

Development Consent

Section 4.16 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation executed on 9 March 2022, I approved the Development Application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Team leader
Alpine Resorts Team
Department of Planning and Environment

Jindabyne

26 April 2023

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the approval holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all approval obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SCHEDULE 1

Application No.:	DA No. 22/10263
Applicant:	Kosciuszko Thredbo Pty Ltd
Consent Authority:	Minister for Planning
Land:	Thredbo Alpine Hotel (Lot 861 DP 1128686), Friday Drive, Thredbo Village, Thredbo Alpine Resort, Kosciuszko National Park
Type of Development:	Integrated Development
Integrated Bodies:	NSW Rural Fire Service
Approved Development:	External alterations to an existing tourist accommodation building as outlined in Condition A.2
Modification:	Amendment to the approved development for external alterations to an existing tourist accommodation building

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SUMMARY OF MODIFICATION

Application Number	Determination Date	Decider	Modification Description
MOD 24/12307 (DA No. 22/10263 MOD 1)	2 December 2024	Director, Regional Assessments	Amendment to the approved development for external alterations to an existing tourist accommodation building

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DEFINITIONS

Act	means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
Applicant	means Kosciuszko Thredbo Pty Ltd, or any person carrying out any development to which this consent applies.
Approval Body	has the same meaning as within Division 4.8 of Part 4 of the Act.
BCA	means the edition of the Building Code of Australia in force at the time of lodgement of an application for a Construction Certificate.
Certifier	has the same meaning as in Part 6 of the Act.
DA No 22/10263	means the development application lodged by the Applicant on 12 August 2022.
Department	means the Department of Planning and Environment, Housing and Infrastructure , or its successors.
Development	means the development approved pursuant to this consent, as defined in Condition A.2 and as modified by the conditions of this consent.
Director	means the Director of Regional Assessments or a delegate of the Director of within the Department.
EP&A Regulation	means the <i>Environmental Planning and Assessment Regulation, 2021</i> (as amended).
EP&A Regulation (DCFS)	means the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation, 2021</i> (as amended).
Minister	means the Minister for Planning, or nominee.
MOD 24/12307 (DA 22/10263 MOD 1)	means the modification application lodged by the Applicant on 31 August 2024 to modify DA 22/10263.
NPWS	means the National Parks and Wildlife Service, or its successors.
Non-compliance	means an occurrence, set of circumstances or development that is a breach of this consent.
Park	means the Kosciuszko National Park reserved under the <i>National Parks and Wildlife Act 1974</i> .
Precincts - Regional SEPP	means the <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> (as amended), that includes Chapter 4 – Kosciuszko National Park and alpine resorts.
Principal Certifier	means the principal certifier and has the same meaning as Part 6 of the Act.
Rehabilitation Guide	means the NPWS document entitled: <i>Rehabilitation Guidelines for the Resorts Areas of Kosciuszko National Park</i> (2007) a copy of which is available at: Rehabilitation guidelines for the resort areas of Kosciuszko National Park NSW Environment and Heritage
RFS	means the NSW Rural Fire Service, or its successors.
Secretary	means the Secretary of the Department, or nominee/delegate.
Secretary's approval, agreement or satisfaction	means a written approval from the Secretary or nominee/delegate.
Site Environmental Management Plan or SEMP	means a site environmental management plan for the Subject site, prepared by the Applicant as part of Condition A.2.
Stockpile Guide	means the NPWS document entitled: ' <i>Soil Stockpile Guidelines for the Resort Areas of Kosciuszko National Park, October 2017</i> ', a copy of which can be obtained from the NPWS Resorts Environmental Services Team.

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Subject site	has the same meaning as the land identified in Part A of this schedule.
Team Leader	means the Team Leader of the Alpine Resorts Team within the Regional Assessments division (or its successors) or a delegate of the Team Leader of the Alpine Resorts Team within the Department.

FOR INFORMATION

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SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

A.1. Obligation to minimise harm to environment

In addition to meeting the specific performance measures and criteria established in this consent, all reasonable and feasible measures 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.

