

## Attachment 7 – Draft conditions

Consent has been granted for **deferred commencement**.

The development application has been determined by granting deferred commencement consent subject to the following conditions:

- i **The Development Consent shall not operate until Council has been satisfied as to the following matters:**
  - a) **On-site sewerage tertiary treatment system**

Satisfactory design and operation details are to be provided for the proposed on-site tertiary sewerage treatment system addressing:

    - Alternative methods of spray irrigation such that no works are to involve sub surface ground disturbance to the subject land north of Avondale Road, due to the site being identified as “moderate” archaeological sensitivity in Aboriginal Archaeological Assessment report prepared by Biosis Research dated March 2007.
    - The inconsistencies between the reclaimed effluent and rainwater reuse irrigation areas of the golf course indicated on the submitted plan and the details specified in the Additional Information Report dated 29 September 2010 by TCG Planning.
  - b) **Underpass**

Design details of an underpass at Avondale Road linking the northern and southern golf courses. The underpass shall provide for separate pedestrian and motorised golf cart access.
- ii The developer must, within 12 months of the date shown on the top of this consent, produce evidence to the Council sufficient to enable it to be satisfied that the matters specified in condition number (i) have been complied with.
- iii If compliance with the matters contained in condition number (i) results in a substantial variation to the development approved deferred commencement, a new development application must be submitted.

**Once Council is satisfied that the matters contained in condition number (i) have been complied with and the developer has been notified in writing of such compliance, the following conditions shall apply in respect of the approved development:**

Conditions which the Department of Environment, Climate Change and Water NSW requires to be imposed as part of this Integrated Development Consent are:

**General Terms of Approval** – for works requiring a Controlled Activity Approval under the Water Management Act 2000

### **Plans, standards and guidelines**

- 1 These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA-2009/1037 and provided by Council:
  - i Site plan, map and/or surveys;
  - ii Structural design and specifications;
  - iii Works Schedule;
  - iv Landscape Concept Plan;
  - v Drainage Concept Plans;

vi      Rehabilitation Plan.

Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.

- 2      Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the rivers identified.
- 3      The consent holder must prepare or commission the preparation of:
  - i          Vegetation Management Plan;
  - ii        Soil and Water Management Plan;
  - iii       Bridge Design Plans;
  - iv        Stormwater Outlet Design Plans.
- 4      All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water guidelines located at:  
[www.dwe.nsw.gov.au/water\\_trade/rights\\_controlled.shtml](http://www.dwe.nsw.gov.au/water_trade/rights_controlled.shtml)
  - i          Vegetation Management Plans;
  - ii        Laying pipes and cables in watercourses;
  - iii       Riparian Corridors;
  - iv        In-stream works;
  - v          Outlet structures;
  - vi        Watercourse crossings.
- 5      The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.

**Rehabilitation and maintenance**

- 6      The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.
- 7      The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.

**Report requirements**

- 8      The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to the NSW Office of Water as required.

**Security deposits**

- 9      The consent holder must provide a security deposit (bank guarantee or cash bond) – equal to the sum of the cost of complying with the obligations under any approval – to the NSW Office of Water as and when required.

### **Access-ways**

- 10 The consent holder must design and construct all ramps, stairs access ways, cycle paths, pedestrian paths or other non-vehicular form of access way so that they do not result in erosion, obstruction of flow, destabilisation, or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by the NSW Office of Water.
- 11 The consent holder must not locate ramps, stairs, access ways, cycle paths, pedestrian paths or any other non-vehicular form of access way in a riparian corridor other than in accordance with a plan approved by the NSW Office of Water.

### **Bridge, causeway, culverts, and crossing**

- 12 The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not result in erosion, obstruction of flow, destabilisation or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by the NSW Office of Water.
- 13 The consent holder must ensure that any bridge, causeway, culvert or crossing does not obstruct water flow and direction, is the same width as the river or sufficiently wide to maintain water circulation, with no significant water level difference between either side of the structure other than in accordance with a plan approved by the NSW Office of Water.

### **Disposal**

- 14 The consent holder must ensure that no materials or cleared vegetation that may obstruct flow, wash into the water body or cause damage to river banks are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

### **Drainage and Stormwater**

- 15 The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.
- 16 The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Office of Water.

### **Erosion control**

- 17 The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.

