

Original Alignment
Alignment 3.0m Offset
Alignment 1.5m Offset

NOTE:

All through lanes are 3.5m wide plus 0.5m to face of kerb
Turning lane 3.0m wide

NOTE:

All proposed Kerb inlet pits are to have litter baskets installed.
Road Drainage network is to pick up road water only and 3.5m verge area,

Modify Existing surface
inlet pit to suit new
finished levels

Turn out new upright kerb
and fall into existing pit

Modify Existing Kerb inlet
pit to a surface inlet pit

Existing Pit

Replace Existing median
Kerb with upright kerb on
new alignment

Possible Future Carparking

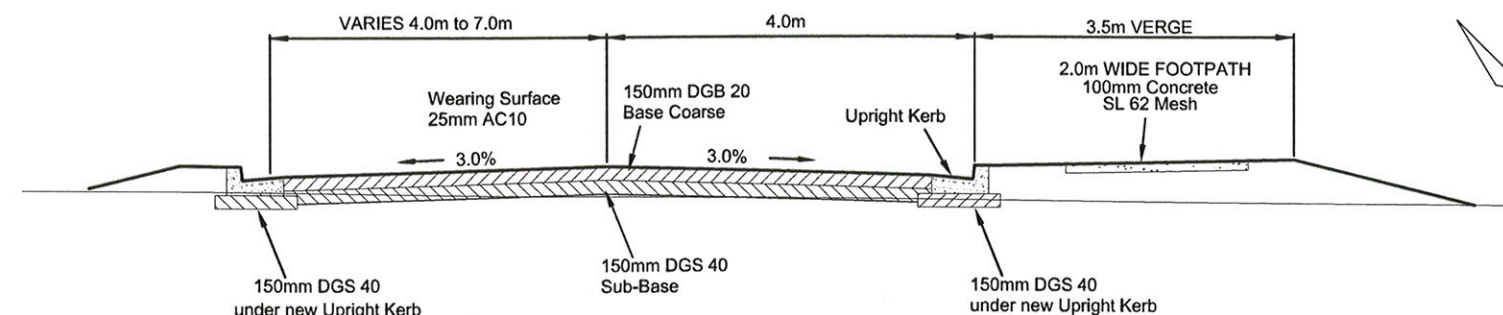
SCALE (m)



1	10/09	MNF	Parallel parking on realigned road removed due to safety and vegetation issues Upright kerb replaced with flush kerb on northern side of road	X'd
2	10/09	MNF	Edge lines added to Compton Dr	
3	05/10	MNF	Move alignment 1.5m South and remove Swale and replace with upright kerb	
No.	Date	By	Change	X'd
Amendments				

SURVEY	DMK (COMPTON)	DRAWN	MNF
DATE	05/2005	CHECKED	
DATUM	AHD	APPROVED	
DESIGNED	MNF	DATE	
DRAWING	COMPTON DRIVE REALIGNMENT OPTION 3 MAY 2010.DWG		

SHIRE OF BALLINA		
COMPTON DRIVE, LIGHTHOUSE PARADE CONCEPT COMPTON DRIVE REALIGNMENT OPTION 4		
Scale	AS SHOWN	Plan No. SR23.071/04
Sheet 1 Of 1 Sheets		A1



TYPICAL CROSS SECTION
NOT TO SCALE

NOTE:

All through lanes are 3.5m wide plus 0.5m to face of kerb
Turning lane 3.0m wide



Batter limits
Proposed Table Drain
Existing Stormwater Pit and Pipework
Proposed Kerb inlet Pit and Pipework

NOTE:

All proposed Kerb inlet pits are to have litter baskets installed.
Road Drainage network is to pick up road water only and
3.5m verge area,

Provide 2.0m path to link
carpark to beach

REMOVE EXISTING ROAD, FENCE AND PATH
PROVIDE SERVICE AND EMERGENCY ACCESS
AND CYCLEWAY LINK

Modify Existing surface
inlet pit to suit new
finished levels

PROVIDE LAYBACK TONEW ACCESS

Turn out new upright kerb
and fall into existing pit

Replace Existing median
Kerb with upright kerb on
new alignment

PROVIDE LAYBACK TO SERVICE LANE

REMOVE EXISTING ROAD AND LANE. RETAIN EASTERN
SECTION OF LANE TO EXISTING SERVICE POINT

BALLINA BEACH RESORT

COMPTON DRIVE

M KINNON STREET

CEDAR CRESCENT

COMPTON DRIVE

possible Future Carparking

LIGHTHOUSE PARADE

DROP OFF / BUS ZONE

Existing Pit

Line B

Pit B/1

Pit B/2

Pit B/3

Pit B/4

Pit B/5

Pit B/6

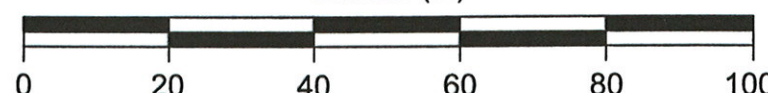
Pit A/1

Pit A/2

Existing 900Ø RCP

Modify Existing Kerb inlet
pit to a surface inlet pit

SCALE (m)



1	10/09	MNF	Parallel parking on realigned road removed due to safety and vegetation issues Upright kerb replaced with flush kerb on northern side of road	X'd
2	10/09	MNF	Edge lines added to Compton Dr	
3	05/10	MNF	Move alignment 1.5m South and remove Swale and replace with upright kerb	
No.	Date	By	Change	X'd
Amendments				

d	SURVEY	DMK (COMPTON)	DRAWN	MNF
	DATE	05/2005	CHECKED	
	DATUM	AHD	APPROVED	
	DESIGNED	MNF	DATE	
	DRAWING	COMPTON DRIVE REALIGNMENT OPTION 3 MAY 2010.DWG		
d	Sheet 1 Of 1 Sheets			

SHIRE OF BALLINA		
COMPTON DRIVE, LIGHTHOUSE PARADE CONCEPT COMPTON DRIVE REALIGNMENT OPTION 4		
Scale	AS SHOWN	Plan No. SR23.071/04
		A1

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BALLINA
LIGHTHOUSE &
LISMORE SLC

drawing title

SITE PLAN



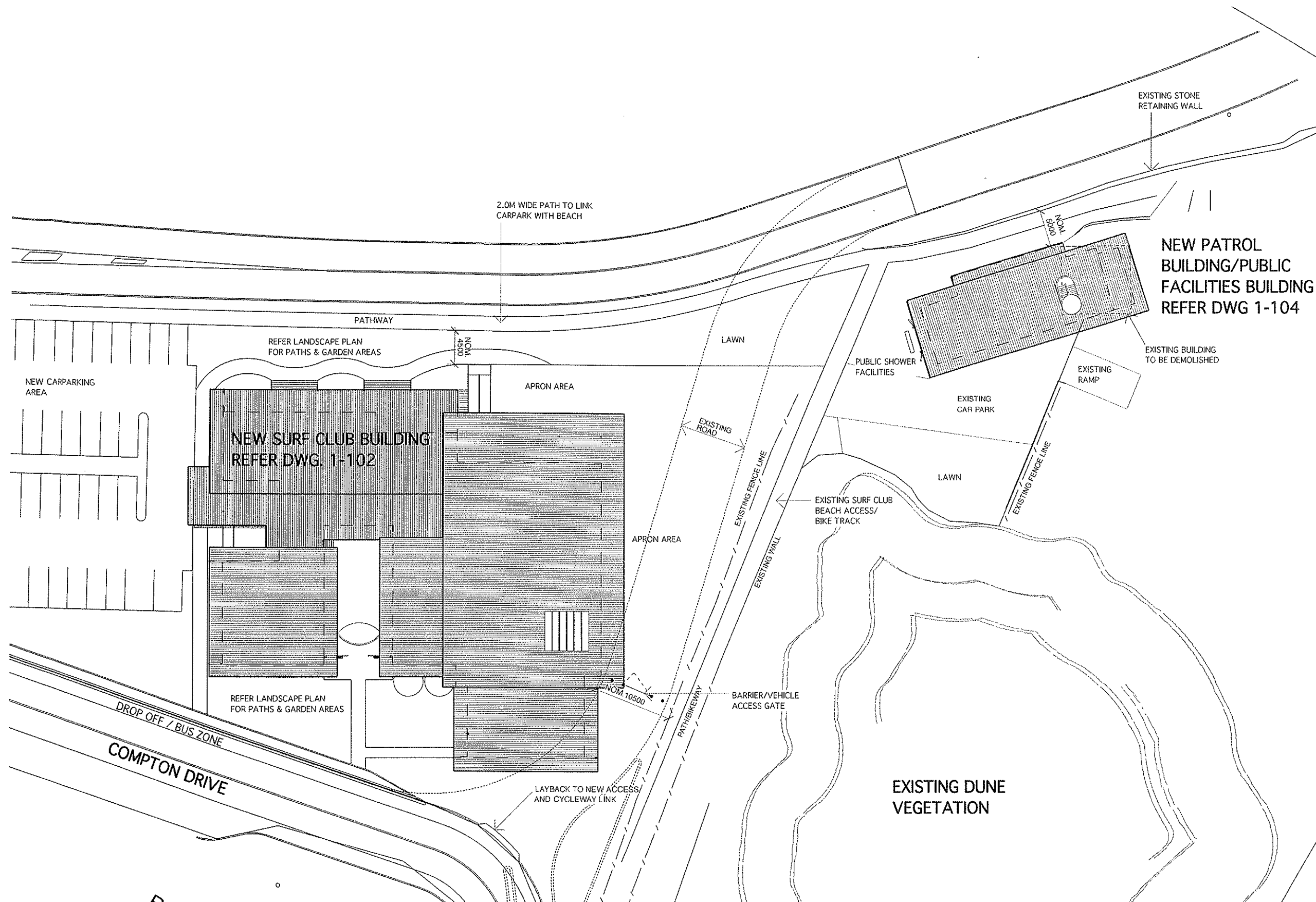
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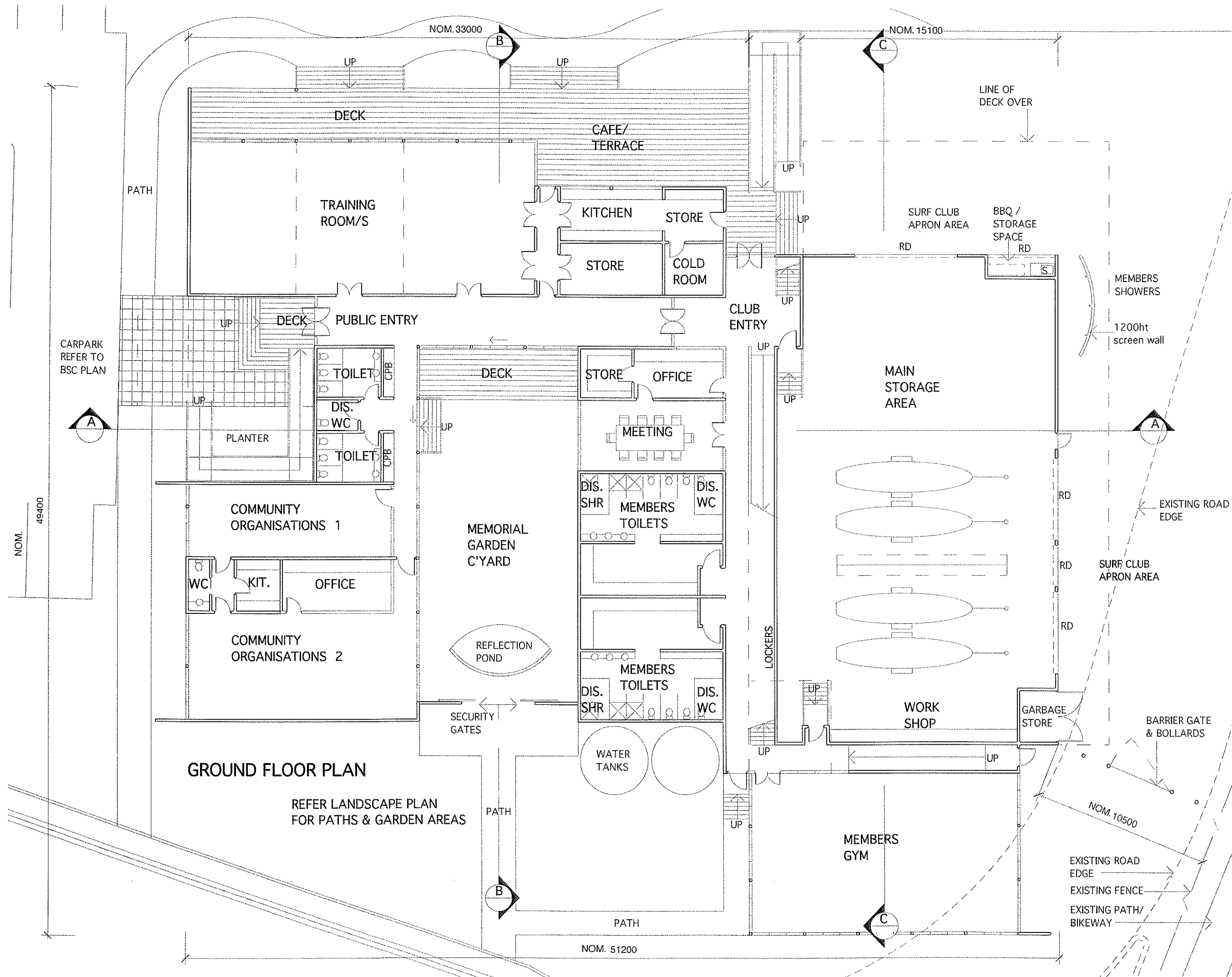
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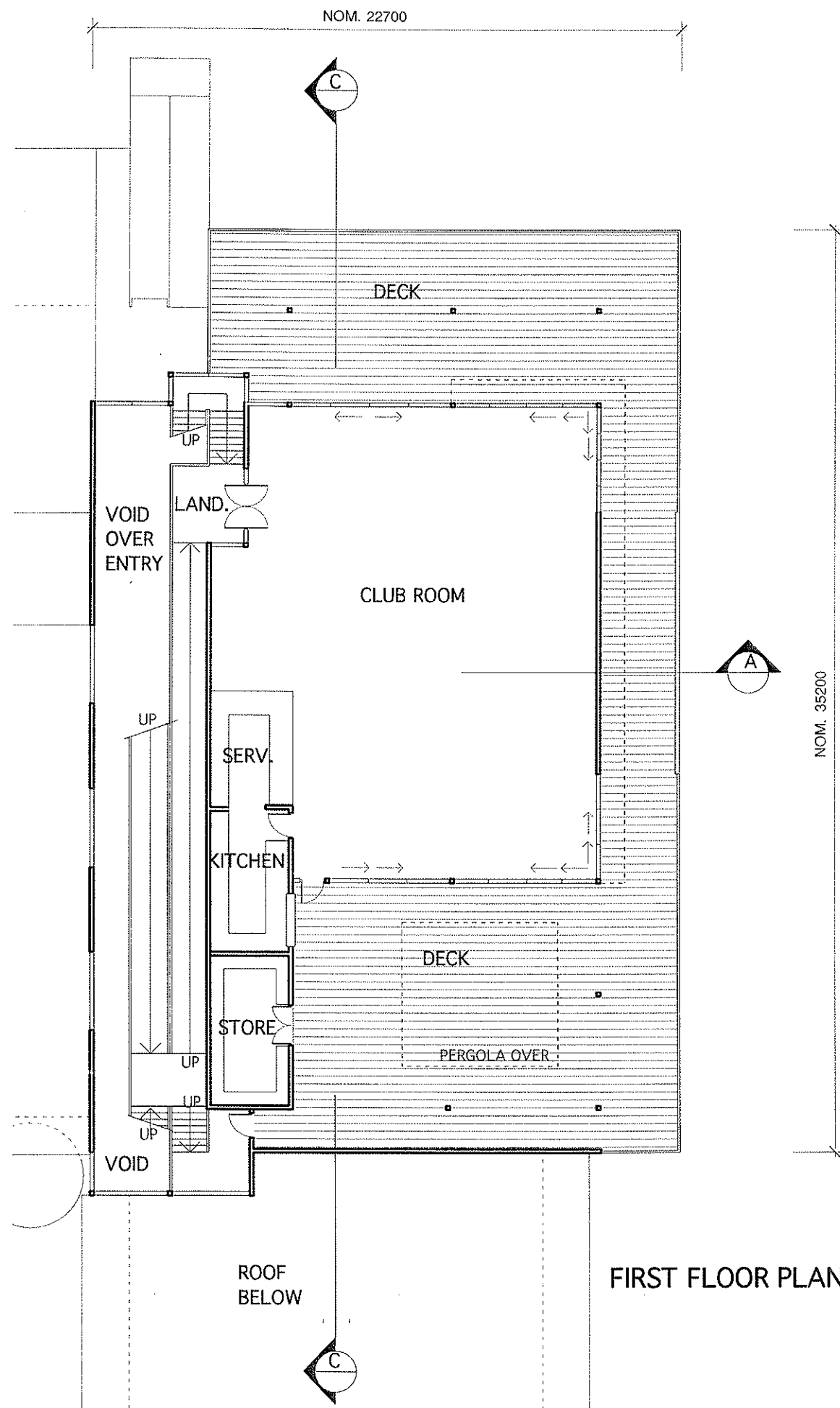
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LISMORE SLC**

project title
drawing title
**SURF CLUB
BUILDING
FLOOR PLAN**
job number 2707
drawn by PM
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date 16.02.09
drawing number / revision