A.2. Development in accordance with approved documentation and plans

The development shall be in accordance with the:

- (a) Development Application No. DA 22/10263 and supporting documentation lodged on 12 August 2022;
- (b) additional information received during the assessment of the application;
- (a) conditions of this consent [\(as modified\)](#); and
- (b) [Section 4.55\(1A\) Modification Application \(MOD 24/12307\) submitted by the Applicant on 31 August 2024; and](#)
- (c) approved documents in the table below (except where modified by conditions of this consent):

Ref No.	Document	Title/Description	Author / Prepared by	Dated / Received	Document Reference
1	Statement of Environmental Effects (except Appendices)	Thredbo Alpine Hotel External Maintenance Works	Kosciuszko Thredbo Pty Ltd	21 July 2022	Revision O
2	SEMP	Site Environmental Management Plan	Kosciuszko Thredbo Pty Ltd	21 July 2022	Revision O
3	Report	Concise Statement of Heritage Impact	GBA Heritage Pty Ltd	13 April 2022	-
4	Report	Bushfire Assessment Report	GHD Pty Ltd	11 April 2022	12576692
5	Plan	Elevations	DJRD Architects	8-August 2022	A2.101-Rev B
6	Plan	Details	DJRD Architects	5-August 2022	A2.102-Rev A
7	Plan	Materials and Colours	-	-	-
8	Bushfire Safety Authority	s100B – SFPP – Hotel/Motel	NSW Rural Fire Service	7 November 2022	DA20220816 010027-Original-1

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		17 Friday Drive, Thredbo NSW 2625 861//DP1128686			
<u>9</u>	<u>Report</u>	<u>DA 22/10263 Thredbo Alpine Hotel – External Maintenance Works – MOD 1 Modification Application Supporting Report</u>	<u>Kosciuszko Thredbo Pty Ltd</u>	<u>8 August 2024</u>	<u>22004ENG Revision O</u>
<u>10</u>	<u>Report</u>	<u>Materials and Finishes Upgrade to Meet BCA and Bushfire Requirements Friday Drive, Thredbo</u>	<u>GBA Heritage Pty Ltd</u>	<u>10 July 2024</u>	<u>:</u>
<u>11</u>	<u>Report</u>	<u>DA 22/10263 – Thredbo Alpine Hotel External Building Alterations</u>	<u>GHD Pty Ltd</u>	<u>6 August 2024</u>	<u>:</u>
<u>12</u>	<u>Plan</u>	<u>Key Plan – Mowamba Place</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A1.100 Revision D</u>
<u>13</u>	<u>Plan</u>	<u>Details</u>	<u>DJRD Architects</u>	<u>11 July 2024</u>	<u>A2.102 Revision D</u>
<u>14</u>	<u>Plan</u>	<u>Elevations – Sheet 1</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.103 Revision D</u>
<u>15</u>	<u>Plan</u>	<u>Elevations – Sheet 2</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.104 Revision D</u>
<u>16</u>	<u>Plan</u>	<u>Elevations – Sheet 3</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.105 Revision D</u>
<u>17</u>	<u>Plan</u>	<u>Elevations – Sheet 4</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.106 Revision D</u>
<u>18</u>	<u>Plan</u>	<u>Elevations – Sheet 5</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.107 Revision D</u>
<u>19</u>	<u>Plan</u>	<u>Elevations – Sheet 6</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.108 Revision D</u>
<u>20</u>	<u>Plan</u>	<u>Elevations – Sheet 7</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.109 Revision D</u>
<u>21</u>	<u>Plan</u>	<u>Elevations – Sheet 8</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.110 Revision D</u>

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<u>22</u>	<u>Plan</u>	<u>Elevations – Sheet 9</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.111 Revision D</u>
<u>23</u>	<u>Plan</u>	<u>Elevations – Sheet 10</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.112 Revision D</u>
<u>24</u>	<u>Plan</u>	<u>Elevations – Sheet 11</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A2.113 Revision D</u>
<u>25</u>	<u>Plan</u>	<u>Color Options – Sheet 1</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A1.114 Revision C</u>
<u>26</u>	<u>Plan</u>	<u>Color Options – Sheet 2 - Existing</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A1.115 Revision C</u>
<u>27</u>	<u>Plan</u>	<u>Wall Cladding Sections (Existing and Proposed Cladding Profiles)</u>	<u>DJRD Architects</u>	<u>6 August 2024</u>	<u>A3.500 Revision B</u>

Note: In accordance with section 24(3)(a) of the Regulation, a Development Application is lodged on the day on which the fees payable for the Development Application under this Regulation are paid, including the integrated development fees.