### **Excavation**

- 18 The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
- 19 The consent holder must ensure that any excavation does not result in (i) diversion of any river; (ii) bed or bank instability; or (iii) damage to native vegetation within the area where a controlled activity has been authorised, other than in accordance with a plan approved by the NSW Office of Water.

### **Maintaining river**

- 20 The consent holder must ensure that (i) river diversion, realignment or alteration does not result from any controlled activity work; and (ii) bank control or protection works maintain the existing

river hydraulic and geomorphic functions; and (iii) bed control structures do not result in river degradation other than in accordance with a plan approved by the NSW Office of Water.

### **River bed and bank protection**

- 21 The consent holder must clearly mark (with stakes using a GPS or peg out survey), protect and maintain a riparian corridor with a width of **40 metres** measured horizontally landward from the highest bank of the river for the length of the site directly affected by the controlled activity in accordance with a plan approved by the NSW Office of Water.
- 22 The consent holder must establish a riparian corridor along **Box Creek, Heritage Creek and Mullet Creek**, in accordance with a plan approved by the NSW Office of Water.

### **Pursuant to s100B –authorisation under the Rural Fires Act 1997 – NSW Rural Fire Service**

This response is to be deemed a bush fire safety authority as required under section 100B of the ‘Rural Fires Act 1997’ and is issued subject to the following numbered conditions:

#### **Asset Protection Zones**

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants.

- 1 At the commencement of building works and in perpetuity the following asset protection zones shall be managed as outlined within section 4.1.3 and Appendix 5 of ‘Planning for Bush Fire Protection 2006’ and the NSW Rural Fire Service’s document ‘Standards for asset protection zones’.
  - to the north for a distance of 50 metres as an Inner Protection Area;
  - to the south for a distance of 40 metres as an Inner Protection Area and 20 metres as an Outer Protection Area;
  - to the west for a distance of 40 metres as an Inner Protection Area.

#### **Water and Utilities**

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities.

- 2 Water, electricity and gas are to comply with section 4.1.3 and 4.2.7 of ‘Planning for Bush Fire Protection 2006’.

#### **Access**

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.

- 3 Internal roads shall comply with section 4.2.7 of ‘Planning for Bush Fire Protection 2006’.

#### **Evacuation and Emergency Management**

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the building.

- 4 An Emergency/Evacuation Plan is to be prepared consistent with the NSW Rural Fire Service document ‘Guidelines for the Preparation for Emergency/Evacuation plan’.

#### **Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack.

- 5 Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall have a Flammability Index of no greater than 5 when tested in accordance with Australian Standard AS1530.2-1993 ‘Methods of Fire Tests on Building Materials, Components and Structures – Test for Flammability of Materials’.

6 New construction shall comply with Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' BAL 12.5 and undertake the following:

- The subfloor space shall be enclosed with either:  
a wall that complies with Clause 5.4 of AS3959-2009; or  
a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or  
a combination of the items above.

NOTE: There are no construction requirements for subfloor supports where the subfloor space is enclosed.

- Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be:  
of non-combustible material; or  
of bushfire-resisting timber (see AS3959-2009 Appendix F); or  
a combination of the items above.

NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7 of AS3959-2009).

- Where the subfloor space is unenclosed, flooring material, including bearers, joists and flooring less than 400mm above finished ground level, shall be:  
non-combustible (e.g., concrete, steel); or  
of bushfire-resisting timber (AS3959-2009 see Appendix F); or  
particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or  
a system complying with AS 1530.8.1; or  
a combination of any of the items above.

NOTE: There are no construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400mm or more above finished ground level.

- In relation to unenclosed verandas, decks, steps, ramps and landings the support posts, columns, stumps, stringer, piers, poles and framing (i.e. bearers and joists) shall be:  
of non-combustible material; or  
of bushfire-resisting timber (see AS3959-2009 Appendix F); or  
a combination of the items above.

- External framed walls must incorporate either:  
Breather-type sarking complying with AS/NZS 4200.1 and with a flammability index of not more than 5 (see AS1530.2) and sarked on the outside of the frame; or  
An insulation material conforming to the appropriate Australian Standard for that material.

**NOTE:** The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.

Conditions imposed by Council as part of this Integrated Development Consent are:

### Approved Plans and Specifications

- 1 The development is to be carried out in compliance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent: NOTE these are to be inserted prior to final determination.