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BALLINA LIGHTHOUSE & LISMORE SLC

project title

drawing title

SURF CLUB

BUILDING LEVEL 1

FLOOR PLAN

job number 2707

drawn by PM

scale 1:200@A3

date 16.02.09

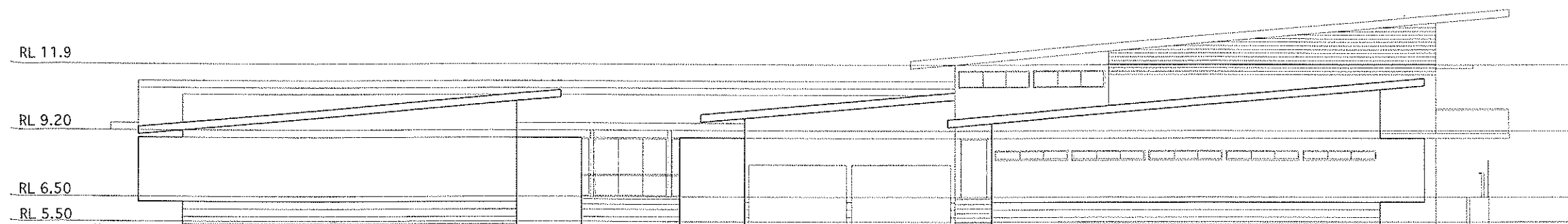
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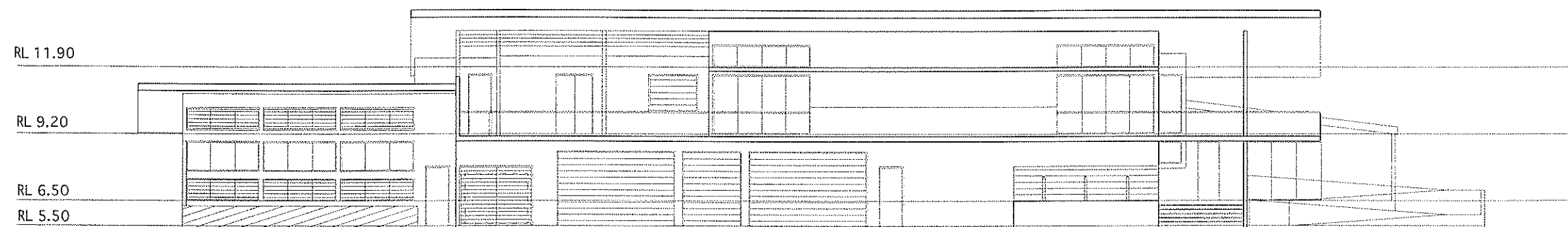


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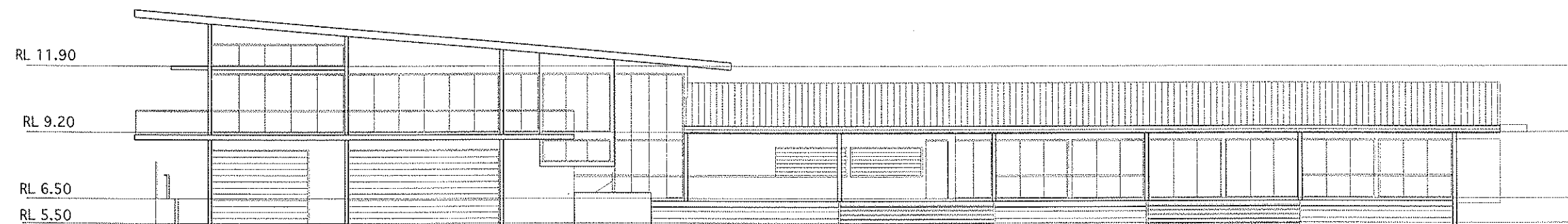
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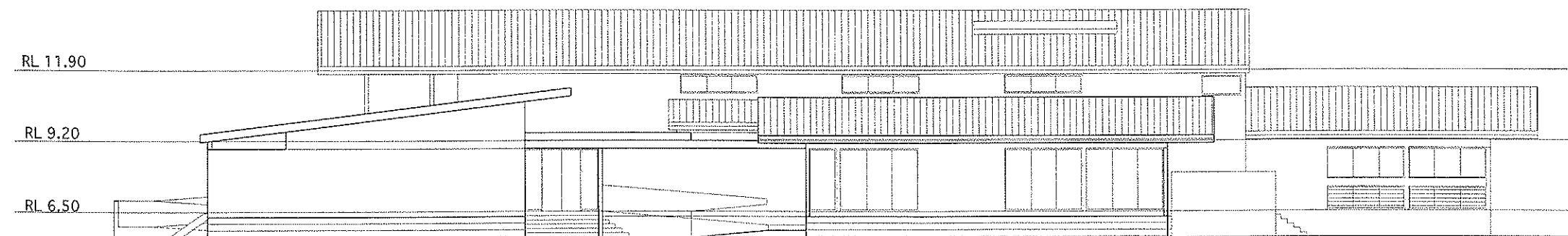
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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project title
drawing title
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BUILDING
ELEVATIONS
job number 2707
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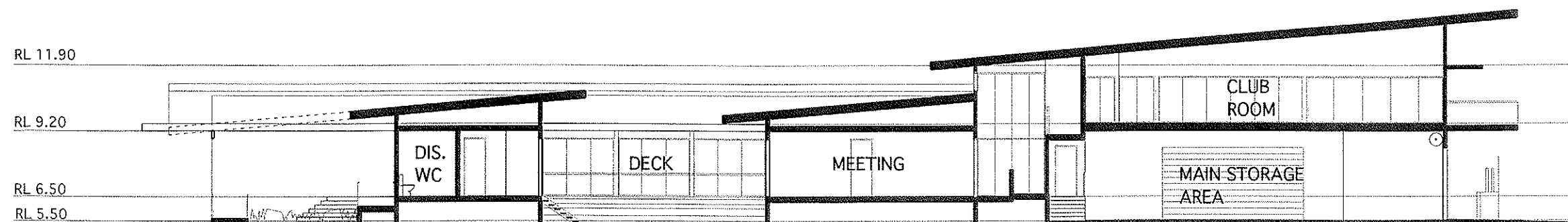
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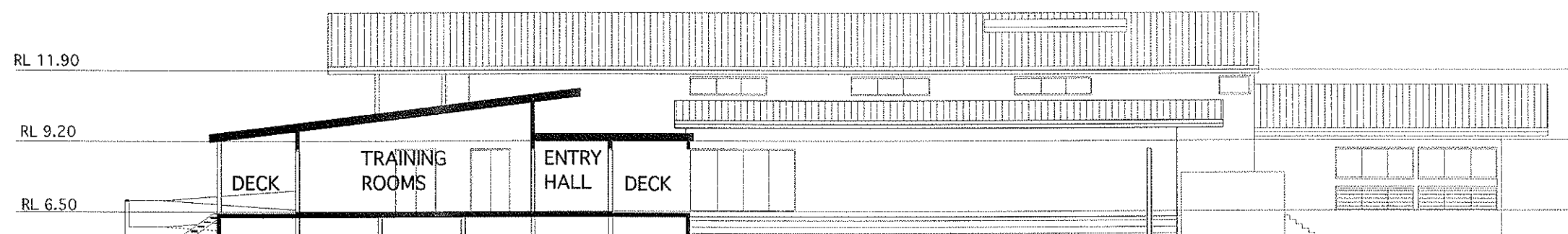
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LISMORE SLC**

project title
drawing title
**SURF CLUB
BUILDING
SECTIONS**
job number 2707
drawn by PM
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date 16.02.09
drawing number / revision

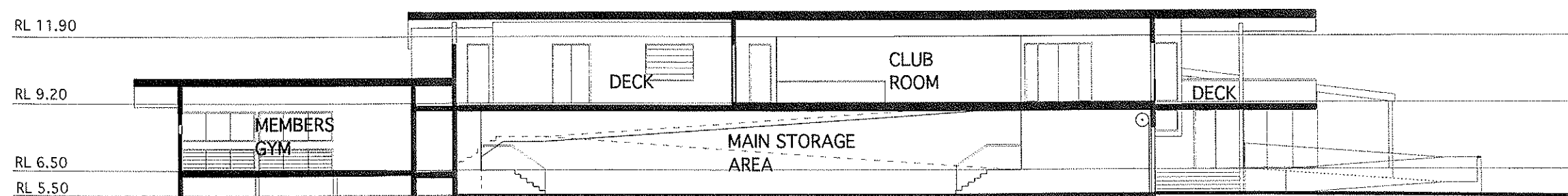
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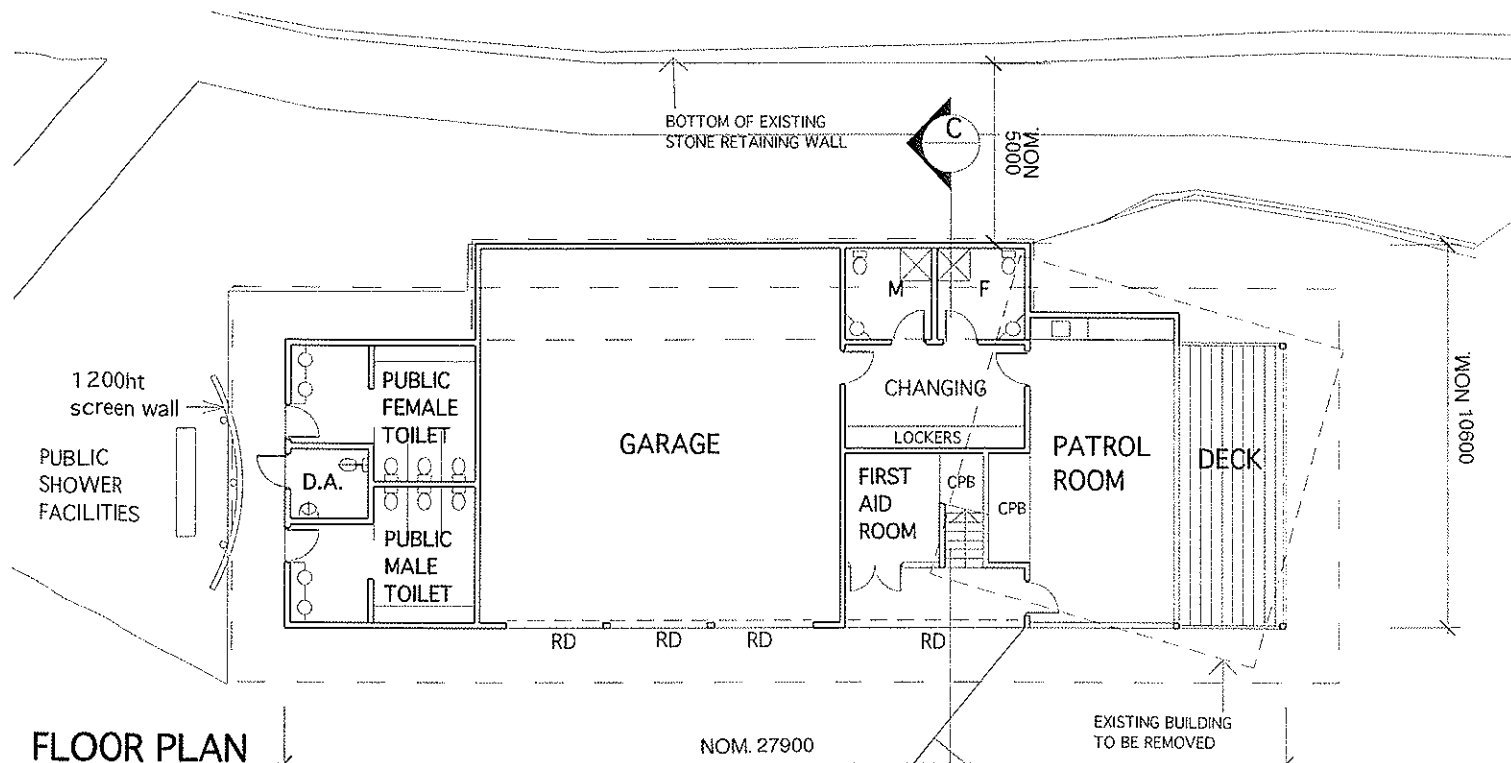
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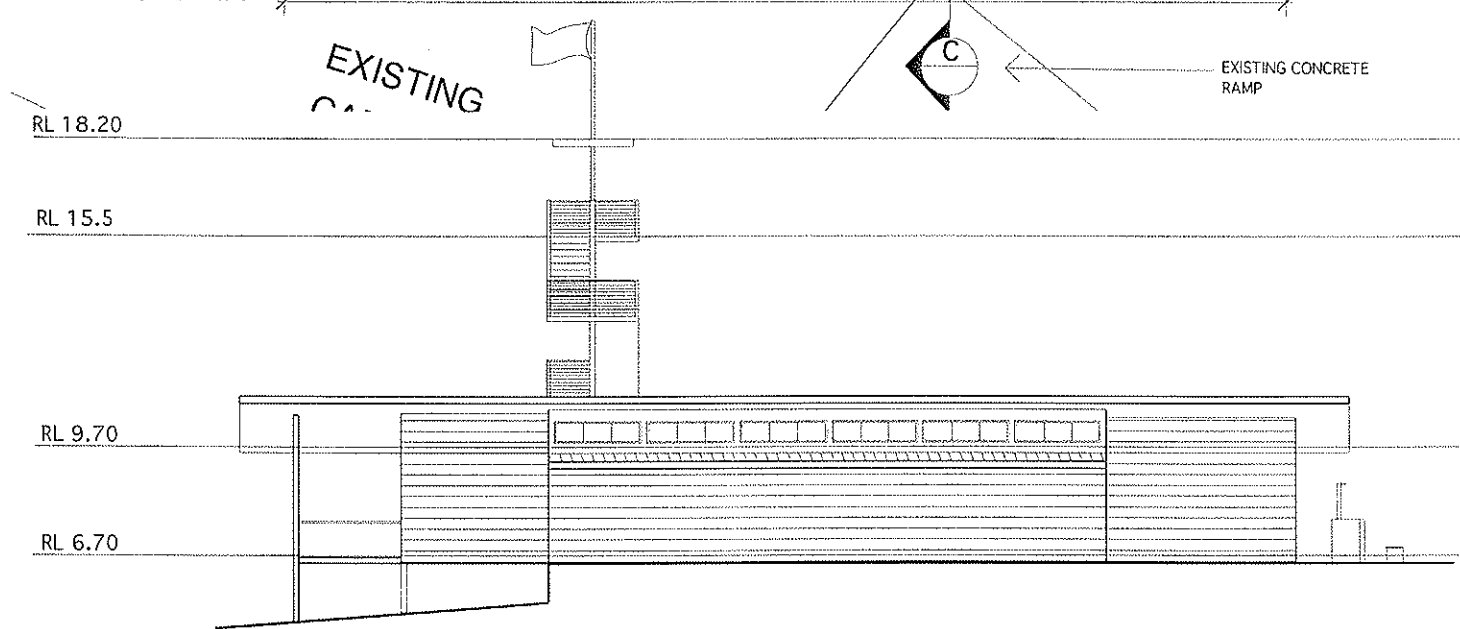
SECTION B & EAST COURTYARD ELEVATION