A.3. Inconsistency between documents

The conditions of this consent prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A.2. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A.2, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

A.4. Lapsing of consent

This consent lapses five years after the date of consent unless work for the purposes of the Development is physically commenced.

A.5. Prescribed conditions

All works shall comply with the prescribed conditions of development consent as set out in Part 4, Division 2 of the EP&A Regulation. In particular, your attention is drawn to:

- (c) section 69, Compliance with Building Code of Australia; and
- (d) section 70, Erection of signs during building and demolition works.

A.6. Australian standards

All works which are part of the Development must be carried out in accordance with current Australian Standards.

A.7. Legal notices

Any advice or notice to the consent authority shall be served on the Secretary.

A.8. Non-Compliance Notification

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The Department must be notified in writing to compliance@planning.nsw.gov.au and alpineresorts@planning.nsw.gov.au within seven days after the Applicant becomes aware of any Non-compliance. The Principal Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au and alpineresorts@planning.nsw.gov.au within seven days after they identify any Non-compliance.

The notification must identify the Development and the application number for it, set out the condition of consent that the Development is Non-compliant with, the way in which it does not comply and the reasons for the Non-compliance (if known) and what actions have been, or will be, undertaken to address the Non-compliance.

A Non-compliance which has been notified as an incident does not need to also be notified as a Non-compliance.

A.9. Excluded development

This development consent excludes consent for:

- (a) any changes to the existing roof cladding;
 - (b) signage changes, except those deemed exempt development under the Precincts Regional SEPP; and
 - (c) new openings or changes to the dimensions of existing openings.
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PART B – PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

B.1. Construction certificate

Building and demolition works must not commence until a relevant construction certificate has been issued. Prior to the issue of the construction certificate, the Certifier must be satisfied that the documentation for the construction certificate demonstrates compliance with the conditions in Part B of this consent.

If the Department is not appointed as the Certifier, the Applicant must provide a copy of the construction certificate to the Department within 2 days of it being issued by the Certifier.

B.2. Documentation for the construction certificate

The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions; or
- (b) formulating a performance solution which:
 - (i) complies with the performance requirements;
 - (ii) is shown to be at least equivalent to the deemed to satisfy provision; or
 - (iii) a combination of (i) and (ii).

B.3. Structural drawings and design statement

Prior to the issue of the relevant construction certificate, the Applicant must submit structural drawings and a design statement, prepared and signed by an appropriately qualified practising structural engineer, to the Certifier.

B.4. Building works plans and specifications

The appropriate building work plans and specifications must include the following:

- (a) detailed building work plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show the following:
 - (i) a plan of each floor section;
 - (ii) a plan of each elevation of the building;
 - (iii) the levels of the lowest floor, an unbuilt yard or area that belongs to the lowest floor and the adjacent ground; and
 - (iv) the height, design, construction and provision for fire safety and fire resistance, if any; and
- (b) building work specifications that:
 - (i) describe the construction and the materials to be used to construct the building; and
 - (ii) describe the method of drainage, sewerage and water supply; and
 - (iii) state whether the materials to be used are new or second-hand and contain details of any second-hand materials to be used; and
- (c) a description of an accredited building product or system sought to be relied on for the purposes of the Act, section 4.15(4); and
- (d) a copy of a compliance certificate to be relied on; and
- (e) if the development involves building work to alter, expand or rebuild an existing building—a scaled plan of the existing building.

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B.5. Appointment of engineer – structural adequacy of existing structure

An appropriately qualified practising Structural Engineer shall be engaged to carry out the inspection required by Condition D.21 and E.5. The name and contact details of the engineer shall be provided to the certifier prior to the issue of the construction certificate.

If the Department is not the certifier, the certifier is to provide a copy of the information to the Department with the copy of the construction certificate.