## General Matters

### 2 RTA Matters

- 2.1 Traffic signals shall be provided at the intersection of the Princes Highway and Huntley Road prior to occupation of the development. The traffic signals shall be designed and constructed to the satisfaction of the RTA.
- 2.2 Prior to the issuing of construction certificate, SIDRA modelling shall be undertaken to justify the layout of the signals and provided to the RTA for acceptance. The SIDRA modelling shall consider a 10 year future scenario.
- 2.3 Following the RTA's acceptance of the SIDRA modelling and prior to the issuing of a construction certificate, a concept plan shall be provided to the RTA showing property boundaries.
- 2.4 Geometric road design shall be in accordance with *RTA Road Design Guide*. Pavement design shall be in accordance with *AUSTROADS Pavement Design Guide*.
- 2.5 Where required, lighting shall be upgraded/provided in accordance with Australian Standard AS/NZS1158.
- 2.6 All roadworks, traffic control facilities and other works associated with this development, including any property acquisitions required to ensure the design meets RTA standards, will be at no cost to the RTA. All works shall be completed prior to occupation.
- 2.7 Prior to the issuing of the construction certificate, the developer shall enter into a Works Authorisation Deed (WAD) for the above road works/traffic control facilities.
- 2.8 Section 138 consent under the Roads Act 1993 shall be obtained from the RTA prior to construction. Note: Since a WAD is required for the subject roadworks the RTA will exercising its power under Section 64 of the Roads Act, 1993 to become the roads authority.
- 2.9 The developer shall apply for a Road Occupancy Licence (ROL) from the RTA Traffic Operations Unit (TOU) prior to commencing work within the classified road reserve of within 100m of traffic signals. The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Direction to Restrict will also be required from the TOU. The developer shall submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 day business day period is dependant on the RTA receiving an accurate and compliant TMP. Note: An approved ROL does not constitute an approval to commence works until an authorisation letter for the works has been issued by the RTA Project Manager.

Conditions of the development consent relating to the road work, traffic control facilities and other structures on the classified road network contrary to those outlined above are unlikely to receive RTA consent under the Roads Act, 1993.

Prior to undertaking under such work, the applicant is required to submit detailed design plans, environmental impact assessment and all relevant additional information, as may be required under the RTA's Works Authorisation Deed. The developer will need to pay all RTA fees and charges associated with the works. In the first instance the applicant should contact Ashma Ul Husna on 4221 2564.

In addition, construction on the state road requires a pre-qualified contractor to be engaged. A copy of pre-qualified contractors can be found on the RTA website at:

<http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>

### 3 On site sewerage tertiary treatment system - Baseline water quality data

#### 3.1 Baseline water quality data

Prior to the commissioning of the sewage treatment plant, a report should be provided to Council detailing the results of previous surface and groundwater quality monitoring at the site. Information provided should include the location of the current groundwater piezometers and surface water sampling locations, which are currently detailed on an old aerial photo. Current aerial photography should be used to indicate the positions of the monitoring stations.

Water quality data from a sufficient period should be provided to show the variability in water quality at the site. The report should include all the monitoring data for the sampling period in tabular form, summary statistics and a comparison to the relevant water quality guidelines. The parameters measured should be as per the list of analytes as stated below. Data should be provided for surface water samples and groundwater from the piezometers.

##### 3.1.1 Surface Water Quality

To assess the long term impact of the proposed recycled / and or treated effluent) water irrigation on the local tributaries of Mullet Creek, the applicant must conduct 3 dry and 3 wet weather sampling events per year.

Surface water sample should be taken from the following sampling points.

- Box Creek ( Location No 7 and No 9 on the Huntley Heritage Sampling Location) and
- Heritage Creek (location No 1 on the Huntley Heritage Sampling Location).

The following analytes must be tested in each sample for each sampling event: pH, conductivity, suspended solids, ammonia nitrogen, total nitrogen, total phosphorus, reactive phosphorus oil and grease, BOD<sub>5</sub> and *E. coli*. The applicant must submit an annual surface water quality report. The report must include laboratory certification, chain of custody, and the rainfall data for the previous five days prior to each sampling event and interpretation of the all data for the year, including comparison with the baseline water quality data for the site.

##### 3.1.2 Groundwater Quality

To assess the long term impacts of the proposed recycled / and or effluent irrigation on the unconfined aquifer within the local colluvial deposits, the applicant must conduct 3 dry and 3 wet events per year.