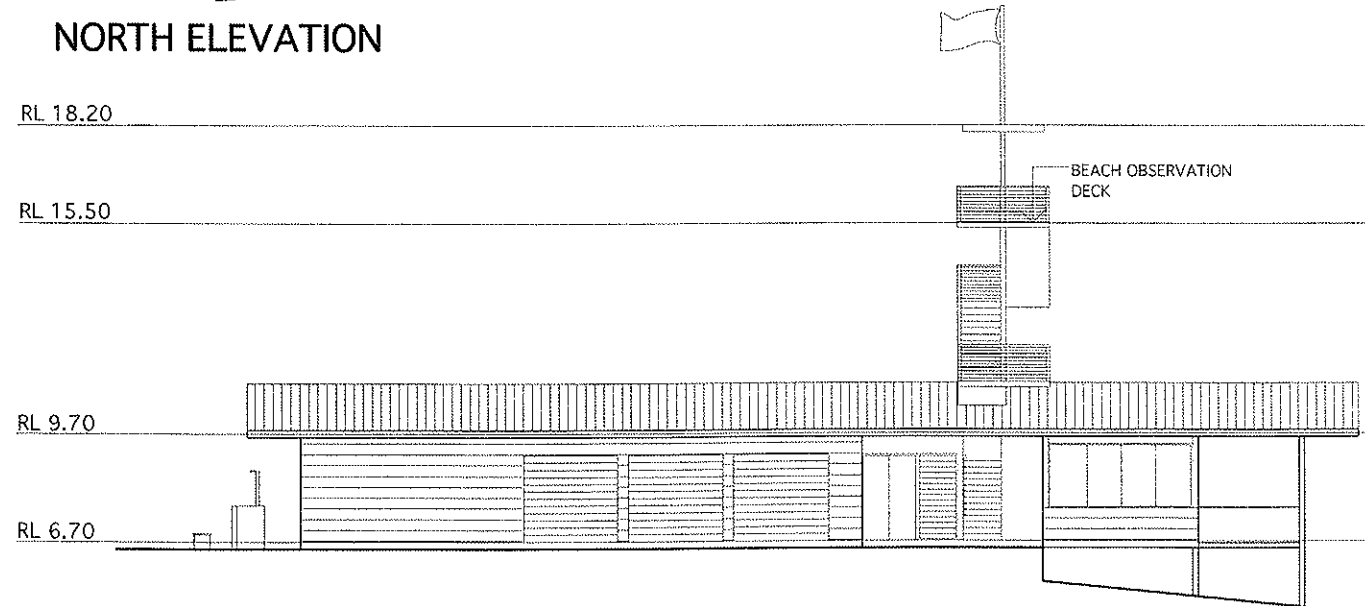
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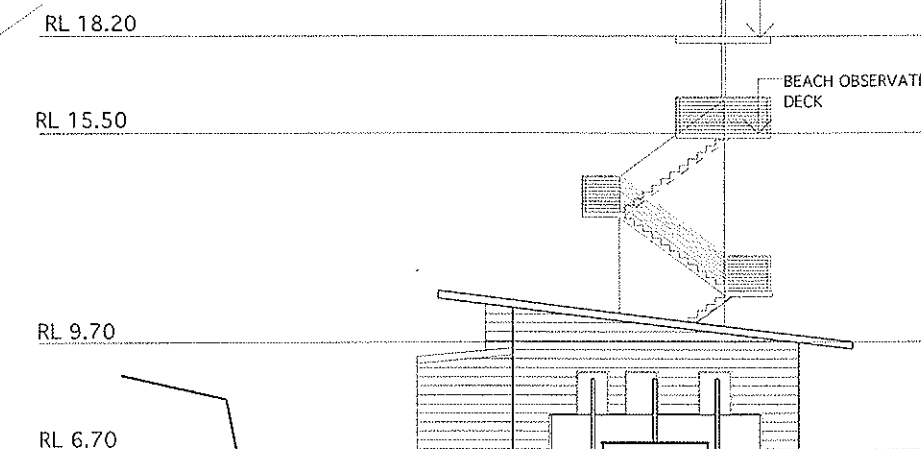
FLOOR PLAN



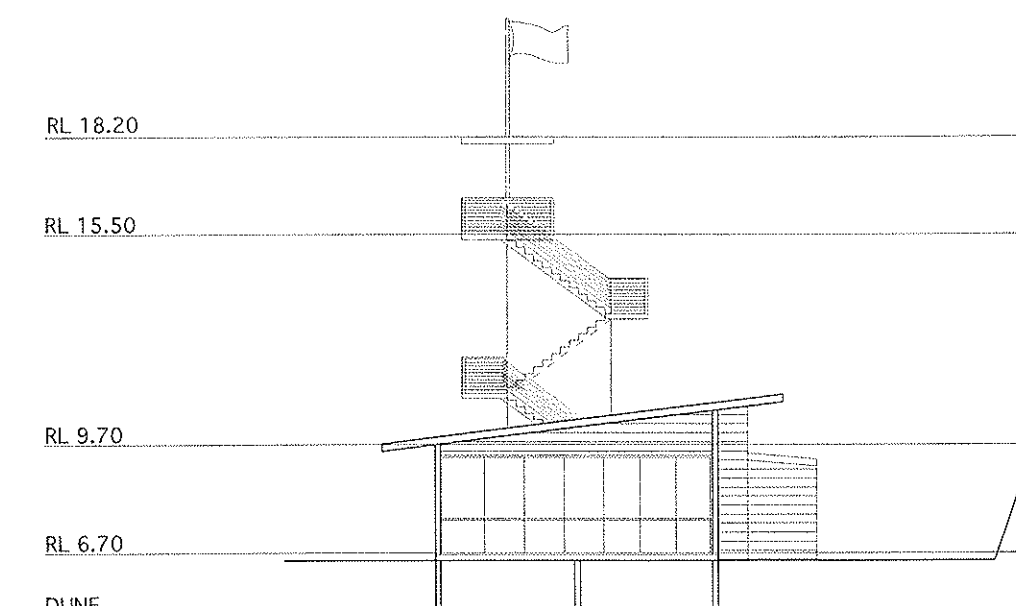
NORTH ELEVATION



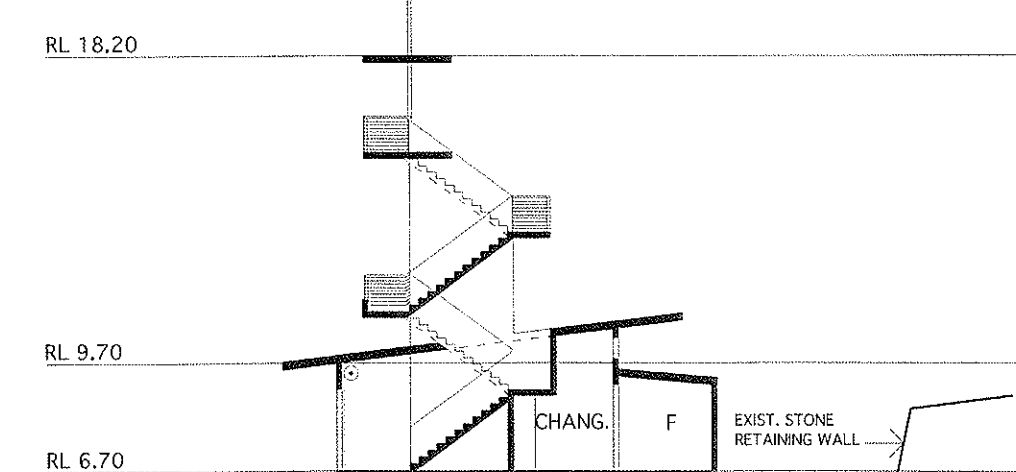
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION C

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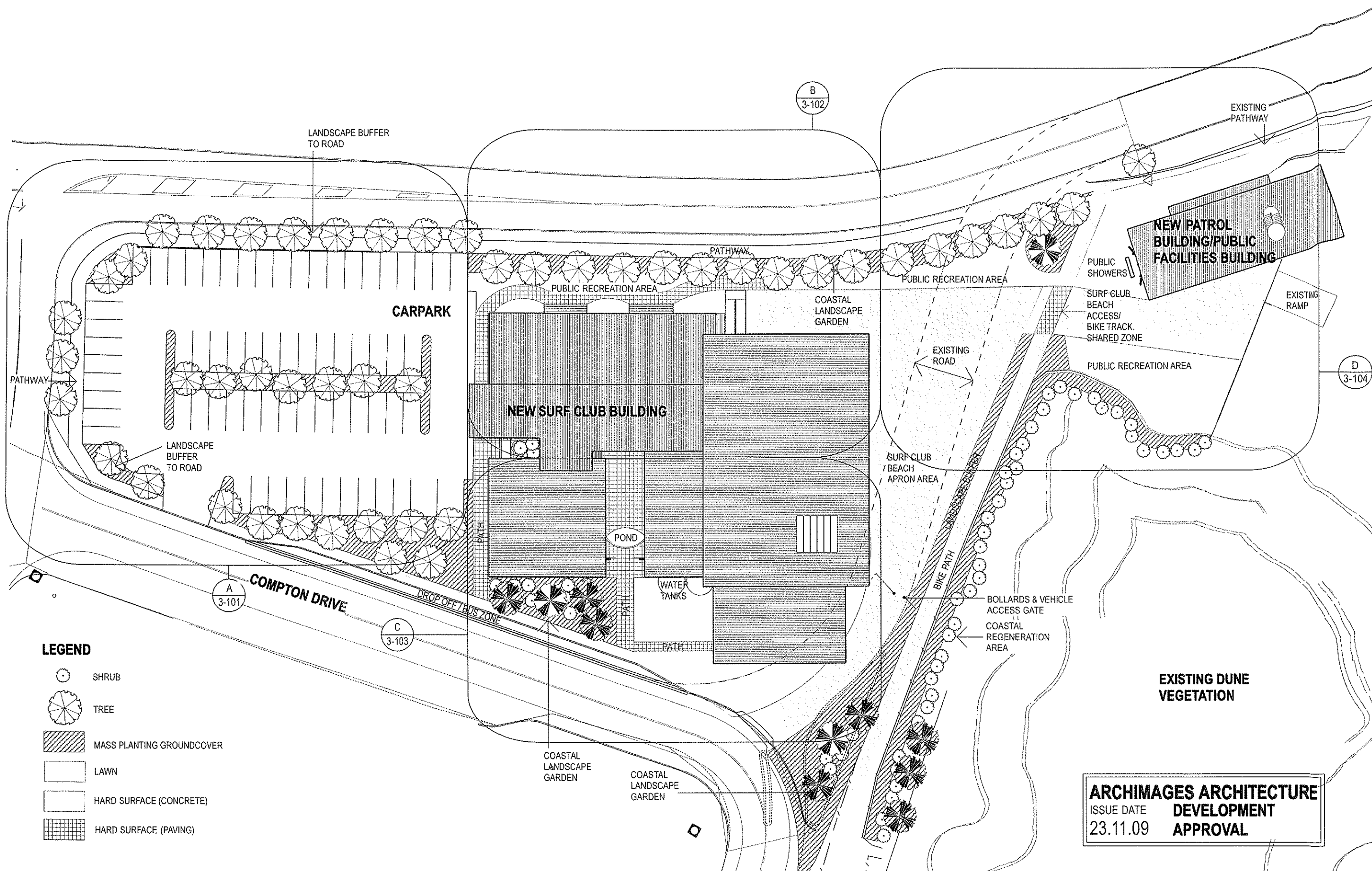
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LIGHTHOUSE &
LISMORE SLC**

project title
drawing title

**PATROL BUILDING
F. PLAN & ELEV.**

job number 2707
drawn by PM
scale 1:200@A3
date 16.02.09
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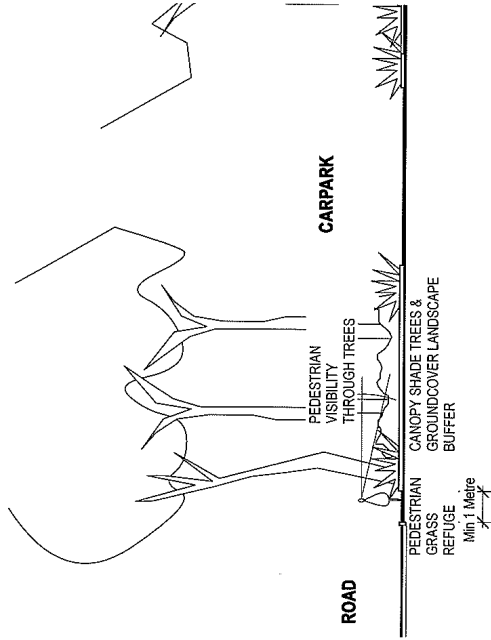
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project title
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LIGHTHOUSE &
LISMORE SLC**

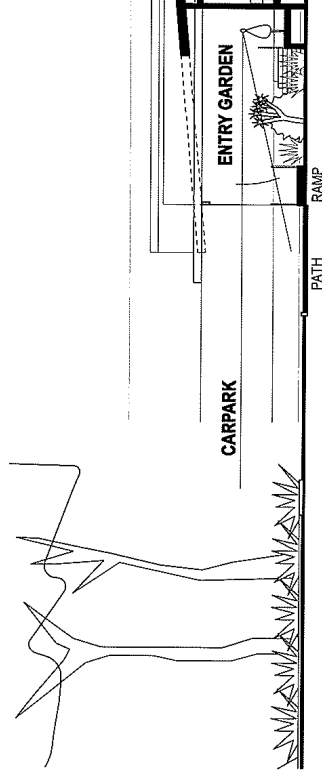
drawing title
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MASTER PLAN**

job number 2707L
drawn by SJ/SP
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date 10.07.09

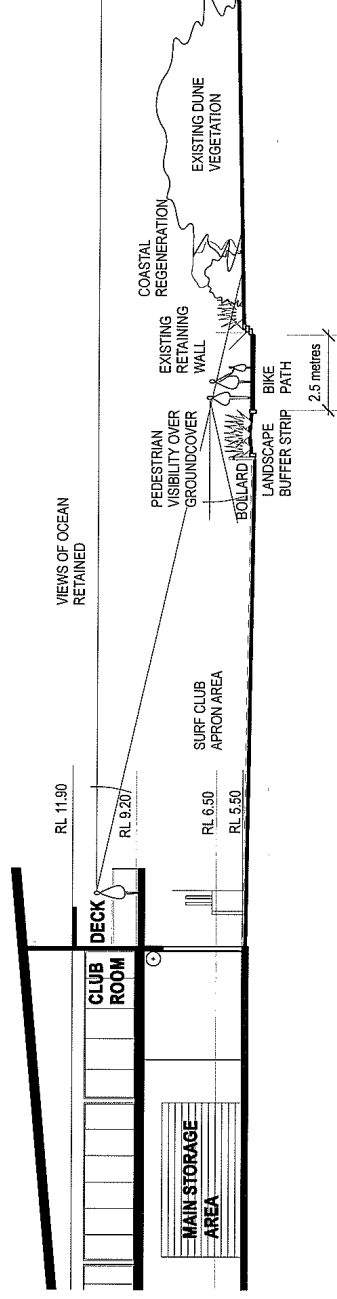
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TYPICAL SECTION THROUGH LANDSCAPE BUFFER TO ROAD



SECTION THROUGH CARPARK & ENTRY GARDEN



SECTION THROUGH CLUB ROOM DECK & BIKE PATH

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 ISSUE DATE
 31.07.09
 DEVELOPMENT
 APPROVAL

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	LANDSCAPES	www.archimages-architecture.com.au	LIGHTHOUSE & LISMORE SLC	LANDSCAPE SECTIONS	scale	1:200@A3	DA-3-201 A
					date	10.07.09	

LANDSCAPE CHARACTER

THE PLANT SPECIES SELECTION IS TO BE FURTHER DEVELOPED IN CONJUNCTION WITH ENVIRONMENTAL ASSESSMENT REPORT PLACE PLANNING DESIGN ENVIRONMENT WHOSE STRATEGIES SEEK BEST PRACTICE MANAGEMENT TO CONSOLIDATE THE EXISTING VEGETATION, MAINTAIN DUNE STABILITY AND IMPROVE RESISTANCE TO EROSION, AS WELL AS THE VARIOUS RELEVANT LOCAL GOVERNMENT ENVIRONMENTAL PLANNING CONTROLS.