B.6. Payment of the long service levy

Prior to the issue of any construction certificate, evidence shall be provided to the Certifier, in the form of a receipt, confirming payment of the 'Long Service Levy' to the Long Service Payments Corporation in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*.

B.7. External walls and cladding

The external walls of all buildings must comply with the relevant requirements of the BCA.

Prior to the issue of the relevant construction certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.

The Applicant must provide a copy of the documentation given to the Certifier to the Secretary within seven days after the certifier accepts it.

B.8. Materials and finishes

The approved materials and finishes shall be in accordance with the following, or as otherwise approved in writing by the Secretary or nominee (with appropriate supporting information, including but not limited to, from a heritage consultant):

Location	Material	Colour
Cladding	Timber / hardwood with the same profile, dimension and finish of the existing cladding	Basalt
Windows	Timber / hardwood with the same profile, dimension and finish of the existing window being replaced	Weathered Grey
<u>Cladding (excluding spire)</u>	<u>Metal with 170mm profile</u>	<u>Basalt</u>
<u>Cladding (spire)</u>	<u>Metal with 170mm profile</u>	<u>Monument</u>
<u>Windows</u>	<u>Aluminium frame</u>	<u>Monument</u>

Prior to the issue of the construction certificate, the Applicant shall submit a full set of coloured elevation plans to the Certifier depicting the above. If the Department is not the Certifier, a copy of the documentation shall be submitted to the Department with the construction certificate.

B.9. Termite protection

Any building work which are part of the Development must be protected from attack from subterranean termites in accordance with AS 3660 *Termite management*. Details are to be submitted to the Certifier prior to the issue of the construction certificate.

If the Department is not the certifier, the certifier is to provide a copy of the information to the Department with the copy of the construction certificate.

B.10. Bush fire safety authority

Prior to the issue of the relevant construction certificate, the Certifier must be satisfied that the documentation for the construction certificate demonstrates compliance with the relevant conditions of the bush fire safety authority (reference 8 in Condition A.2), including but not limited to:

- (a) a schedule of proposed ember upgrades; and
- (b) a schedule of proposed tree trimming and / or removal.

Note: Where existing vegetation is to be trimmed or removed in order to comply with this consent, Condition C.6 must be adhered to.

B.11. External wall system

- (a) Prior to the issue of a construction certificate the following must be submitted to the Certifier:
 - (i) a report relating to the external wall system and the internal face of the external wall prepared by a BCA consultant or Fire Engineer assessing compliance with the relevant parts of Section C of Volume 1 of the Building Code of Australia (BCA);
 - (ii) if the above report has identified deficiencies an upgrade strategy or performance solution shall be prepared; and
 - (iii) any upgrade strategy shall include a schedule of works must be undertaken as part of the development;
- (b) Plans, specifications and details demonstrating compliance with these conditions must be submitted to the Certifier prior to the issue of any construction certificate.

B.12. Energy efficiency

All works shall comply with Section J of the BCA. Details indicating compliance with these requirements and a Design Statement are to be submitted the Certifier prior to the issue of a construction certificate.

B.13. Window schedule

A window schedule is to be prepared and submitted to the Secretary or nominee for approval, prior to issue of the relevant construction certificate by the Certifier.

The window schedule must include:

- (a) identify the existing windows located on the site on a plan and with supporting photographs;
- (b) identify type of window and opening style;
- (c) detail the dimensions of existing windows (jams / frames / glazing, etc); and
- (d) materials to be used, **like for like, to ensure consistency with the existing window with a 5mm tolerance.**

The window schedule can be prepared for the whole building or components depending on the extent of the construction certificate.

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B.14. Signage

A signage audit of existing signage impacted by this consent is to be prepared and submitted to the Secretary or nominee for approval, prior to issue of the relevant construction certificate by the Certifier.

The signage audit is to:

- (a) identify the existing signage located on the site (i.e. location, if painted or fixed) on a plan and with supporting photographs;
- (b) dimensions;
- (c) materials to be used, like for like, to ensure consistency with the existing profile and details of any replacement under this consent.

No new signage or changes to the size of the existing signage is approved with this consent.