- The ground water samples must be collected from two piezometers, one located upslope of the irrigation field and one installed down slope of the effluent application field in the groundwater flow direction.
- The piezometers at each location (upslope and down slope of the irrigation field) must penetrate the colluvium deposit (perched aquifer) on the site.
- Bore log details must be included in the annual report .

- The water table height must be reported for every sampling event.

The following analytes must be tested in each sample for each sampling event: pH, Redox (Eh), conductivity, ammonia nitrogen, total nitrogen, total phosphorus and reactive phosphorus. The applicant must submit an annual groundwater water quality report. The report must include laboratory certification, chain of custody, and the rainfall data for the previous five days prior to each sampling event and interpretation of the all data for the year, including comparison with the baseline water quality data for the site.

### 3.2 Water quality criteria from the on-site sewerage treatment plant

The treated effluent must be suitable for irrigation with uncontrolled public access as stated in the table on page 4 of the GHD report 24/9/2010

Parameters	Agreed Target
BOD5	90 percentile <10mg/L
Suspended Solids	90 percentile <15mg/L
Total Nitrogen	90 percentile <10mg/L
Total Phosphorus	90 percentile <0.3mg/L
pH	90 percentile [6.5-8.5]
Oil and grease	90 percentile <2.0 mg/L
<i>E. coli</i>	95 percentile < 200 cfu/100mL

#### 4 **Storage Dam**

The 5 ML storage dam must be lined prior to its use as treated effluent/overflow storage dam.

#### 5 **Application required for on-site wastewater treatment system**

Prior to the installation and operation of the on-site wastewater treatment system, a separate Application to Install & Operate an On-Site Sewage Management System under section 68 of the Local Government Act 1993 (form V2) must be submitted to Council.

#### 6 **Pedestrian Access**

Pedestrian access from the northern to southern section of the golf course is to be via the proposed underpass only. No access points are to be granted as part of this consent across Avondale Road.

#### 7 **Footpath**

A minimum 2.5m wide grassed verge level with the road surface shall be provided along Avondale Road for the full frontage of the site and continue along the unnamed road to the proposed vehicular entry of the development.

#### 8 **Trees to be Removed**

The developer has permission to remove Trees No. T2, T5 – T11, T12 – T21, T26, T27, T29 – T33, T35 as indicated on the submitted landscape plans drawing number 1093-02-LD01C, 1093-01-LD0 C, 1093-01-LD02C, 1093-01-LD03C & 1093-03-LD01 dated 20 August 2010. No other trees or vegetation shall be removed without the prior written approval of council.

#### 9 **Trees to be Retained**

The developer must retain Trees No. T1, T3, T4, T11a, T22 – T25, T28, T34, Group T36 – T39 and T40 as indicated on the submitted landscape plans drawing number 1093-02-LD01C, 1093-01-LD0 C, 1093-01-LD02C, 1093-01-LD03C & 1093-03-LD01 dated 20 August 2010. The developer must carry out all recommendations as indicated on the submitted Arborist's Report, by Moore Trees, dated March 2010.



- 10     **Building Work - Compliance with the Building Code of Australia**  
All building work must be carried out in compliance with the provisions of the Building Code of Australia.
- 11     **Construction Certificate**  
A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.  
  
A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.  
  
**Note:** The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.
- 12     **Separate Consent Required for Advertising Signage**  
This consent does not authorise the erection of any advertising signage. Any such advertising signage will require separate Council approval, in the event that such signage is not “complying or exempt development”, under Wollongong Development Control Plan No 1 – Complying Development or Wollongong Development Control Plan No 2. – Exempt Development.
- 13     **Maintenance of Access to Adjoining Properties**  
Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifying Authority indicating agreement by the affected property owners.
- 14     **Public Address System**  
A public address system or sound amplifying equipment shall not be installed or operated in or upon the property, without the prior consent of Council.
- 15     **Protection of Public Infrastructure**  
Council must be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site, prior to commencement of any work.  
  
Adequate protection must be provided for Council infrastructure prior to work commencing and during building operations.  
  