THE PLANT SPECIES DEPICTED HERE ARE AN EARLY REPRESENTATION OF SOME OF THE PRINCIPAL SPECIES AND ARE TO BE REVIEWED WITH THE PRELIMINARY PLANT SCHEDULE ON THE FOLLOWING PAGES.

THE RECOMMENDED SPECIES ARE INTENDED TO BE COMPLEMENTARY TO BOTH THE ADJOINING DUNE HEATHLAND ON THE FORESHORE AND THE LITTORAL RAINFOREST ON THE ESCARPMENT ABOVE COMPTON DRIVE



AUSTROMYRTUS
DULCIS



CAROBROTUS
GLAUCESCENS



GAZANIA RIGENS



LEPIDOZAMIA
PEROFFSKIANA



LOMANDRA
HYSTRIX



GROUNDCOVER

- MASS PLANTING TO ASSIST WITH WEED MANAGEMENT & EROSION CONTROL
- ALLOWS VIEWS OVER AND THROUGH TREE TRUNKS TO FACILITATE PEDESTRIAN VISIBILITY AND SAFETY



SHRUBS

- SCREENS UNSIGHTLY AREAS
- PROVIDES WINDBREAK TO COASTAL DUNE AREA
- HABITAT AND FOOD SOURCE FOR LOCAL FAUNA



ACACIA
LONGIFOLIA



ACRONYCHIA
LITTORALIS



BANKSIA
ERICIFOLIA



CALLISTEMON
SALIGNUS



SYZYGIUM
AUSTRALE



WESTRINGIA
FRUTICOSA



TREES/PALMS

- GIVES SENSE OF SCALE TO BULK OF BUILDING
- PROVIDES CANOPY OF SHADE TO CARPARK AND RECREATION AREAS
- HABITAT AND FOOD SOURCE FOR LOCAL FAUNA



CASUARINA
GLAUCA



CRYPTOCARYA
TRIPLINERVIS



CUPANIOPSIS
ANACARDIOIDES



GUIOA
SEMIOLAUC



LIVISTONIA
AUSTRALIS



MELALEUCA
LINARIIFOLIA



PANDANUS
TECTORIUS

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drawing title
SURF CLUB LANDSCAPE CHARACTER

job number 2707L
drawn by SJSP
scale
date 10.07.09

drawing number/ revision

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PRELIMINARY PLANT SCHEDULE

THE PLANT SPECIES SELECTION IS TO BE FURTHER DEVELOPED IN CONJUNCTION WITH 'ENVIRONMENTAL ASSESSMENT REPORT' PLACE PLANNING DESIGN ENVIRONMENT AS WELL AS THE BALLINA SHIRE COMBINED DCP CHAPTER 11 - URBAN LAND POLICY STATEMENT NO. 6 LANDSCAPING GUIDELINES

THIS SCHEDULE WILL BE FURTHER REFINED DURING THE PROJECT DEVELOPMENT



PRELIMINARY PLANT SCHEDULE

FOR DEVELOPMENT APPLICATION
PROJECT: BALLINA SURF CLUB
DATE: 28.07.09
JOB NUMBER/REVISION: 2707L P1

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Code	Botanical Name	Common Name	Mature Height	Enviro Status	Pot size (mm)
Groundcover/Vines @ 0.5 - 1m centres (regeneration)					
ASNI	<i>Asplenium nidus</i>	Birds nest fern	1m	NRF	140
AUDU	<i>Austromyrtus dulcis</i>	Midgen Berry	0.5m	N R/HF	140
CAGL	<i>Carpodactus glaucescens</i>	Coastal Pigface	prostrate	N HF	140
CRPE	<i>Croton pedunculatum</i>	Crinum Lily	0.5m	NRF	200
DICA	<i>Dianella caerulea</i>	Blue Flex Lily	0.75m	NRF	140
HISC	<i>Hibbertia scandens</i>	Twining Guinea Flower	prostrate/climber	NH	140
LIPE	<i>Leptocarpus perfoliatus</i>	Shining burraewang	1.5m	N RF	200
LOHY	<i>Lomandra hystrix</i>	Small Matt Rush	0.7m	NH	140

Shrubs/Screen planting (regeneration) @ 2 - 3m centres

ACSO	<i>Acacia longifolia</i> ssp. <i>sophora</i>	Coastal wattle	0.5 - 3m	NH	200
BAER	<i>Banksia ericifolia</i>	Heath Leafed Banksia	2-3m	NH	200
BARO	<i>Banksia robur</i>	Swamp Banksia	2m	NH	200
WEFR	<i>Westringia fruticosa</i>	Coastal Rosemary	2m	NH	200

Trees and palms (regeneration) @ 3 - 5m centres

ACLI	<i>Acronychia littoralis</i>	Scented acronychia	6m	T NRF	300mm-45L
ALCO	<i>Alectryon coriaceus</i>	Beach Alectryon	6m	NRF	300mm-45L
CASA	<i>Callistemon salignus</i>	Weeping Bottlebrush	6m	N	300mm-45L
CUAN	<i>Quandopsis anacardioides</i>	Tuckeroo	8m	NRF	300mm-45L
LIAD	<i>Livistonia australis</i>	Cabbage tree palm		NH	45L
PATE	<i>Pandanus tectorius</i>	Screw Pine	6m	transplanted and advanced for super	
CAGL	<i>Casuarina glauca</i>	She Oak	8m	NH	300mm-45L
CRTR	<i>Cryptocarya triplinervis</i>	Three-veined laurel	10m	NRF	300mm-45L
GUSE	<i>Guia soniglaucia</i>	Guia	6m	NF	45L
MELI	<i>Melaleuca linarifolia</i>	Paperbark	8m	N	300mm-45L
MESI	<i>Melaleuca seiberi</i>	Paperbark	8m	N	300mm-45L
SYAU	<i>Syzygium australe</i>	Brush Cherry	8m	NRF	300mm-45L

Environmental

Status

N: Indicates desirable native species as identified by Development Control Plan - Chapter 1 - Urban Land - Policy Statement No. 6 Landscaping Guidelines - Suitable Plantings for Urban allotments and/or Proposed Relocation of Ballina Surf Club Environmental Assessment Report Place Planning Design Environment

H: Heath species

R: Rainforest species

F: Fire retardant species

T: Endangered or Vulnerable Species (as listed by NSW TSC Act) Source seed from Provenance stock

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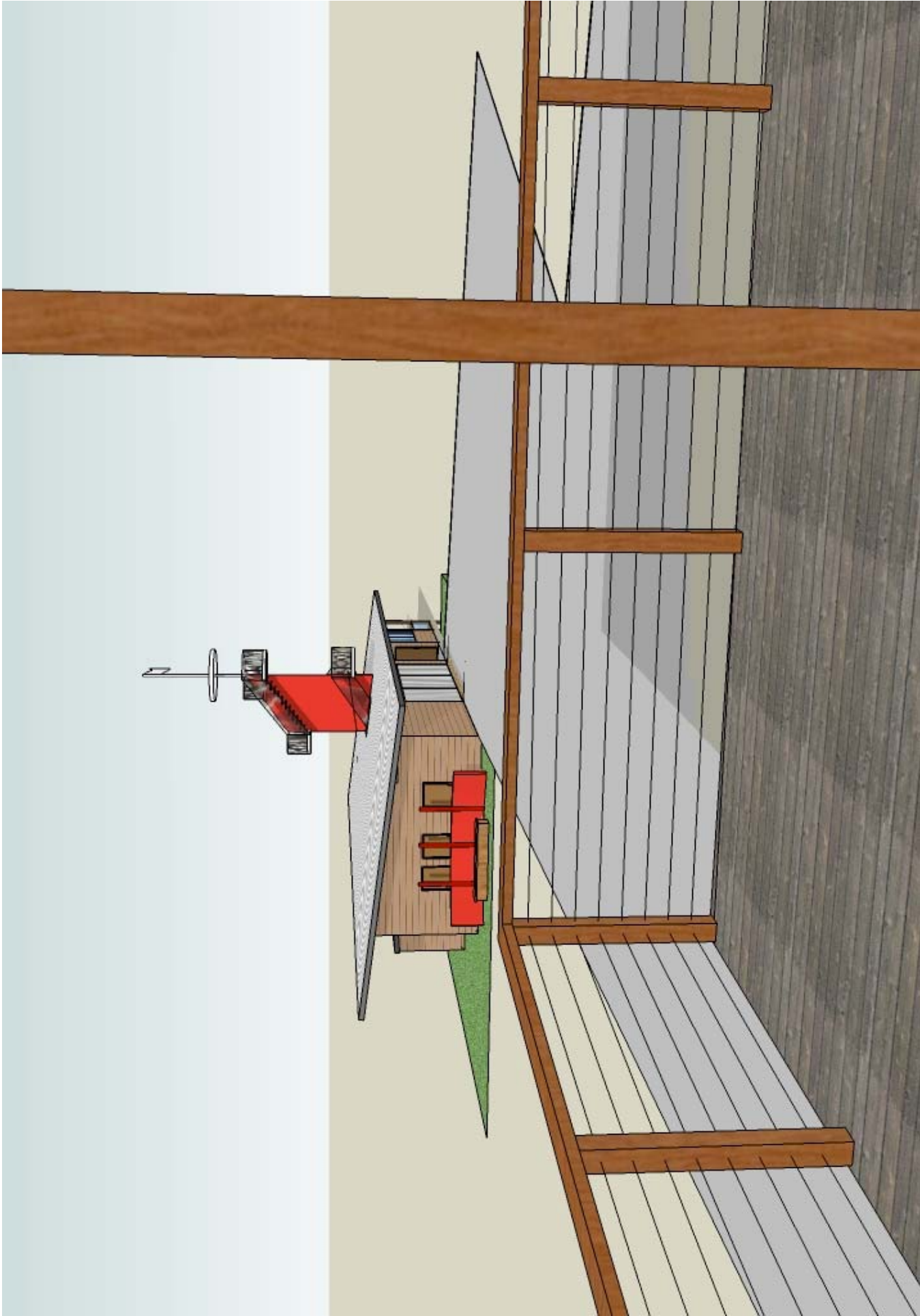
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DEVELOPMENT
APPROVAL

