</i></p>

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		<p><i>A copy of the approved CMP, and any conditions imposed on that plan, shall be kept on site at all times and made available to any officer of Council upon request.</i></p>
17. Notification to Neighbours	<p>Written notification shall be provided to landowners and residents who live adjacent to the proposed development or who may be impacted by the proposed works. The notification shall be provided a minimum of seven days prior to commencement of works relevant to each proposed stage. The notification shall include the expected date of commencement of works and a brief description of the works.</p>	<p>Applies to both Stage 1a Earthworks and further stagings. To the extent to which the Concept Approval condition applies to the Earthworks DA/CC the following condition is suggested;</p> <p><i>Written notification shall be provided to landowners and residents who live adjacent to the proposed development or who may be impacted by the proposed works. The notification shall be provided a minimum of seven days prior to commencement of works relevant to each proposed stage. The notification shall include the expected date of commencement of works and a brief description of the works.</i></p>
18. Unobstructed Footpath Access	<p>The person having the benefit of the consent shall maintain unobstructed footpath access within the public road reserve at all times. Building materials shall not be placed or stored within the road reserve.</p> <p>In the case of sites where it is not possible to keep the footpath or road reserve clear during construction works written approval from Council shall be obtained prior to any closing of the road reserve or footpath area. The closure shall take place in accordance with Council's written approval. The area shall be signposted, and such signposting be maintained in a way that ensures public safety at all times.</p>	<p>Applies to both Stage 1a Earthworks for construction access and further stagings of the development. To the extent to which the Concept Approval condition applies to the Earthworks DA/CC the following condition is suggested;</p> <p><i>The person having the benefit of the consent shall maintain unobstructed footpath access within the public road reserve at all times. Building materials shall not be placed or stored within the road reserve. In the case of sites where it is not possible to keep the footpath or road reserve clear during construction works written approval from Council</i></p>

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		<p><i>shall be obtained prior to any closing of the road reserve or footpath area. The closure shall take place in accordance with Council's written approval. The area shall be signposted, and such signposting be maintained in a way that ensures public safety at all times.</i></p>
19. Consolidation of Lots	<p>Prior to the commencement of Stage One (1), lots subject to this development consent shall be consolidated and registered at the NSW Land Registry Services and a copy of the registered plan shall be provided to Council.</p>	<p>Were this condition applied to this early Stage 1a Earthworks stage of the development, it would cause significant delay and prejudice the delivery of this important public interest project. This item will be progressed prior to subsequent stages of the development.</p> <p>At the time of the JRPP consideration the subject land was in the ownership of the Borg company. Oberon Council has progressed the matter with acquisition of the land and as such the assignment of this Concept Approval condition to subsequent stages of the development now presents little risk to achievement of the condition.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development.</p>
20. Event / Operational Management Plan	<p>An Event Management Plan (EMP) shall be provided to the consent authority with the development Application for the first stage.</p> <p>The EMP shall consider at a minimum:</p> <ul style="list-style-type: none"> • Event Management Plan • Communication Plan <p>Traffic and Car Parking Management Plan, including on-site and off-site parking arrangements and any "Special Event" would require a specific Traffic Management Plan that would</p>	<p>Not applicable to Stage 1a Earthworks.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development</p>

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	<p>be tailored to the event and may require provision for increased public transport use, the use of the overflow parking area and ride shuttles and suitable accredited traffic controllers</p> <ul style="list-style-type: none"> • Pedestrian Management Plan, including wayfinding signage • Traffic Control Plan • Acoustic Management Plan • Crime Risk Assessment <p>All EMPs shall be reviewed and updated after each event incorporating all lessons learnt and any agreed recommendations/ amendments.</p>	
21. Landscaping	<p>All future development applications must include:</p> <p>(a) detailed landscape plans identifying the vegetation to be removed or relocated, and the location of replacement plantings and additional landscaping.</p> <p>The plans must:</p> <p>(i) be prepared in consultation with Council;</p> <p>(ii) include relevant details of the species to be planted and the landscape treatments, including any pavement and seating areas.</p>	<p>To the extent that this condition applies to the Stage 1a Earthworks DA/CC for removal of vegetation and stockpiling of topsoil, this condition will be otherwise covered in the suggested conditions involving the Construction and Earthworks Management Plans-vegetation management is listed in the Construction Management Plan condition.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development</p>
22. Amenity	<p>All future development applications must include an assessment of amenity impacts including solar access, visual privacy, view loss and light spill (including a lighting plan).</p>	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p>