B.15. External balustrades

An external balustrade audit is to be prepared and submitted to the Secretary or nominee for approval, prior to issue of the relevant construction certificate by the Certifier.

The balustrade audit is to:

- (a) identify the existing external balustrades located on the site on a plan and with supporting photographs; and
 - (b) determine whether the existing external balustrades meet BCA requirements or where the existing external balustrades do not meet BCA requirements, details of how they will be modified or replaced to achieve compliance.
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PART C – PRIOR TO THE COMMENCEMENT OF WORKS

C.1. Notification of commencement

- (a) The Applicant must notify the Department in writing, at least 48 hours prior, of the date of commencement of physical work for the Development.
- (b) If the construction of the Development is to be staged, the Applicant must notify the Department in writing at least 48 hours prior to each construction stage, of the commencement date and extent of works to be carried out for the Development in that stage.

C.2. Temporary fencing

Prior to works commencing which are part of the Development, the construction works area must be fenced with temporary fencing. This fencing is to clearly delineate the construction area and shall keep the disturbance area to a minimum. This is to restrict access and also prevent unauthorised persons entering the work area.

C.3. Implementation of site environmental management measures

Prior to any relevant works which are part of the Development commencing, all site environmental management measures in accordance with the approved documentation (Condition A.2), the SEMP (Condition B.13) and these conditions of consent, shall be in place and in good working order.

C.4. Demolition work

Demolition work for the Development must comply with Australian Standard AS 2601-2001 *The demolition of structures* (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Principal Certifier before the commencement of works.

A copy shall be forwarded to the Department within 7 days of it being submitted to the principal certifier.

No demolition is to occur without the issue of a construction certificate.

C.5. Machinery and storage

- (a) All equipment, machinery and vehicles used during construction of the Development must be cleaned prior to entry into the Park and prior to Subject site mobilisation to ensure they are free of mud and vegetative propagules.
- (b) Equipment, machinery and vehicles must be regularly maintained and manoeuvred to prevent the spread of exotic vegetation. Storage of equipment, machinery, vehicles and material is to be restricted to existing disturbed areas and not be stored on native vegetation.

C.6. Vegetation management

Where existing vegetation is to be trimmed or removed in order to comply with this consent, discussions involving an onsite inspection are to occur between the Applicant and the NPWS (Environment Liaison Officer on 0423 902 810) prior to vegetation works being carried out. Details demonstrating compliance with the above are to be provided to the Principal Certifier.

C.7. Pre-commencement compliance report

Prior to the commencement of works which are part of the Development, the Applicant must submit to the Principal Certifier a report addressing compliance with all conditions contained in sections B and C of this consent pertaining to those works. A copy of this compliance report must be submitted to the Department within 7 days of it being submitted to the Principal Certifier.

C.8. Compliance

The Applicant must ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

PART D – DURING CONSTRUCTION

D.1. Approved plans and documentation to be on-site

A copy of the approved plans and documentation must be kept by the Applicant on the Subject site at all times and be readily available for perusal by the Principal Certifier, any person associated with the construction works, or an officer of the Department or NPWS. Without limitation, this condition applies to the following approved documentation:

- (a) this consent and its schedule of conditions;
- (b) the approved documentation and plans (Condition A.2) as modified by and / or required to be amended by these conditions of consent; and
- (c) the SEMP (Condition A.2).

D.2. Construction hours

All work in connection with the proposed Development may only be carried out between the hours of 7.00am and 6.00pm on Monday to Friday inclusive, and 7:00am to 1.00pm on Saturdays, with no work allowed on Sunday or gazetted public holidays in New South Wales, or as otherwise approved by the Secretary.