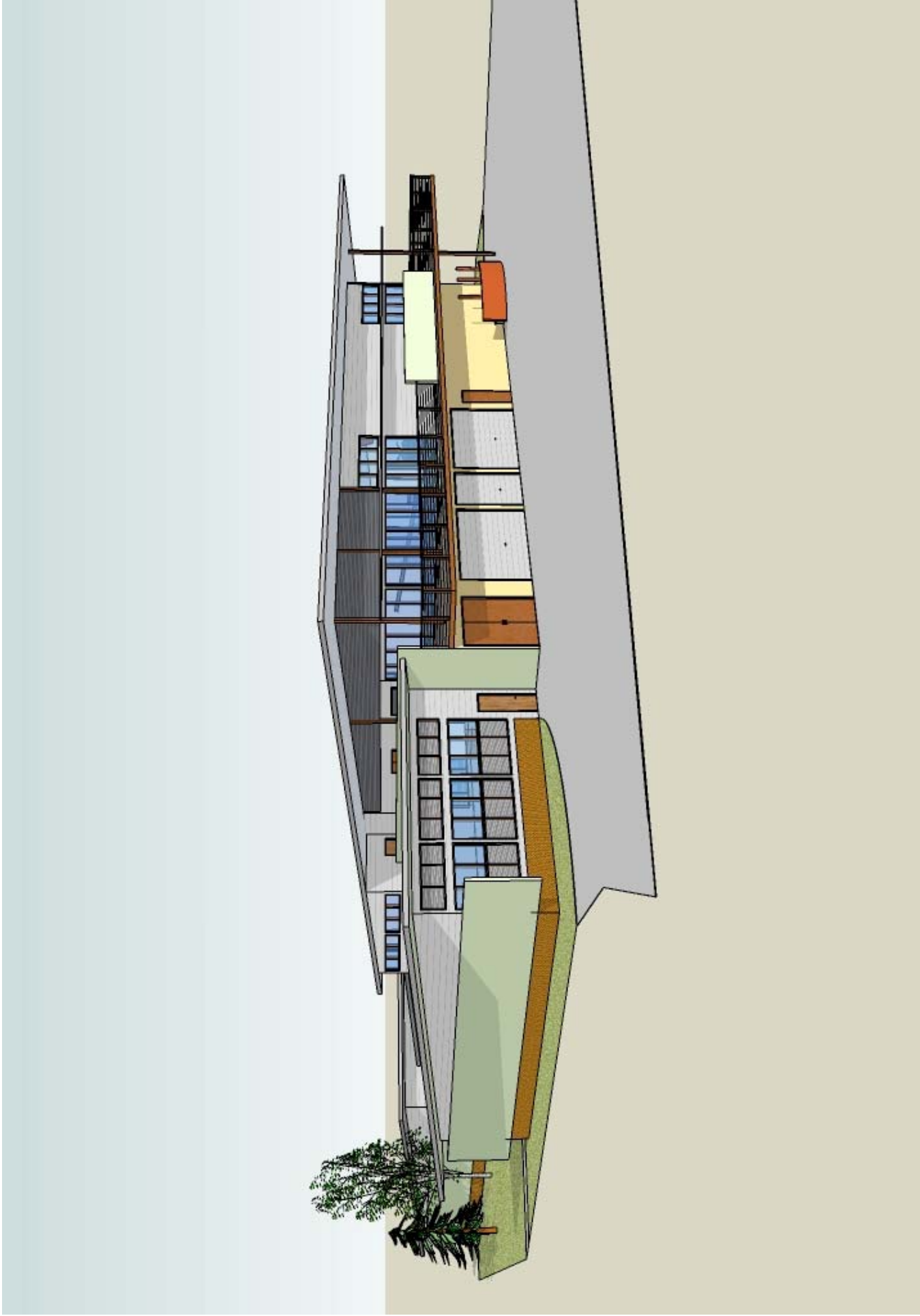
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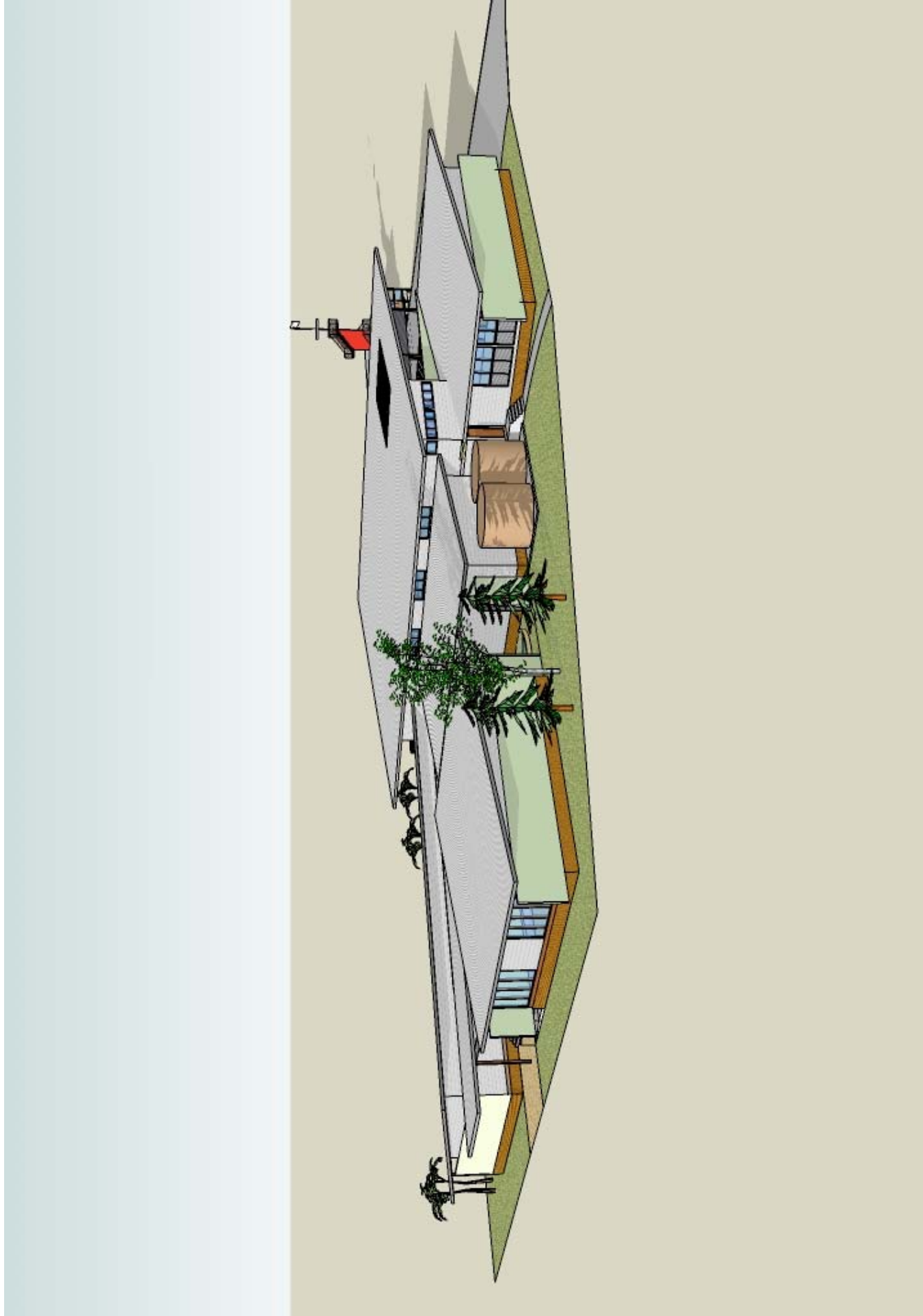
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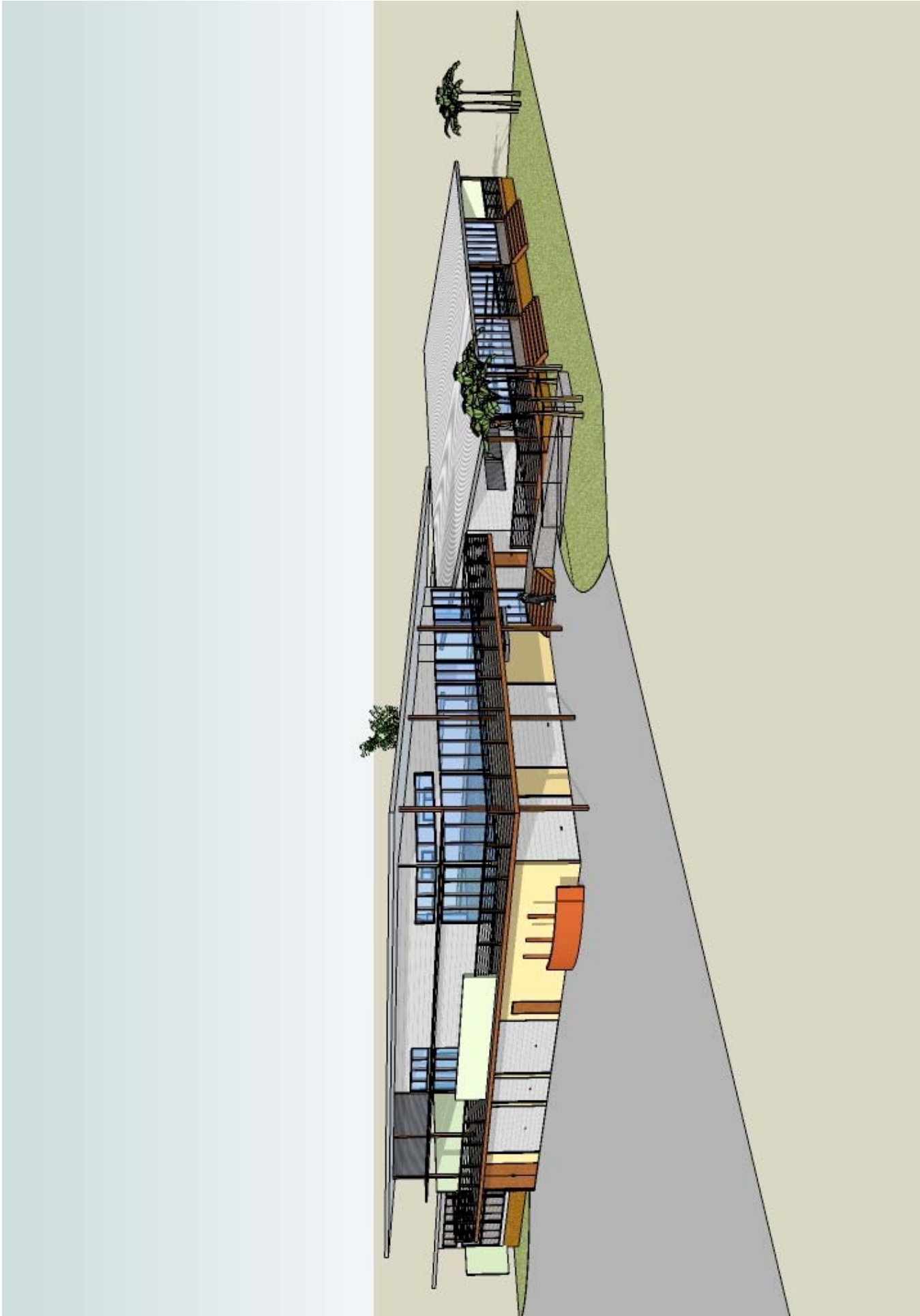
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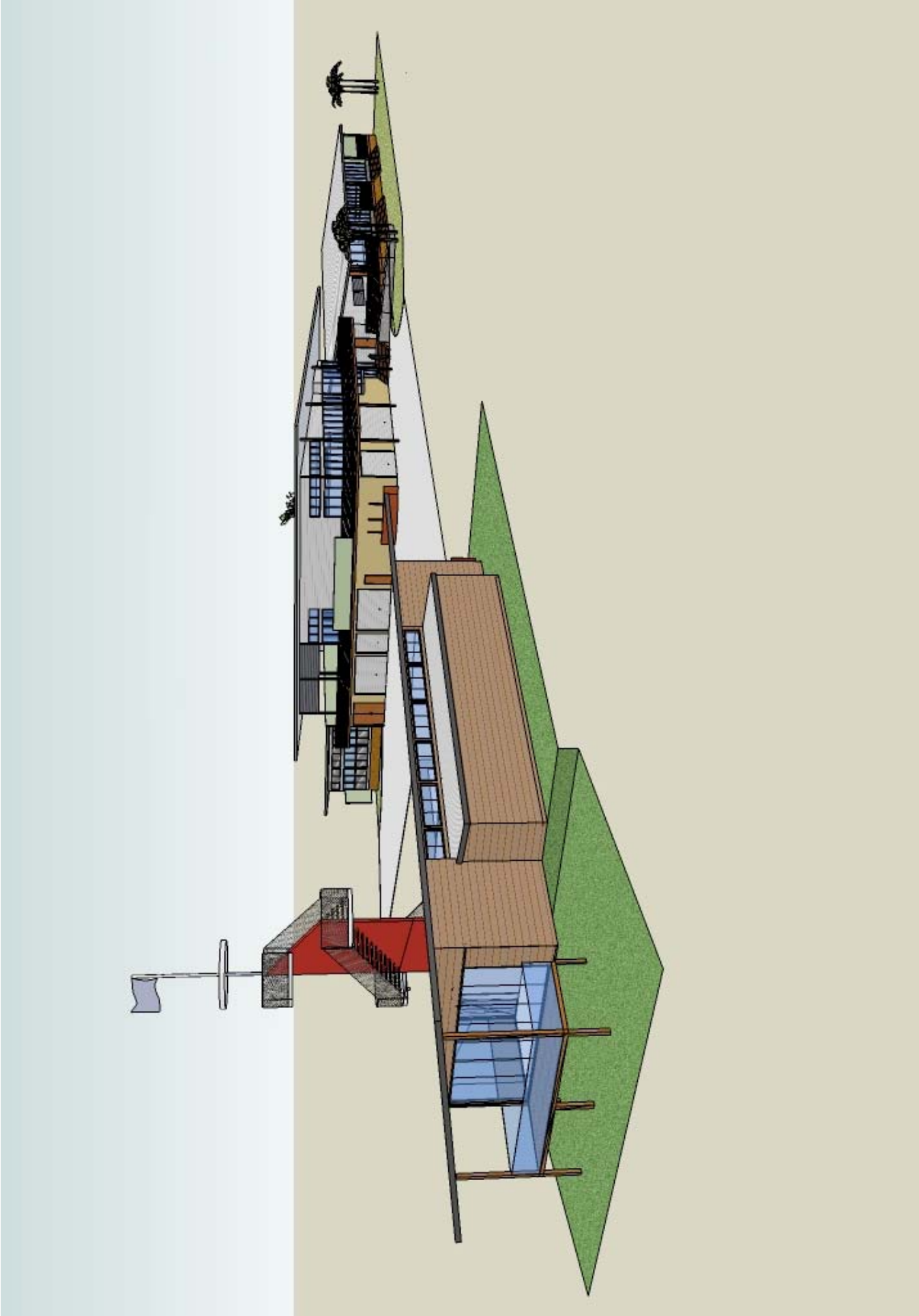


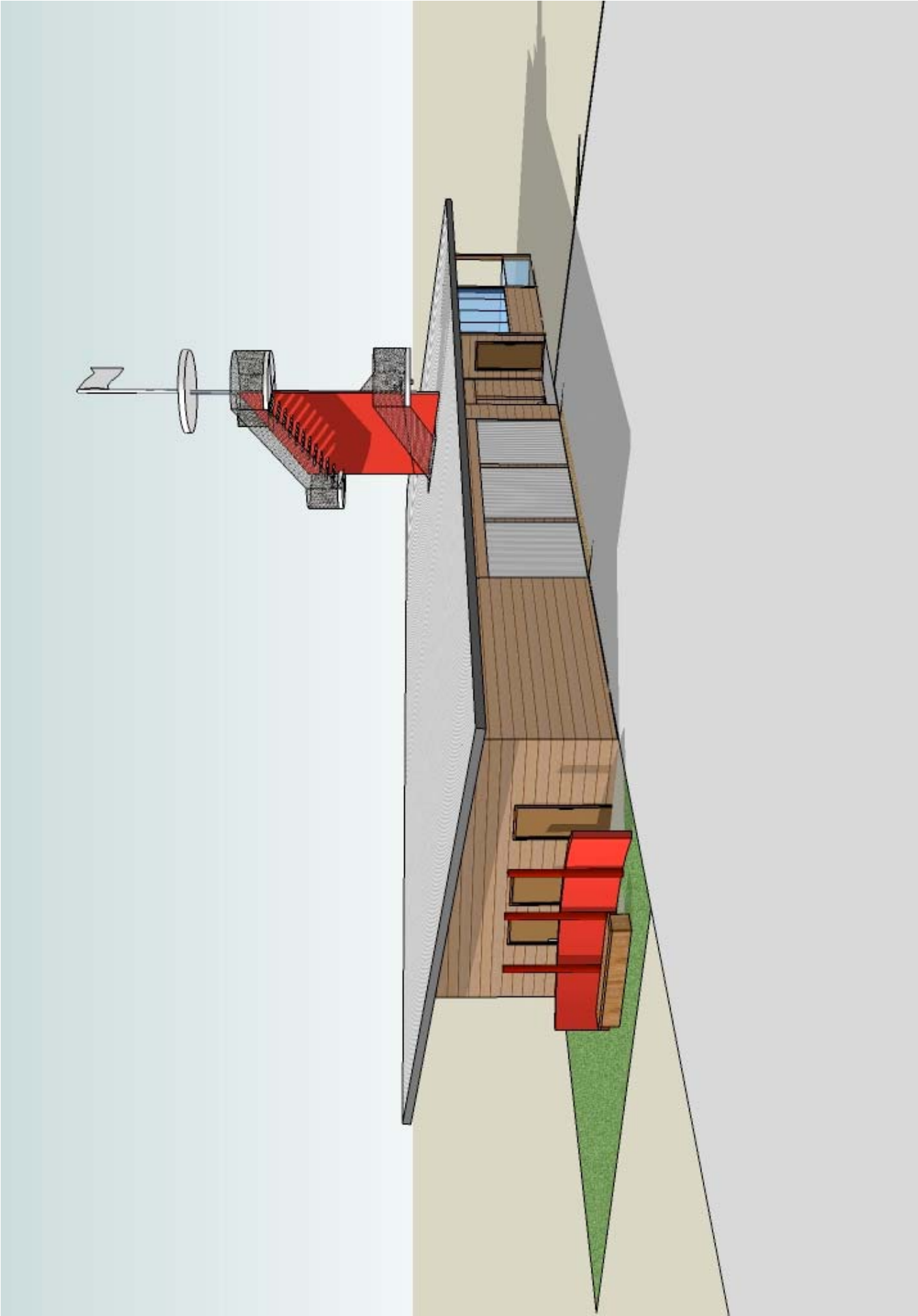












DRAFT CONSENT CONDITIONS

STAGE 1 & STAGE 2

1 GENERAL CONDITIONS

General

1.1. Development being carried out generally in accordance with the plans and associated documentation lodged by, or on behalf of, the applicant, including plans prepared by Archimages Architecture:

- Site Plan, Drawing No./Rev. No. BSC-1-101B, Dated 23 November 2009;
- Surf Club Building Floor Plan, Drawing No./Rev No. DA-1-102B, Dated 23 November 2009;
- Surf Club Building Level 1 Floor Plan, Drawing No./Rev. No. DA-1-103B, Dated 23 November 2009;
- Patrol Building Floor Plan and Elevations, Drawing no./Rev.No. DA-1-104B, Dated 23 November 2009;
- Surf Club Building Elevations, Drawing No./Rev. No. DA-2-201B, Dated 23 November 2009;
- Surf Club Building Sections, Drawing No./Rev. No. DA-2-202B, Dated 23 November 2009,
- Landscape Master Plan, Drawing No./Rev. No. DA-3-101B, Dated 23 November 2009;
- Landscape Sections, Drawing No./Rev. No. DA-3-201A, Dated 10 July 2009;
- Landscape Character, Drawing No./Rev. No. DA-3-301A, Dated 10 July 2009;
- Landscape Plant Schedule, Drawing No./Rev. No. DA-3-302A, Dated 10 July 2009;
- Perspectives of Clubhouse and Patrol Buildings, Sheets 1 to 8 inclusive, Dated 6 March 2009;
- The Compton Drive/Lighthouse Parade Re-Alignment Road Plan, No. SR23.071/04, Amendment No. 3 Dated May 2010.

except as modified by any condition in this consent.