Any damage to Council’s assets shall be made good, prior to the issue of any Occupation Certificate or commencement of the operation.
- 16     **Occupation Certificate**  
A final Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

#### **Prior to the Issue of the Construction Certificate**

- 17     **Site Rehabilitation Assessment**  
The rehabilitation of the site and emplacement of fill shall be carried out as recommended in the following consultants report and the requirements of DECCW:
- 17.1     Site Rehabilitation Plan and Emplacement Management Plan prepared by GHD dated Feb 2001.
- 17.2     Site Rehabilitation Plan and Emplacement Management Plan – Supplementary report No. 2 prepared by GHD dated Jan 2007.

17.3 Huntley Mine Rehabilitation – Annual Environmental Management Report prepared by GHD for July 2007 – June 2008, report dated Feb 2009.

18 **Site Contamination Audit Report**

The preparation of a site contamination audit report (i.e. prepared by a suitably qualified and experienced site contamination expert) which identifies the exact nature, degree and extent of any contamination within the soil strata and/or groundwater table (if any) and what remediation measures are necessary to address such identified contamination impacts. This site contamination audit report shall be undertaken in accordance with the requirements of State Environmental Planning Policy No 55 – Remediation of Land and the associated Managing Land Planning Guidelines 1998 (prepared by NSW Department of Urban Affairs and Planning (now Department of Planning) and NSW Environment Protection Authority) and the NSW Contaminated Land Management Act 1997. This report shall be submitted to Council for endorsement, prior to the release of the Construction Certificate.

19 **Geotechnical**

All work is to be in accordance with the geotechnical recommendations contained in the report dated 21 April 2009 by GHD Geotechnics and subsequent geotechnical report dated 23 August 2010 by Southern Geotechnics.

19.1 **For the Biomechanics Facility and Lodge D:**

- 19.1.1 Should any development be proposed over land with coalwash fill, a treatment plan is required setting out the earthworks required with respect to the reengineering of the existing coalwash fill to ensure it complies with Council's policy for the use of coalwash fill.
- 19.1.2 All site preparation earthworks are to be undertaken in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.
- 19.1.3 Due to the sensitivity of the site to changing geotechnical conditions, all work must be undertaken with Level 1 geotechnical supervision as defined in AS3798.
- 19.1.4 At the completion of the engineering works and site remediation a works-as-executed geotechnical report is required to confirm satisfactory completion of works, to detail any residual geotechnical constraints on development, to confirm the soil classification and to make recommendations for development of the remediated site.

19.2 **For all buildings:** Supplementary geotechnical advice will be required to support the structural design of footings for each of the proposed structures.

20 **Flora and Fauna Safeguards**

The safeguards listed in Section 6, page 28 of the Flora and Fauna Impact Assessment prepared by Ecological Australia Pty Ltd dated March 2010 are to be complied with. The safeguards are:

- 20.1 Further surveys are to be conducted to locate any *Daphnandra* sp. 'Illawarra' prior to the issue of a construction certificate and commencement of any construction works. Located individuals shall be tagged and their health monitored for a period incorporating the construction period and early operational phase of the golf course.
- 20.2 The installation of a drainage swale between the stand of Lowland Dry-subtropical Rainforest on Box Creek and the areas of the proposed golf course upslope to prevent any nutrients, chemicals (ie herbicides or pesticides) and weed propagules from moving downslope from the golf course into the Lowland Dry sub-tropical Rainforest. Details are to be provided prior to the issue of the Construction Certificate.

21 **Treatment of Stormwater Run Off**

In respect to the treatment of stormwater runoff from roads and impervious areas prior to discharge into the natural receiving water, Council DCP 2009 WSUD must be implemented and

all the recommendations by Grinsell and Johns Pty Ltd in correspondence letter dated 12 March 2010 must be implemented and they are:

- 21.1 Stormwater runoff from **Precinct A** shall be treated with a rain garden incorporated into the OSD system. Two separate gardens shall treat water from the eastern and western sides of the ridgeline. Water from the car parking areas is too low in the catchment to be incorporated into these two systems. This third catchment shall be serviced by a CDS unit.
- 21.2 The rain gardens shall incorporate low laying planting including sedge, slender spike-sedge and fringe sedge to enhance the visual amenity of the onsite detention basins.
- 21.3 Where possible provide subsoil drainage for drainage of the water garden to remove particulate matter. Incorporation of selected gravels within the subsoil drainage shall be considered during water quality modelling.