D.3. Construction period

- (a) All demolition, civil and construction works which are part of the Development may only occur in the 'summer period'. For the purposes of this condition, the summer period means the period of time commencing after the October long weekend and ending no later than 31 May the following year in each year works are required to complete the Development, or as otherwise approved by the Secretary or nominee.
- (b) By 31 May in each year works are required to complete the Development, the Applicant must ensure that the Subject site is made safe and secure by undertaking the following:
 - (i) removal of all materials, vehicles, machinery, equipment, and the like;
 - (ii) removal and/or securing of all stockpiles of soil and gravel;
 - (iii) ensuring the Subject site is fenced with para-webbing or other suitable visible protection fencing around the perimeter of the site to limit access to and from the site;
 - (iv) appropriate signage must be erected outlining that unauthorised access to the Subject site is prohibited and that the site is a construction zone;
 - (v) all external plumbing and drainage works are to be completed;
 - (vi) any excavations are to be made safe and secure;
 - (vii) stabilisation and rehabilitation works must be implemented in accordance with these conditions of consent and the approved documentation; and
 - (viii) any other specific matters related to making the Subject site safe and secure raised by the Principal Certifier or the Secretary.

D.4. Construction activities

At all times during the construction phase of the Development and unless agreed otherwise by the Secretary or nominee in writing, the Applicant must ensure that:

- (a) all construction activities in connection with the Development are undertaken in accordance with the approved documentation, including (without limitation) the documentation specified in paragraphs (a) to (b) inclusive of Condition D.1.
- (b) all construction activities in connection with the Development are confined to the Subject site;
- (c) no disturbance or other adverse environmental impacts occur outside the Subject site; and
- (d) all materials, stockpiles, vehicles, machinery and the like are be confined to the Subject site.

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Note to Applicant: The damage or removal of any native vegetation that is not the subject of this consent requires further authorisation under the National Parks and Wildlife Act 1974 or the Environmental Planning and Assessment Act 1979. Failure to obtain authorisation may result in compliance action under that legislation.

D.5. SafeWork NSW

The Applicant must ensure that all works which are part of the Development are carried out in accordance with current SafeWork NSW guidelines.

D.6. Site notice

The Applicant must ensure that site notice(s) are prominently displayed at the boundaries of the Subject site for the purposes of informing the public of Development details. The notice(s) is/are to satisfy all but not be limited to, the following requirements:

- (a) The notice is to be durable and weatherproof and is to be displayed throughout the construction phase of the Development.
- (b) The notice(s) must list the approved hours of work, the name of the principal contractor for the work (if any), and include a 24 hour contact phone number for any inquiries, including construction/noise complaints.
- (c) The notice(s) is/are to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.
- (d) The name, address and phone number of the Principal Certifier is to be identified on the notice(s).

D.7. Storage of materials

During the construction phase of the Development, the Applicant must ensure that:

- (a) the Subject site environmental management measures are complied with;
- (b) no storage or disposal of materials takes place beneath the canopy of any trees or on native heath vegetation; and
- (c) all stockpiling of material is undertaken in accordance with the Stockpile Guide.

D.8. Prohibition of hazardous materials

No hazardous or toxic materials or dangerous goods may be stored or processed on the Subject site at any time unless otherwise agreed by the Secretary or nominee.

D.9. Dirt and dust control measures

- (a) The Applicant must ensure that adequate measures are taken to prevent dirt and dust from affecting the amenity or environment of the adjoining areas during the construction phase of the Development.
- (b) Without limiting paragraph (a), the Applicant must ensure that the following measures are adopted while undertaking works:
 - (i) all vehicles carrying spoil or rubble to or from the Subject site must at all times be covered to prevent the escape of dust or other material;
 - (ii) covers are to be adequately secured;
 - (iii) cleaning of footpaths must be carried out regularly;
 - (iv) roadways must be kept clean;
 - (v) gates must be closed between vehicle movements;
 - (vi) gates must be fitted with shade cloth; and
 - (vii) the Subject site is to be hosed down when there is a risk of works creating airborne dust.

D.10. Safety fencing

During the construction phase of the Development, the Applicant must ensure that the Subject site is clearly delineated and signed to prevent access by unauthorised persons.

D.11. Noise and vibration management

Excavation and construction works must be managed in accordance with Australian Standard AS 2436-2010 *Guide to noise and vibration control on construction, demolition and maintenance sites* and to ensure there is no adverse impact on any neighbouring/affected tourist accommodation buildings during the construction phase of the Development.

D.12. Recycled Material

In undertaking works which are part of the Development, the Applicant must wherever possible, salvage building material for reuse during the construction phase of the Development (subject to Condition B.5(b) or ensure that it is sent to a recycling facility in order to reduce landfill.