1.2. ***Commencement of occupation or use***

Occupation or use of the premises/site for the purposes authorised by this consent shall not commence until all conditions of this consent have been complied with, unless alternative arrangements have been made with Council.

1.3. ***Local Government Act approval***

Pursuant to Section 78A(3) of the Environmental Planning & Assessment Act 1979, this development consent authorises the following activities listed under Section 68 of the Local Government Act 1993, subject to full compliance with all other relevant conditions of this approval:

- (i) Carry out water supply work.
- (ii) Draw water from a Council water supply or a standpipe or selling water so drawn.
- (iii) Install, alter, disconnect or remove a meter connected to a service pipe.
- (iv) Carry out sewerage work.
- (v) Carry out stormwater drainage work.

- (vi) Connect a private drain or sewer with a public drain or sewer under the control of Council or with a drain connected to such device or facility.
- (vii) Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway. This (vii) approval expires upon completion of the building works on the land.

As provided for in Section 78A(6) of the Act, the abovementioned approvals are granted only to the applicant and do not attach to or run with the subject land.

- 1.4. An application under Section 68 of the Local Government Act must be submitted to Council for approval of all Plumbing and Drainage.

2 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (Building and/or Civil Works)

*The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to **Stages 1 & 2** of the approved development.*

Fees & Bonds

2.1. Civil inspection fee & construction bond

Prior to the issue of a Construction Certificate, the following fee and bond are to be paid to Council which includes the amount of Goods and Services Tax payable. The fee and bond are subject to review and may vary at the actual time of payment:

- Civil Inspection Fee: Equal to 3% of the estimated cost of the civil works (min \$180)
- Civil Construction Bond: Equal to 5% of the estimated cost of the civil works (min \$1000)

The Civil Construction Bond is taken and may be used by Council to cover the cost of any damage to Council's assets (eg. Sewer systems, footpaths, kerb and guttering etc.) arising from private development work. The bond will be refunded upon completion of the development should no such damage occur.

- 2.2. All traffic control during construction shall be in accordance with the Roads and Traffic Authority – *Traffic Control at Work Sites*. Details are to be submitted to and approved by Council prior to the issue of the Construction Certificate.

3 PRIOR TO CONSTRUCTION WORK COMMENCING

*The following conditions in this section of the consent must be complied with or addressed prior to commencement of construction works relating to **Stages 1 & 2** of the approved development.*

Archaeology

- 3.1. The potential archaeological heritage of the proposed development site is to be managed in accordance with the archaeological assessment made of the site by ARCHAEO Cultural Heritage Services Pty Ltd (now Ainsworth Heritage). This in the first instance will include:-

- 1. The nomination/appointment of an Excavation Director;
- 2. Preparation of a research design (for the management of potential archaeology finds);

3. Applying to the NSW Heritage Office for an excavation permit (s140 permit).

Details are to be submitted prior to the commencement of works (including road re-alignment works).

Sedimentation and Erosion Control

- 3.2. To prevent the pollution of waterways, the applicant/builder is to ensure adequate sediment and erosion control measures are in place prior to the commencement of works on site and are to be maintained during the construction of the project until the site has been stabilised by permanent vegetation cover or a hard surface. This is to include:
 - a The prevention of soil erosion and the transportation of sediment material into any roadway, natural or constructed drainage systems, watercourse and or adjoining land.
 - b Service trenches are to be backfilled as soon as practical.
 - c Downpipes are to be connected as soon as practical or otherwise temporary downpipes are to be used.
 - d Buffer vegetation zones are to be retained on sites that adjoin roadways, drainage systems and or watercourses.
 - e Sediment and erosion control measures are to be maintained throughout the construction process and beyond by the owner, where necessary.

Failure to comply with this requirement may result in an on-the-spot fine being issued by an Authorised Officer of Council.

Building/Road Construction

- 3.3. ***Builder's sign***
A suitable sign is to be provided on the building site in a prominent location, indicating the builder's name, licence number and contact telephone numbers (including after hours numbers).
- 3.4. ***Building waste containment***
A suitable waste container capable of holding blowable type building waste must be made available on the building site during the course of construction. Building waste such as paper, plastic, cardboard, sarking etc. must be regularly cleaned up and placed in the waste container so that it cannot be blown off the building site and litter the locality.
- 3.5. ***Builder's toilet***
A suitable builder's toilet is to be provided on-site before building work commences. Such facility is to either connect to Council's sewer or a suitable approved chemical closet is to be provided.
- 3.6. ***Safety fencing***
The building site is to be provided with adequate safety fencing preventing public access onto the site. Such protection measures are required to protect the public from construction works including dangerous excavations. Signage, restricting unauthorised site entry, containing the builder's name, licence number and contact telephone numbers is to be provided in a visually prominent location on the site.
- 3.7. ***Surveyor setout***
A survey peg-out is to be carried out by a Surveyor to establish the correct position

of the boundaries of the allotment before any building work commences, unless all existing survey pegs can be located.

4 DURING CONSTRUCTION

*The following conditions in this section of the consent must be complied with or addressed during the course of carrying out the construction works relating to **Stages 1 & 2** of the approved development.*

General

- 4.1. Generally, construction activity is to be restricted to the hours 7.00 am to 6.00 pm Monday to Friday and 8.00 am to 1.00 pm Saturday. No work is to be undertaken on Sundays or Public Holidays. If construction work must take place outside these hours and noise is likely to be generated contact is to be made with Council's Regulatory Services Group with details of the work that must occur and how it is intended to minimise impact on the local community. The Interim Construction Noise Guideline published by the Department of Environment and Climate Change July 2009 (ISBN 978 1 742322179), provides guidance on managing construction noise.

Archaeology

- 4.2. In the case of uncovering Aboriginal cultural material/relics excavation and/or other ground disturbance works must cease immediately and notification be given to the NSW Department of Environment, Climate Change and Water. Notification should also be given to Jali Local Aboriginal Land Council.
- 4.3. Where Aboriginal cultural material/relics are uncovered the site should be managed in accordance with the DECCW's relevant guidelines, including *Part 6 Approvals Interim Community Consultation Requirements*.
- 4.4. Those undertaking excavation and/or other ground disturbance works should be inducted in Aboriginal cultural awareness relating to the heritage management of Aboriginal cultural materials/relics.

Amenity/Visual Impact

- 4.5. All drainage grates located within traffic movement areas shall be fixed to avoid rattling.
- 4.6. Care is to be taken to ensure that the neighbourhood is not impacted by the obtrusive affects of outdoor lighting. As specified outdoor lighting is to be designed and installed with regard to Australian Standard 4282-1997.

Building/Road Construction

- 4.7. ***Reinstatement of road verge***
Any grass verge or footpath within the road reserve that is damaged as a result of development works on the site shall be immediately reinstated to a satisfactory and safe condition. This will involve the regrading of the disturbed area, turfing and top-dressing.
- 4.8. ***Repair damaged infrastructure***
Kerb and guttering, footpaths, utility services or roadworks damaged as a result of construction works related to the development shall be immediately reinstated to a satisfactory condition.

- 4.9. Inspection and approval of the proposed road works and Stormwater drainage and treatment approved within the road reserve, and Carpark is required by Council's Engineer (Ph. 6686 4444) at the time of excavation and prior to sealing of the works. Should the inspection reveal unsatisfactory sub grade material, the developer shall be required to remove the unsuitable material for a further depth of 700mm and replace with approved sand fill.
- 4.10. Council's Engineer must inspect and approve works associated with the construction of all footpath and gutter crossings for the development. Council's Engineer must be contacted on telephone 6686 4444 at the time of excavation and at least 24 hours prior to the concrete pour.

Soil Erosion, Filling & Contamination

- 4.11. The applicant shall ensure that any fill material imported to the site for the proposed development shall only be obtained from sources of fill with an approved testing regime. The supplier of the fill material must certify to Council at the completion of the construction of the development that the material was free of contaminants, being natural or otherwise.

5 PRIOR TO OCCUPATION OR USE

*Unless otherwise stated all development and works referred to in other sections of this consent are to be completed together with the following conditions prior to occupation or use of **Stages 1 & 2**.*

General

- 5.1. All civil works approved under Section 138 of the Roads Act 1993 with the Construction Certificate are to be completed to the satisfaction of Council prior to issue of an Occupation Certificate. All works are to be completed in accordance with the Northern Rivers Local Government Development *Design and Construction Manuals* (as current at the time of construction works commencing). Where details are not addressed in these Manuals, the construction is to comply with the requirements of Council's *Subdivision Code*.
- 5.2. ***List of public infrastructure***
In connection with the "Works-As-Executed" drawings the proponent shall submit a listing of all road, stormwater and sewer assets generated by the development. The format of the list shall conform to the proforma in Council's *Subdivision Code* (as current at the time).

Landscaping

- 5.3. ***Landscaping to accord with plan***
All landscaping works shall be completed in accordance with the landscape plan approved as part of this development consent.

Pathways & Cycleways

- 5.4. ***Pathways to accord with code***
All proposed pedestrian accessways and cycleways are to be developed in accordance with Council's *Subdivision Code* (as current at the time of construction works commencing).

6 CONDITIONS OF USE/DURING OCCUPATION

*The following conditions in this section of the consent are to be complied with in the day-to-day use or operation of the approved development for **Stages 1 & 2**.*

Landscaping

6.1. *Landscaping to accord with plan*

All landscaping shall be permanently maintained in a good condition in accordance with the intent of the landscaping plan.

STAGE 1 - Re-alignment of Compton Drive, Lighthouse Parade, Cedar Crescent and McKinnon Street

7 GENERAL CONDITIONS

7.1. At the developer's expense, Compton Drive, Lighthouse Parade, Cedar Crescent and McKinnon Street shall be re-aligned as per the proposed road and Carpark design SR 23.071/04, amendment No. 3 dated May 2010.

8 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (Building and/or Civil Works))

*The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to **Stage 1** of the approved development.*

General

- 8.1. The acquisition of the Crown Lands required for the road re-alignment (or land exchange process) is to be initiated and commenced prior to issue of the Construction Certificate.
- 8.2. The concurrence of Ballina Shire Council (in its capacity as the local road authority) for the road closures is to be obtained and the road closure process commenced prior to issue of the Construction Certificate.
- 8.3. The road closure areas are to be consolidated into the adjoining reserves and suitably rehabilitated for reserve purposes. Details are to be submitted prior to issue of the Construction Certificate.

Roads & Traffic

- 8.4. Prior to the Issue of the Construction Certificate, engineering design drawings shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 for the following civil works. Details are to be in accordance with the Northern Rivers Local Government *Development Design and Construction Manuals* (as current at the time of construction works commencing). Where details are not addressed in these Manuals, the design is to comply with the requirements of Council's *Subdivision Code*, and or *Road Design Guide published by the RTA*.
- 8.5. Final Engineering design plans for both the re-alignment of Compton Drive, Lighthouse Parade, Cedar Crescent and McKinnon Street, and Final Engineering design plans for Stormwater catchment and treatment are to be provided, both sets of plans are to be integrated to complement each other for final construction, and be certified by a suitably qualified professional prior to the release of the Construction Certificate.

8.6. Re-alignment of Lighthouse Parade

The width of pavement of the re-aligned section of Lighthouse Parade to the original alignment of Compton Drive shall be a minimum of 11 metres, in accordance with Council's requirements. These works are to include kerb and guttering, associated drainage and a minimum 300mm depth of compacted road base on approved suitable sub grade material. The surface layer is to be a minimum of 40mm depth asphaltic concrete. The extents of works is to be from that point of Lighthouse Parade, where the road turns south when heading in a generally western direction, to meet with the existing alignment of Compton Drive just west of the intersection with McKinnon Street, as indicated on drawing SR23.071/04.

8.7. Re-alignment of Compton Drive

The width of pavement of the re-aligned section of Compton Drive, from the intersection with the re-aligned section of Lighthouse Parade west of the proposed Carpark, to where the new section of Compton Drive meets with that section of Lighthouse Parade that runs north/south along the beachfront, (as indicated on drawing SR23.071/04, shall be a minimum of 11 metres in width in accordance with Council's requirements, with the width of the pavement reduced to match the width of the existing pavement where the proposed roadwork's meet the existing pavement.

The design drawings shall also provide details of the proposed vehicular access crossing from Compton Drive to the Clubhouse for the use of Service vehicles. These works are to include kerb and guttering, associated drainage and a minimum 300mm depth of compacted road base on approved suitable sub grade material. The surface layer is to be a minimum of 40mm depth asphaltic concrete.

8.8. Street Lighting

The applicant shall be responsible for the design and installation of public street lighting within the development. All street lighting must be designed in accordance with AS/NZS 1158 and based on the installation of Country Energy Style 1 lanterns fitted with high pressure sodium lighting. Engineering design plans and specifications must be submitted to and approved by Council prior to issue of the Construction Certificate.

8.9. Kerbing & Guttering

The kerbing/guttering to the northern side of the new carriageway from approximately chainage 180 eastward to the limit of works shall comprise barrier kerb. All other locations are to comprise a swale drain unless noted otherwise on the design plans.

The kerb type to the southern side of the road shall be an upright Kerb, with a 3.5 metre verge to the proposed carpark, with a 2.0m wide footpath within the verge.

8.10. Intersection Construction

The intersection design for the following proposed intersections:

- McKinnon St with re-aligned section of Lighthouse Parade;
- Cedar Crescent with re-aligned section of Lighthouse Parade and Compton Drive;
- Re-aligned section of Compton Drive with Lighthouse Parade south of the proposed Surf Club;

shall be designed in accordance with the Northern Rivers Development and Design Manuals and Northern Rivers Construction Manual with the following

exception that the kerb returns are to be designed for a medium rigid vehicle in accordance with AS 2890.2.

8.11. Bus set down point

The Engineering plans for Compton Drive be amended to provide linemarking in accordance with AS1742 and AS1744 in the region of the Bus zone to differentiate through traffic from other vehicles.