22 **External Lighting**

External lighting details for the development are to be provided with the Construction Certificate plans.

23 **Civil Works – Engineering Drawings**

The applicant shall submit, to Council's Manager Design and Technical Services, detail design plans for civil engineering infrastructure works within the road reserve prior to the issue of the Construction Certificate. The plan shall include survey levels to AHD and cross sections at all building entrance points and driveway designs complying with the latest versions of AS 1428.1, AS/NZS 2890.1, the Disability Discrimination Act and the AUSTROADS road design standards. These must be submitted as separate engineering drawings for assessment by Council.

The drawings must show all public utility underground lines, pits, poles, stormwater lines and pits. If any adjustments to public utilities are proposed the applicant must also submit documentary evidence that they have the consent of the owner of the public utility authority.

The drawings and surveys should include levels of existing infrastructure such as kerb and gutter, public utility, pits, poles and stormwater drainage structures as well as adjacent road carriageway and footpath levels and extend 20 metres past the limit of the development site.

24 **Flood Emergency Response Plan (FERP) – Flood Preparedness Measures (Paragraph 2.2)**

The Huntley Heritage Pty Ltd FERP shall be modified to include the “training of Shift Managers in the requirements and implementation of this FERP”. This requirement shall be added as a “bullet point” in the FERP and submitted with the Construction Certificate plans and associated documentation to the Principal Certifying Authority for assessment prior to the release of the Construction Certificate.

25 **On Site Stormwater Detention – Design Criteria**

The on-site stormwater detention facilities must incorporate suitably graded inverts to prevent residual ponding. Also, details of the orifice plates including diameter of orifice and method of fixing to the “OSD Control Pits” shall be provided. These requirements shall be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

26 **On Site Stormwater Detention Basin Batter Slopes**

On site detention basins shall be constructed with a minimum of one side with a batter slope of 1 in 4 in accordance with Section 12.2.7 (Safety Fences) in Chapter E14 of Council's Wollongong DCP 2009. This requirement shall be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority for assessment prior to the release of the Construction Certificate.

27 **On Site Stormwater Detention – Identification**

Details shall be provided of corrosion resistant identification plaques for location on or close to the on-site detention (OSD) facilities. The plaques shall include the following information:

The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.  
identification number [DA2009/1037]  
any specialist maintenance requirements.

28 **On Site Stormwater System**

Full engineering details of the complete underground stormwater system associated with this development must be shown on the Construction Certificate plans and submitted to the Principal Certifying Authority for assessment prior to the release of the Construction Certificate.

29 **Emergency Access Road**

An all weather, reliable access road must be provided from the club house to Avondale Road for use by emergency vehicles (and buggies) only. Access to the emergency access road must be via a lockable gate at Avondale Road to prevent use by general road traffic and appropriately sign posted to reflect its dedicated function. Details of the access road including a longitudinal section and typical cross section must be shown on the drawings. These requirements shall be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority for assessment prior to the release of the Construction Certificate.

30 **Emergency Access Road/Watercourse Crossing**

A reliable access crossing must be provided for the emergency access road at the creek crossing. This access road must be accessible by any vehicle in the event of a PMF flood. A minimum of 0.5m freeboard must be provided from the underside of the bridge structure to the 1% AEP (Annual Exceedence Probability) flood level. Full engineering details of this requirement must be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority for assessment prior to the release of the Construction Certificate.

31 **Watercourse Crossing/Safety Guard rails/Barriers**

All access roads passing over watercourses shall incorporate appropriately designed vehicle safety barriers. The approach to each crossing (in both directions) must be appropriately sign posted with depth indicators adjacent to the crossing to reflect the depth of the channel and potential flood waters. These requirements shall be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority for assessment prior to the release of the Construction Certificate.

32 **Watercourse Crossings/Flood Warning Signage and Depth Indicators**

Appropriate flood warning signage and depth indicators shall be strategically placed at all trafficable locations within the site, including main entry point and emergency entry point off Avondale Road, expected to be inundated by flood waters from time to time. This requirement must be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

33 **Scour Protection**

All stormwater outlets and overland flow paths must incorporate appropriate scour/erosion protection measures to minimise the impact on downstream water quality. Final details of the proposed scour protection measures must be reflected on Construction Certificate plans.