D.13. Litter and building waste

Building waste must be minimised and must be contained in receptacles and covered daily, or removed from the Subject site each day, so as not to escape by wind, water or scavenging fauna. These receptacles must only be located in previously disturbed areas and not beneath the canopy or over roots of any trees. The receptacles must be cleaned regularly.

D.14. Demolitions work

Demolition work must comply with the provisions of Australian Standard AS 2601-2001 *Demolition of Structures*.

D.15. Loading and unloading of construction vehicles

All loading and unloading associated with demolition and construction work which is part of the Development must be restricted to those areas approved in the SEMP (Condition B.13) and these conditions.

D.16. Aboriginal heritage

- (a) Should any material suspected of being an Aboriginal relic or artefact become unearthed in the course of works which are part of the Development, the Applicant must immediately:
 - (i) cease all works impacting the suspected relic or artefact; and
 - (ii) contact the NPWS to arrange for representatives to inspect the Subject site.
- (b) The Applicant must ensure that all workers on the Subject site are made aware of the requirements of paragraph (a).

D.17. Erosion and sediment control measures

During the construction phase of the Development, the Applicant must ensure that all erosion and sediment control measures (e.g. silt curtains, sediment fences, booms etc.) are:

- (a) installed and maintained in accordance with *"Managing Urban Stormwater: Soils and Construction"* (4th Edition Landcom, 2004, aka the Blue Book); and
- (b) checked regularly, and in any case after each precipitation event, to ensure they remain in good working order at all times.

D.18. Rehabilitation and site establishment

If ground disturbance occurs:

- (a) Site stabilisation and rehabilitation works must commence, as soon as possible, following the completion of each stage of work which is part of the Development to minimise exposed areas. Disturbed areas must be adequately mulched, seeded with Poa species and maintained with weed free straw (i.e. straw which does not contain viable seed or other vegetative propagules) until an erosion resistant ground condition is achieved. All erosion prevention and sediment control measures must remain in place until all exposed areas of soil are stabilised and/or revegetated.
- (b) Rehabilitation must be undertaken by the Applicant in accordance with:
 - (i) the Rehabilitation Guide; and
 - (ii) these conditions of consent.

D.19. Asbestos

- (a) The removal of any asbestos or other hazardous material found on the Subject site must be carried out in accordance with current SafeWork NSW guidelines and only by an appropriately qualified and licensed contractor.
- (b) Any asbestos or other hazardous materials must be disposed of at an authorised waste facility. Receipts must be provided to the Principal Certifier by the Applicant as evidence of appropriate disposal.

D.20. Scaffolding

All scaffolding is to be located within the lot boundaries and shall comply with AS/NZS 1576 *Scaffolding* and AS/NZS 4576 *Guidelines for Scaffolding*.

D.21. Inspection by engineer – structural adequacy of existing structure

Prior to the installation of the new cladding and structural elements, an appropriately qualified practising structural engineer shall carry out an inspection to determine the structural adequacy of the existing structure and its compliance with BCA Volume One performance requirement BP1.1.

If any deficiencies are identified during the inspection, the engineer shall provide upgrade recommendations. Any works associated with the upgrade recommendations shall be undertaken prior to the installation of the new cladding and structural elements.

PART E – PRIOR TO COMMENCEMENT OF USE

E.1. Occupation certificate

Prior to the occupation of the building or the commencement of use which are part of the Development, an occupation certificate must be obtained from the Principal Certifier. A copy of the occupation certificate must be furnished to the Secretary prior to the occupation of the relevant buildings or commencement of use which are part of the Development.

E.2. Site Clean Up

Prior to commencement of use which are part of the Development, the Subject site must be cleaned and made good to the satisfaction of the Principal Certifier.

E.3. Removal of site notice

Any site notices or other site information signs must be removed upon completion of the works which are part of the Development and prior to the commencement of use.

E.4. Fire safety certificate

Prior to the issue of the relevant occupation certificate, a fire safety certificate conforming to the Regulations must be submitted to the Principal Certifier. A copy of the fire safety certificate must be submitted to the Secretary or nominee with the copy of the occupation certificate.