8.12. Footpath, gutter crossings and Cycleway

The provision of footpaths, gutter crossings, cycleway and all public access paths for the development are to be designed in accordance with the Northern Rivers Local Government *Development Design and Construction Manuals* (as current at the time of construction works commencing). Where details are not addressed in these Manuals, the design is to comply with the requirements of Council's *Subdivision Code*. The footpath on the southern side of the new road shall begin at the north/western most location of the carpark, for the full property frontage and connect with the existing shared path network of Lighthouse Parade. The path shall be a 2m wide shared path.

8.13. Flooding and Stormwater

Final Engineering design plans for Stormwater catchment and treatment are to be provided, the provision of stormwater controls on site with Water Sensitive Design requirements are to be provided in accordance with Council's Development Control Plan No. 13 Stormwater Management, the plans are to be completed to integrate with the Engineering design plans for the proposed re-alignment of Compton Drive and Lighthouse Parade, and be certified by a suitably qualified professional prior to the release of the Construction Certificate.

Vegetation

8.14. All future design plans submitted for the road re-alignment construction works are to contain survey accurate information of the following:

- all trees to be retained;
- all trees to be removed; and
- location and purpose of the barrier fencing.

8.15. Prior to issue of the Construction Certificate the applicant is required to prepare to the satisfaction of Council's Environmental Scientist a Revegetation, Rehabilitation and Weed Control Plan (RRWCP). The RRWCP is to include, but not be limited to the following information:

- a survey correct plan of the trees to be retained/removed;
- identification of personnel undertaking the proposed rehabilitation program;
- native species planting list;
- methods to be used to rehabilitate the subject areas;
- details of all compensatory plantings;
- methods to be used to translocate the mature Panadanus trees;
- methods to be utilised to control exotic weed species;
- schedule of works including details on the timing of all works;
- identification of precise restoration goals; and
- provisions for monitoring reports to be supplied to Council.

8.16. All native vegetation to be removed is to be compensated in the ratio 1:3. Details of all native vegetation to be removed are to be included into the Revegetation, Rehabilitation and Weed Control Plan (RRWCP) prior to issue of the Construction Certificate.

- 8.17. The Revegetation, Rehabilitation and Weed Control Plan (RRWCP) is to include recommendations 2 and 3 of Peter Parker's Environmental Review of DA 2010/74 Proposal to Construct a New Surf Club, Compton Drive, East Ballina dated 12 January 2010 and the recommendations contained in the Environmental Assessment Report (EAR) prepared by PLACE Design Group dated 13 March 2009. Details are to be submitted prior to issue of the Construction Certificate.

9 PRIOR TO CONSTRUCTION WORK COMMENCING

*The following conditions in this section of the consent must be complied with or addressed prior to commencement of construction works relating to **Stage 1** of the approved development.*

Vegetation

- 9.1. To delineate the Limit of Clearing (LoC) works the applicant is to erect visible barrier fencing along the edge of the relocated road and adjacent vegetation to the satisfaction of Council's Environmental Scientist prior to works commencing at the site. Signage depicting the purpose of the fencing is to be installed on the fence. Details of the required fencing are to be submitted to Council's Environmental Scientist prior to its erection. Within the fenced off area there is to be no ground disturbance, road construction, noise attenuation structures, storing of material within this area.
- 9.2. Prior to construction works all vegetation and/or trees to be retained are to be protected with temporary fencing. Fencing is to be established a minimum of 1 metre outside of the identified root protection area and/or drip line zone which ever is greater.
- 9.3. All personnel working on the site are advised of the significance erected fencing prior to construction work commencing.
- 9.4. All vegetation to be removed is to be clearly marked with flagging tape, prior to the commencement of work at the site. Vegetation removal is limited to a height of six (6) metres above the finished road level. An arborist is to remain onsite during all clearing works.
- 9.5. The Pandanus trees within or impacted by the re-alignment and associated infrastructure works are to be translocated into the landscaped areas approved by Stage 2.

10 DURING CONSTRUCTION

*The following conditions in this section of the consent must be complied with or addressed during the course of carrying out the construction works relating to **Stage 1** of the approved development.*

Vegetation

- 10.1. No burning of vegetation from the site is permitted. Vegetation waste is to be chipped and reused or removed from the site.
- 10.2. The actions of the approved Revegetation, Rehabilitation and Weed Control Plan (RRWCP) are to be implemented within 1 month of the completion of the proposed road realignment. The RRWCP is to be implemented for a minimum of five (5) years.

- 10.3. All pruning activities are to conform to the Australian Standard as detailed in "*Pruning of Amenity Trees*". Pruning activities are to be conducted in a manner that ensures the ongoing environmental integrity of the area.
- 10.4. All vegetation removal is to be undertaken in a manner that ensures the ongoing integrity of the vegetation to be retained and/or adjacent native plants.
- 10.5. There is to be no vegetation clearance, earthworks and/or storage of any vegetative matter, goods and/or equipment within any vegetation to be retained.

STAGE 2 - Construction of the Clubhouse/Patrol Buildings and Associated Carparking

11 GENERAL CONDITIONS

General

- 11.1. No part/area of the Clubhouse premise(s) shall be leased, tenanted or otherwise separately used, without the prior approval of a Business Management Plan suitably addressing such matters including, but not limited to, accommodation and operational arrangements, building maintenance, financial liabilities. The Business Management Plan is to be approved/negotiated by the Reserve Trust with the concurrence of the Land and Property Management Authority.

Amenity/Visual Impact

11.2. *Roof colour*

The roof material of the proposed development shall have low reflective index characteristics and the colour shall not be prominent against the background and sympathetic to the surrounding coastal environment. As far as practicable, finishes should comprise earthy or subdued tones. Unpainted zincalume, white, off-white and light grey are not acceptable.

11.3. *6.4m height limit*

The lowest pitching plate of the rafters within the building shall not exceed 6.4 metres measured vertically from any point of the topmost floor of the building to the natural ground level immediately below that point.

Signs

11.4. *No signs without approval*

No advertising sign(s) is to be erected or displayed without prior submission of a development application to, and approval from, Council, unless the proposed signage is consistent with the terms and conditions of Council's Exempt & Complying Development Control Plan.

Building Construction Requirements

11.5. *Building Inspections*

Where Council is the Principal Certifying Authority

Forty eight (48) hours notice is to be given to enable the following building works to be inspected during construction by the Council where Council is the Principal Certifying Authority. NOTE: All required sewer and water service plumbing drainage inspections are to be carried out by Council:

1. At the commencement of building work including the erection of builder's sign, site fencing, builder's sheds, erosion barriers and portable toilet facilities where required.
2. Excavation for pier hole foundations prior to concrete pour.
3. Prior to the pouring of any in-situ reinforced concrete building element.
4. When the foundation trenches are open, the steel reinforcement in position before the concrete is poured.
5. When the internal sewer drainage pipelines beneath the building have been laid by the licensed plumber so that a water test can be carried out before they are backfilled.
6. When the steel is in position before any concrete floor slabs including patios and garages are poured.
7. When the external sewer drainage lines have been laid by the licensed plumber so that a water test can be carried out before they are backfilled.
8. When the external stormwater drainage lines have been laid and connected by a licensed plumber prior to backfilling.
9. On completion of the framework with the roof covering and external wall cladding in position before the internal walls and ceilings are fixed.
10. Prior to the covering of waterproofing flashings to any wet areas.
11. On completion of the water supply "rough in" and/or plumbing stackwork prior to the internal lining of the building.
12. On completion of the building before occupation and the issue of any occupation certificate.

NOTE: These inspections are considered to be critical stage inspections required during construction. Failure to carry out these inspections is a breach of the *Environmental Planning & Assessment Act* and may jeopardise the issue of an Occupation Certificate.

Wastewater Management

11.6. *Compliance with Codes*

All drainage and sanitary plumbing work must be carried out in accordance with the requirements of the *NSW Code of Practice Plumbing and Drainage* and *National Plumbing and Drainage Code AS 3500*.

12 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (Building and/or Civil Works)

*The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to **Stage 2** of the approved development.*

Roads & Traffic

- 12.1. The proposed carparking area shall provide minimum lighting levels as required in accordance with Section 4.7 Lighting of AS 2890.1 - 2004 Parking Facilities: Part 1 – Off Street Carparking. Engineering design plans are to be submitted to and approved by Council prior to issue of the Construction Certificate.
- 12.2. The proposed carparking area shall incorporate suitable traffic calming devices in accordance with AUSROADS technical manuals. Engineering design plans are to be submitted to and approved by Council prior to issue of the Construction Certificate.

12.3. Bus Shelter

Prior to release of the Construction Certificate, a design identifying the proposed location of a bus shelter in close proximity to the bus stop is to be submitted. Bus stops shall be provided at the developer's cost.

12.4. The design of all disabled carparking spaces is to be in accordance with the Australian Standards AS/NZS 2890.5: 2009. Design plans are to be certified by a suitably qualified professional prior to issue of the Construction Certificate.

12.5. The design of all carparking and vehicular accesses is to be in accordance with the Australian Standards AS/NZS 2890.1: 2004. Design plans are to be certified by a suitably qualified professional prior to issue of the Construction Certificate.

Utility Services

12.6. Water Meters

Prior to the issue of the Construction Certificate, the applicant is required to submit an "Application for a Water Service" to Council in accordance with Council's Water Metering Policy (as current at the time of construction works commencing). Each tenancy is to be fitted with a water meter of a minimum size of 20mm depending on the nature and size of the development. The applicant shall be responsible for all costs associated with water meter installations.

12.7. Water Connection

The applicant shall be responsible for all costs associated with the connection of Council's reticulated water supply system within the development in accordance with Councils *Subdivision Code* (as current at the time of construction works commencing). Design plans are to be approved by Council prior to issue of the Construction Certificate.

12.8. Backflow Prevention

The sites containment backflow prevention shall be to current standards as per AS 3500. The design must be certified by a suitably qualified professional and submitted to and approved by Council prior to the issue of a Construction Certificate.

12.9. Sewerage

The applicant shall be responsible for all costs associated with the connection of Council's sewer system to the development in accordance with Councils *Subdivision Code* (as current at the time of construction works commencing). Design plans are to be approved by Council prior to issue of the Construction Certificate.

Bush Fire

12.10. New construction of the Clubhouse shall comply with Australian Standard AS3959-1999 'Construction of buildings in bush fire-prone areas' Level 1. Details are to be submitted prior to release of the Construction Certificate.

Building Construction Requirements

12.11. The Clubhouse building must be of Type B Construction in accordance with the Building Code of Australia. Full details must be submitted for approval prior to release of the Construction Certificate.

- 12.12. The patrol building is to have a minimum floor level of 6.7m AHD. Details (inclusive of suitable disabled access) are to be submitted prior to release of the Construction Certificate.
- 12.13. Prior to issue of the Construction Certificate, a Certificate must be submitted to the Council/Accredited Certifier from an appropriate person that the buildings will comply with Part J of the Building Code of Australia if constructed in accordance with the approved plans.
- 12.14. ***Engineer's structural detail***
Structural Engineer's details for all structural steel, reinforced concrete work and required wall bracing and method of tie down are to be submitted to the Council/Accredited Certifier prior to issue of the Construction Certificate.
- 12.15. ***Bearing capacity***
The bearing capacity of the foundation material below the footings is to be tested by a Structural Engineer after the footing trenches have been excavated. A copy of the report is to be submitted to Council/Accredited Certifier prior to issue of the Construction Certificate.
- 12.16. ***Geotechnical report***
A geotechnical report for the proposed development, prepared by a suitably qualified and experienced Geotechnical Engineer shall be submitted to Council/Accredited Certifier prior to the issue of any Construction Certificate. The report is to state that a property site investigation has been made; that the site is capable of accommodating the proposed development; that the buildings will not be affected by subsidence when the buildings are erected, and that adequate design allowance has been made for drainage.
- 12.17. Hydraulic details, inclusive of all fire hydrants and hose reels, must be prepared by a suitably qualified Hydraulic Engineer and submitted to Council/Accredited Certifier prior to issue of the Construction Certificate.
- 12.18. Details of emergency lighting and exit signs must be submitted to Council/Accredited Certifier prior to issue of the Construction Certificate.
- 12.19. Details of all mechanical ventilation must be submitted to Council/Accredited Certifier prior to issue of the Construction Certificate.

Amenity/Visual Impact

- 12.20. ***External finishes to be submitted***
A schedule of all external building materials and finishes shall be submitted to Council for approval.
- 12.21. An acoustics consultant is to be engaged to review the design and specify the materials to be used throughout to achieve the required acoustic performance for the building with a particular view to both people and entertainment noise. The "Noise Impact Assessment" by Greg Alderson & Associates Pty Ltd dated 9 December 2009 provides a basis for this work. This document is to be submitted to and be approved by Council prior to issue of the Construction Certificate.

Developer Contributions/Charges/Bonds

- 12.22. ***Developer Charges***
Prior to issue of a Construction Certificate where building work is proposed, payment to council of non-refundable monetary charges shall be made towards the

provision of bulk water supply, water reticulation and sewer infrastructure which are required as a result of the development in accordance with the charges set by Ballina Shire Council and Rous Water as water supply authorities under the Water Management Act 2002. The amount payable will be the assessed additional equivalent tenements generated by the development multiplied by the charge applicable at the time of payment.

Certificates of Compliance pursuant to Section 306 of the Water Management Act 2002 shall be deemed to have been issued where the required charges have been paid and all construction works required by the water supply authority for the development have been completed.

The charges are currently guided by the following development servicing plans:

Water Supply Authority	Contribution Plan/Development Servicing Plan	Adopted
Ballina Shire Council	Ballina Shire Council Water Supply Infrastructure Development Servicing Plans	27 May 2004
Ballina Shire Council	Ballina Shire Council Sewerage Infrastructure Development Servicing Plans	27 May 2004
Rous Water	Rous Water Development Servicing Plan	April 2009

The Development Servicing Plans provide for the indexing of charges and are also subject to amendment and replacement. The charges payable are the charges set by the water supply authorities at the time payment is made. Copies of the Development Servicing Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website www.ballina.nsw.gov.au.

It should be noted that Ballina Shire Council acts as Rous Water's agent in the collection of Rous Water Bulk Water Supply Charge for developments that are connected to the Ballina Shire water supply.

The charges applicable at the time this consent is issued are included in Schedule 1 (**attached**).

12.23. **Developer Contributions**

Prior to issue of a Construction Certificate where building work is proposed, payment to Council of non-refundable monetary contributions shall be made towards the provision of public services, infrastructure and amenities, which are required as a result of the development in accordance with the following contribution plans prepared under Section 94 of the Environmental Planning & Assessment Act, 1979:

Contribution Plan/Development Servicing Plan	Adopted
Ballina Shire Contributions Plan 2008	23 October 2008
Ballina Road Contribution Plan October 2002	24 October 2002
Ballina CBD Car Parking Contribution Plan	25 November 2004
Lennox Head Village Centre Car Parking Contribution Plan	12 February 2004
The Council of the Shire of Ballina Section 94 Contributions Plan: Heavy Vehicle Traffic Generating Development -	9 February 1996

The Contribution Plans provide for the indexing of contribution amounts and are also subject to amendment. The contribution rates payable will be the rates that are applicable at the time payment is made. Copies of the Contribution Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website www.ballina.nsw.gov.au.

The Contribution amounts applicable at the time this consent is issued are as per Schedule 1 (**attached**).