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		<p>The Earthworks Plan provided with the Stage 1a Earthworks DA/CC is fully consistent with the overall concept plan.</p> <p>This condition is not applicable to Stage 1a Earthworks.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development</p>
23. Ecologically Sustainable Development	All future development applications must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction and on-going operation of the new buildings.	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Plan provided with the Stage 1a Earthworks DA/CC is fully consistent with the overall concept plan.</p> <p>This condition is not applicable to Stage 1a Earthworks.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development, particularly the building design and operation plans.</p>
24. Disability Access	All future development applications for any new built form must be accompanied by a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the Disability (Access to Premises - buildings) Standards 2010 (the Premises Standards).	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p>

Concept Approval Condition	Concept Approval Conditions	Comment and Suggested condition where relevant to Stage 1a - Earthworks
		<p>The Earthworks Plan provided with the Stage 1a Earthworks DA/CC is fully consistent with the overall concept plan.</p> <p>This condition is not applicable to Stage 1a Earthworks.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development</p>
25. Waste	Where relevant, all future development applications must be accompanied by a Waste Management Plan to address storage, collection, and management of waste and recycling generated by the development.	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Plan provided with the Stage 1a Earthworks DA/CC is fully consistent with the overall concept plan.</p> <p>To the extent that this condition applies to the Stage 1a Earthworks DA/CC, this condition will be otherwise covered in the suggested conditions involving the Construction and Earthworks Management Plans – Waste is listed in the Construction Management Plan condition.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development</p>
26. Utilities	Where relevant, all future development applications must address the existing capacity and any augmentation requirements of the development on the provision of utilities, including staging of infrastructure through the preparation of an	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the</p>

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	Infrastructure Management Plan in consultation with relevant agencies and service providers.	<p>development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Plan provided with the Stage 1a Earthworks DA/CC is fully consistent with the overall concept plan.</p> <p>This condition is not applicable to Stage 1a Earthworks.</p> <p>It is suggested this condition be applied to later stages/DA/CCs of the development when it is planned to connect the utilities</p>
27. Air Quality	<p>All future developments must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>The first stage of the development includes several discrete sections and will involve a number of staging DA/CCs.</p> <p>Refer to Figure 1 in the SoEE which identifies the Sections from 1a through 1g for the first stage of the development. This figure is the same as that presented to and approved by the JRPP under the Concept Approval.</p> <p>The Earthworks Plan provided with the Stage 1a Earthworks DA/CC is fully consistent with the overall concept plan.</p> <p>This condition is applicable to Stage 1a Earthworks and to further stagings which will be the subject of future DA/CCs.</p> <p>To the extent the condition is applicable (see also earlier conditions relating to the Construction Plan and Earthworks Plan) to this Stage 1a Earthworks DA/CC the following condition is suggested;</p>

Concept Approval Condition	Concept Approval Conditions	Comment and Suggested condition where relevant to Stage 1a - Earthworks
		<p><i>The Stage 1a Earthworks activity must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:</i></p> <ul style="list-style-type: none"> <i>(a) exposed surfaces and stockpiles are suppressed by regular watering;</i> <i>(b) all trucks entering or leaving the site with loads have their loads covered;</i> <i>(c) trucks associated with the development do not track dirt onto the public road network;</i> <i>(d) public roads used by these trucks are kept clean; and</i> <i>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</i>