E.5. Structural adequacy certificate of existing structure

Prior to the issue of any occupancy certificate, a certificate of structural adequacy (following inspection as required by Condition D.21) prepared by a suitably qualified professional engineer confirming the suitability of the building to meet BCA Volume One performance requirement BP1.1 shall be submitted to the Principal Certifier. A copy of the structural certificate shall be submitted to the Department with the copy of the occupation certificate.

E.6. Structural certification

A structural engineer's certificate must be submitted to the Principal Certifier prior to issue of the relevant occupation certificate. This certificate is to verify that structural works which are part of the Development have been completed in accordance with approved plans and specifications and comply with the provisions of the BCA and relevant standards. A copy of the certificate is to be submitted to the Secretary or nominee with the occupation certificate documentation.

E.7. Rehabilitation

If ground disturbance occurs, prior to the issue of any occupation certificate, any disturbed ground shall be rendered erosion resistant and rehabilitated in accordance with the approved documentation and these conditions of consent (including Condition D.18).

E.8. External walls and cladding

Prior to the issue of an occupation certificate, the Applicant must provide the Principal Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.

The Applicant must provide a copy of the documentation given to the Principal Certifier to the Planning Secretary within seven days after the Principal Certifier accepts it.

E.9. Termite protection certification

Prior to the issue of the occupation certificate, the Principal Certifier is to be provided with a certificate from the person responsible, stating that the barrier complies with AS 3660 *Termite management* and durable notice in accordance with this standard shall be erected.

A copy of the certificate is to be submitted to the Secretary or nominee with the occupation certificate documentation.

E.10. Bush fire safety authority

Prior to the issue of the relevant occupation certificate, the Applicant must submit documentation to be Principal Certifier to demonstrate that the works have been undertaken in accordance with the relevant conditions of the bush fire safety authority (reference 8 in Condition A.2). A copy of the documentation is to be submitted to the Secretary or nominee with the occupation certificate documentation.

E.11. External wall system

Prior to the issue of any occupation certificate, the following documentation shall be submitted to the satisfaction of the Principal Certifier:

- (a) written notice that the works have been completed in accordance with Condition B.12;
 - (b) certificates of installation from tradespersons responsible for carrying out the works; and
 - (c) certification from a BCA Consultant and/or Fire Engineer that the required works have been completed in accordance with Condition B.12.
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PART F – POST OCCUPATION

F.1 Annual fire safety statement

An annual fire safety statement conforming to the Regulations must be provided to the Department and the NSW Fire Brigade every 12 months commencing within 12 months after the date on which the Department received the initial fire safety certificate for the Development.

ADVISORY NOTES

AN.1 Appeals

The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2021* (as amended).

AN.2 Responsibility for other consents / agreements

The Applicant is solely responsible for ensuring that all additional approvals, licenses, consents and agreements are obtained from other authorities, as relevant. No condition of this consent removes any obligation to obtain, renew or comply with such additional approvals, licenses, consents and agreements.

AN.3 Other approvals and permits

The Applicant must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or Section 138 of the *Roads Act, 1993*.

AN.4 Utility services

- (a) The Applicant must liaise with the relevant utility authorities for electricity, gas (if relevant), water, sewage, telecommunications on the Subject site:
 - (i) to locate all service infrastructure on the Subject site; and
 - (ii) negotiate relocation and/or adjustment of any infrastructure related to these services that will be affected by the construction of the Development.
- (b) The Applicant is responsible for costs associated with relocating any services.

AN.5 Dial before you dig

Underground assets may exist in the area that is the Subject site. In the interests of health and safety and in order to prevent damage to third party assets please contact the Dial Before You Dig service at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

If alterations are required to the configuration, size, form or design of the Development upon contacting the Dial Before You Dig service, an amendment to this consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

AN.6 Disability Discrimination Act

The Applicant has been assessed in accordance with the *Environmental Planning and Assessment Act, 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992* (Cth). The Applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* (Cth) covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references *AS 1428.1 - Design for Access and Mobility*. AS 1428 Parts 2, 3 and 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* (Cth) currently available in Australia.