Drainage and Stormwater Controls

- 12.24. An area is to be set aside for the purpose of washing down boats and equipment. This area is to be provided with site absorption of wash-water inclusive of a suitable system for removing oil or fuel residue that may be present. Details of these arrangements are to be provided to Council prior to issue of the Construction Certificate.
- 12.25. All Stormwater drainage works are to be carried out in accordance with the approved plans. This is to include the shaping of driveways and paved areas to drain to landscaped/vegetated areas with infiltration strips. Pervious paving is to be provided where possible. Details are to be shown on the design plans and approved prior to issue of the Construction Certificate.
- 12.26. A detailed Soil and Water Management Plan pertaining to the construction phase is to be submitted to and be approved by Council prior to the issue of the Construction Certificate. This plan is to be inclusive of the management of sand or dust from cleared areas and stockpiled material during high winds.

Heritage/Streetscape

- 12.27. Consideration is given to promoting the area's Aboriginal and European heritage values to complement future cultural heritage promotional opportunities in the area. Options for heritage promotion on the site might include features and /or garden/landscaping treatments in the public recreation areas located on the north side of the building; interpretive features inside and/or exterior to the building. This consideration is to be undertaken in consultation with Council's Heritage Officer and is to be satisfactorily provided prior to the issue of the Construction Certificate.

Landscaping

- 12.28. The applicant is to revise the submitted Landscape Plan to only include species which are endemic to the locality. All species listed under the Threatened Species Conservation Act (1995) are to be removed.

Crime Prevention

- 12.29. The recommendations of the NSW Police Service dated 8 September 2009 are to be indicated and detailed on the design plans (where relevant). Detailed plans are to be submitted to and approved by Council prior to issue of the Construction Certificate.

Food Premises

- 12.30. Plans and specifications showing details of layout and construction of the kiosk kitchen, clubroom kitchen, training room kitchen and all other food preparation storage and delivery areas, method of installation of all fittings and fixtures, vermin-proofing and waste storage facilities are to be submitted to and be approved by Council prior to the issue of the Construction Certificate.

Waste/Trade Waste

- 12.31. Adequate Provision must be made on site for the storage prior to disposal of solid waste. Details of the location and method of storing and disposing of waste is to be submitted to and be approved by Council prior to issue of the Construction Certificate. Note: the waste storage area is to be screened, covered, graded and drained to the sewer via an approved pre-treatment device. It is recommended that consideration be given to the provision of a dedicated chill room for the holding of putrescible waste to prevent odours and access by vermin.

13 PRIOR TO CONSTRUCTION WORK COMMENCING

*The following conditions in this section of the consent must be complied with or addressed prior to commencement of construction works relating to **Stage 2** of the approved development.*

General

- 13.1. No construction on the Clubhouse or Patrol building is to commence until suitable tenures are in place as required by the Business Management Plan.

13.2. ***Issue of construction certificate***

The erection of a building under the terms and conditions of this Development Consent must not be commenced until:

(a) Detailed plans and specifications of the building have been endorsed with a Construction Certificate by:

- (i) The Council; or*
- (ii) An accredited certifier; and*

(b) The person having the benefit of the development consent has appointed a Principal Certifying Authority and has notified the Council (if Council is not the principal certifying authority) of the appointment; and

(c) The person having the benefit of the development consent has given at least two (2) days notice to the Council of the person's intention to commence the erection of the building.

14 DURING CONSTRUCTION

*The following conditions in this section of the consent must be complied with or addressed during the course of carrying out the construction works relating to **Stage 2** of the approved development.*

General

14.1. ***Demolition***

All demolition work is to be carried out in accordance with the WorkCover Authority and Council guidelines for the removal of asbestos and lead based products. The sewer, water and electrical services from the building are to be disconnected by licensed tradespersons.

- 14.2. All demolition, construction or the like waste is not to be stored or stockpiled on the site and must be disposed of promptly to an approved waste facility.

Amenity/Visual Impact

- 14.3. Care is to be taken throughout to ensure that the integrity of the acoustics controls are not compromised. The Acoustics Consultant is to be retained throughout the project to provide advice if required.

Vegetation

- 14.4. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

Bush Fire

- 14.5. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006.'
- 14.6. Where the rear or most distant part of the building is greater than 70 metres from the nearest hydrant, a new hydrant is required to be installed as per Australian Standard AS 2419.1-2005 'Fire Hydrant Installations'. Locations of fire hydrants are to be delineated by blue pavement markers offset 150mm from the centre of the road. The direction of offset shall indicate on which side of the road the hydrant is located. Alternatively, an onsite 5000 litre water supply shall be provided for fire fighting purposes.
- 14.7. Roller doors, tilt-a-doors and other such doors shall be sealed to prevent the entry of embers into the building.

Building Construction

14.8. ***Glazing requirements***

Glazing materials used in the building are to comply with the following:

- (i) Part 3.6 of the Building Code of Australia (Housing Provisions)*
- (ii) Australian Standard 1288 – 1994, Glass in Buildings – Selection and Installation*
- (iii) Australian Standard 1170.2, Wind Loads*
- (iv) Australian Standard 2047 – 1999, Windows in Buildings – Selection and Installation*

The windows used within the building are to have the minimum following design ratings:

- (a) 700 pascals permissible stress pressure*
- (b) 150 pascals water penetration resistance*

NB: The required pascal ratings are to be determined by the consulting engineer or Principal Certifying Authority. Window manufacturers must label their windows with their identification mark, structural rating and water penetration resistance. Each panel of safety glazing shall be legibly marked in accordance with AS 2208.

Prior to occupation of the building, manufacturer's certification for any glazing used within the building, including required Pascal ratings (stress pressure/water penetration) and compliance with relevant Australian Standards is to be submitted to the Council or other accredited Certifier.

14.9. *Hot water outlets – Commercial/Industrial*

All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 50°C.

Each commercial kitchen hand basin shall deliver hot water at a temperature of at least 40°C and each cleaning sink/tub shall be provided with hot water with a minimum temperature of 45°C.

14.10. *Disabled access*

Provide facilities for the disabled including toilet facilities, ramped access to the building and a carparking bay for the disabled in the carpark in accordance with AS 1428.1 and AS 2890.1.

14.11. The unisex disabled toilets in the Patrol building are to be fitted with a Master Locksmith Access Key System.

14.12. Access and sanitary facilities for the disabled must be provided for the Patrol building staff.

14.13. Any enclosure of spaces under stairs must be in accordance with Clause D2.8 of the Building Code of Australia.

14.14. The exit door from the Patrol building must be provided with a device to hold it in the fully open position in accordance with Clause D2.20 of the Building Code of Australia.

14.15. Door latches must comply with Clause D2.21 of the Building Code of Australia.

14.16. The viewing tower and stairs of the Patrol Building must comply with Clause D2.16 of the Building Code of Australia.

14.17. The storeroom must be separated from other parts of the building by construction having an FRL of 60/60/60 in accordance with NSW H101.16 of the Building Code of Australia.

14.18. The electric mains installation for the Place of Public Entertainment area, being the first floor Club Room, must comply with NSW H101.19 of the Building Code of Australia.

14.19. Lighting to the Place of Public Entertainment Area, being the first floor Club Room, must comply with NSW H101.20 of the Building Code of Australia.

Essential Fire Services

14.20. *Material flammability*

Any material used in the building shall have a smoke-developed index not greater than 8 if the spread-of-flame index is greater than 5 and a spread-of-flame index not greater than 9. Any sarking type material used in the building shall have flammability index not greater than 5. Any timber panels used in the building shall have a spread-of-flame index not greater than 9 (NB: western red cedar does not comply).

14.21. *Exit doors*

The exit doors must be able to be opened without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1.2m from the floor.

14.22. *Fire hydrant*

Fire hydrants are to be provided in accordance with *Section “E” of the BCA*.

14.23. *Fire extinguishers*

Fire extinguishers suitable for A, B and E class fires are to be installed within the building in accordance with *Section “E” of the BCA*.

14.24. *Emergency lighting*

An emergency lighting system and illuminated exit signs must be installed throughout the building in accordance with *AS 2293.1*.

14.25. *Fire hose reels*

A fire hose reel or reels shall be installed within the building located near an exit doorway and be capable of reaching all parts of the building. Each fire hose reel shall be connected to a fire main. Each fire hose reel must be readily accessible for use by each occupant of the building served by the hose reel. Details prepared by a suitably qualified Hydraulic Engineer detailing the design of the hose reel system and certifying compliance with *AS 1221* and *AS 2441* shall be submitted to the Principal Certifying Authority prior to commencement of installation of the system.

14.26. *Essential services*

The following services and equipment are essential services required by the BCA to ensure the safety of persons in the building in the event of an outbreak of fire in the building.

- Fire Hydrant
- Fire Hose Reels
- Fire Extinguishers
- Emergency Lighting and Exit Signs
- Mechanical Ventilation

14.27. *Fire safety statement*

The owner of the building must provide Council with a Fire Safety Statement at least once in each twelve month period, certifying that the essential services installed in the building have been inspected and tested by a competent person and at the time of that inspection, were capable of operating at the minimum standard required by the development consent. This certificate is to be kept in the building to which it relates.

Food Premises

14.28. The applicant shall construct and fit-out the premises in accordance with the provisions of the Australian Food Safety Standards 3.1.1, 3.2.2 and 3.2.3. The applicant is responsible to ensure compliance with the Standards and Council will not accept responsibility at the time of final inspection for premises that are not in compliance with the Standards, regardless of the approved plans. Reference shall be made to the AS 4674 – 2004 “Design, Construction and fit-out of food premises” for guidance on construction of food premises.

- 14.29. Separate storage areas shall be located on the premises for clothing, personal belongings, cleaning equipment and chemicals where there is no likelihood of stored items contaminating food and food contact surfaces.

15 PRIOR TO OCCUPATION OR USE

*Unless otherwise stated all development and works referred to in other sections of this consent are to be completed together with the following conditions prior to occupation or use of **Stage 2**.*

General

- 15.1. To prevent littering and the pollution of waters, cigarette butt bins must be provided externally on site for the disposal of cigarette butts. Positioning must be in convenient locations to the carpark areas and the entry and exits to the development but at a sufficient distance that smoke does not enter the building structure.
- 15.2. All signage required to ensure compliance with the Smoke Free Environment Act including those in public toilet facilities must be in place.
- 15.3. **Occupation certificate**
Where Council is not the Principal Certifying Authority the applicant shall ensure that a Certificate of Occupation prepared by the Principal Certifying Authority is submitted to Council prior to occupation of the building.
- 15.4. Prior to the issue of an occupation certificate, 'Works As Executed' drawings shall be submitted to Council of any road, drainage and other Council services in accordance with the provisions of the *Subdivision Code* requirements.

Access & Carparking

- 15.5. The construction of all carparking and vehicular accesses are to be completed in accordance with the approved design plans and the Australian Standards AS/NZS 2890.1: 2004. All works are to be certified by a suitably qualified consultant prior to issue of the Occupation Certificate.
- 15.6. The construction of all disabled carparking spaces is to be completed in accordance with the Australian Standards AS/NZS 2890.5: 2009. All works are to be completed prior to issue of the Occupation Certificate.
- 15.7. **Concrete or similar parking areas**
The driveways and parking bays within the development are to be constructed of reinforced concrete or similar paved material. All driveway areas are to be adequately graded and drained to the stormwater system to ensure that stormwater is not directed onto adjoining properties.
- 15.8. **Carparking spaces**
A minimum of **67** carparking spaces shall be provided and constructed on the site in accordance with the approved development plans.
- 15.9. **Bicycle parking**
Bicycle parking racks shall be provided on-site in a location approved by Council to accommodate a minimum of **20** bicycles.
- 15.10. All street lighting works must be completed and commissioned prior to the release of the Occupation Certificate.

- 15.11. Installation of the approved bus stop and shelter must be completed prior to the release of the Occupation Certificate.

Utility Services

- 15.12. All stormwater management works within the site are to be completed in accordance with the approved plans prior to issue of the Occupation Certificate.
- 15.13. The completion of all water supply and sewer works in accordance with the approved plans and in accordance with Councils *Subdivision Code* (as current at the time of construction works commencing). All works are to be approved by Council prior to issue of the Occupation Certificate.
- 15.14. Prior to the issue of a Occupation Certificate, the following maintenance bond must be paid to Council which includes the amount of Goods and Services Tax payable. The bond is subject to review and may vary at the actual time of payment:

- Maintenance Bond: Equal to 5% of the estimated cost of the civil works (min \$1000)

A maintenance period of 12 months will apply from the date of issue of the Occupation Certificate. The bond may be used by Council to maintain, repair or rectify works that are failing. The bond will be refunded upon completion of the 12 month period should no such failure occur.

Amenity/Visual Impact

- 15.15. The acoustic consultant shall provide Council with certification that the development complies with the acoustic specification identified in the noise assessment report approved by Council prior to issue of the Construction Certificate (or as amended with the approval of Council) prior to the issue of the Interim or Final Occupation Certificate.
- 15.16. The use and occupation of the proposed development, including all plant and equipment installed thereon, and the undertaking of normal operational activities must not give rise to any offensive noise within the meaning of The Protection of the Environment Operations Act, 1997. Offensive Noise means noise:
1. That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - a. is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
 - b. interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or
 2. That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

Note: Should the premises be licenced the NSW Liquor administration Board may impose specific conditions in relation to noise from the licenced area.

Food Premises

- 15.17. Trading must not commence until application has been made to Council to register the business on Council's "Commercial Premises Register" and the appropriate fee paid.
- 15.18. Registration of the business details on the NSW Food Authority's Notification and Food Safety Information System is required prior to commencement of trading. This can be completed online at www.foodnotify.nsw.gov.au.

Waste/Trade Waste

- 15.19. Prior to the release of the Occupation Certificate approval to discharge Trade Waste is to be obtained from Council. An application fee and a minimum of one inspection fee is payable on submission of the trade waste application.
- 15.20. An adequately sized grease arrestor (min 1000L) shall be installed to service the kiosk and kitchen areas. Basket waste arrestors are required in the floor waste of food preparation areas. Sinks associated with the Kiosk, including cleaner's sink are to be fitted with fixed screen/strainers.

16 CONDITIONS OF USE/DURING OCCUPATION

*The following conditions in this section of the consent are to be complied with in the day-to-day use or operation of **Stage 2** of the approved development.*

General

- 16.1. ***Loading & unloading***
All loading and unloading of goods is to be carried out off-street and wholly within the site.
- 16.2. ***Forward vehicular movement***
Vehicular entry to and exit from the site shall be in a forward direction.
- 16.3. If any special events are scheduled (i.e. major surf carnivals or other events), a traffic management/control plan is to be submitted to Council for approval and is to suitably address traffic control, particularly boat launching activities and parking.
- 16.4. The traffic management/control plan is to be prepared by an accredited Roads & Traffic Authority Traffic Control Plan Designer/Auditor, and is to be submitted to Council for approval a minimum of six weeks prior to the scheduled event.

Waste/Trade Waste

- 16.5. ***Comply with Trade Waste Discharge Policy***
The Applicant shall comply with Council's Trade Waste Disposal Policy as reviewed from time to time.

SCHEDULE 1

Contribution	Account - Unique No.after PLD 013 /9999	Contribution Unit	Rate per contribution Unit	Total Contribution Units Payable	TOTAL COST
East Ballina/Skennars Head Roads	1	per equivalent residential allotment	\$3,415.98	77.6775	\$265,344.85
East Ballina Sewerage (DSP Area B)	42	per equivalent tenement	\$6,743.51	25.6800	\$173,173.34
East Ballina Water (DSP Area B)	35	per equivalent tenement	\$3,112.82	16.3720	\$50,963.09
Rous Water	TT 9451	per equivalent tenement	\$3,685.00	16.3720	\$60,330.82
TOTAL	\$549,812.10				