- 34 **Pedestrian/Motorised Golf Cart Underpass/Submersible Pumps**  
The submersible pumps associated with this pedestrian/motorised golf cart underpass must be routinely checked/serviced to ensure reliability of function. A maintenance schedule must be developed for these pumps and annexed to the OSD Maintenance Schedule. This requirement shall be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.
- 35 **Tunnel under Avondale Road – Structural Design**  
The proposed tunnel must be designed to withstand the maximum loading and configuration imposed by the heaviest vehicle likely to use Avondale Road as specified in the RTA heavy vehicle loading documentation, and applied in accordance with the current code: AS/NZS 1170 - Structural Design Actions. The design loading adopted, and details of the tunnel must be submitted to Wollongong City Council's Manager Design and Technical Services prior to the release of the Construction Certificate.
- 36 **Structural Engineering Details**  
The submission of structural engineering details by a suitably qualified and experienced structural engineer (with appropriate insurance coverage) to the Principal Certifying Authority, prior to the release of the Construction Certificate addressing the following matters:
- 36.1 Footings;
  - 36.2 reinforced concrete slabs;
  - 36.3 retaining walls;
  - 36.4 structural steelwork;
  - 36.5 wall bracing and tie-down requirements;
  - 36.6 the structural engineer, in producing a design is to complement the Geotechnical Engineer's Stability Report to make a clear statement that "any structure designed and erected in accordance with the plans and specifications will achieve the performance requirements described in Clause 1.3 of 2870 (1996) and any other relevant codes and standards."
- 37 **Fire Safety Schedule**  
When issuing a Construction Certificate, a certifying authority must attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.
- 38 **Section 73 Compliance Certificate**  
A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.
- Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.
- The Notice of Requirements must be submitted to the Principal Certifying Authority prior to issue of the construction certificate.
- 39 **Integral Energy Requirements**  
The submission of documentary evidence from Integral Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Integral Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.
- Note:** Applications should be made to Customer Connections – South Coast, Integral Energy PO Box 6366, Blacktown 2148.

- 40     **Telecommunications**  
The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.
- 41     **Muted Bushland Tones – External Finishes**  
To ensure the development is compatible with the surrounding environment, colours and finishes are to be muted bushland tones. In this regard white, light or bright colours are not permissible.
- 42     **Schedule of External Building Materials/Finishes**  
The final details of the proposed external treatment/appearance of the development, including a schedule of building materials and external finishes (including the type and colour of the finishes) together with a sample board and an A4 or A3 sized photograph of the sample board shall be submitted for the separate approval of the Principal Certifying Authority, prior to the release of the Construction Certificate.
- 43     **Glass Reflectivity Index**  
The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.
- 44     **Disabled Access and Facilities**  
The provision of disabled access throughout the development is required and shall be in compliance with the Building Code of Australia Part D3 “Access for People with Disabilities” and Australian Standard AS1428.1 (2001) - Design for Access and Mobility – Part 1 General Requirements for Access – Buildings. This requirement shall be reflected on the Construction Certificate plans.
- 45     The disabled access ramp(s) shall comply with Australian Standard AS1428.1 (2001) – Design for Access and Mobility – Part 1 General Requirements for Access – Buildings. This requirement shall be reflected on the Construction Certificate plans.
- 46     Toilet facilities shall be provided for disabled persons in accordance with the design criteria in AS1428.1 (2001) – Design for Access and Mobility – General Requirements for Access – New Building Work. This requirement shall be reflected on the Construction Certificate plans.
- 47     The gradient for all disabled access ramps shall not exceed a maximum of one (1) (vertical) in fourteen (14) (horizontal) as per the requirements of Australian Standard AS1428.1 (2001) – Design for Access and Mobility – General Requirements for Access – New Building Work. The final design of the proposed disabled access ramps shall be reflected on the Construction Certificate plans.
- 48     Signs incorporating the international symbol of access for disabled persons must be provided to identify each accessible:
- 48.1     entrance;
  - 48.2     lift or bank of lifts; and
  - 48.3     sanitary facility
  - 48.4     car spaces.
- This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 49     **Crime Prevention through Environmental Design (CPTED)**  
The area of the subject site which can be accessed by the public must have lighting provided in accordance with AS1158 (1999) or AS4360 (1999) (*only appropriate if the land is in public ownership*). This requirement shall be reflected on the Construction Certificate plans.

- 50 In order to maximise visibility in the basement carpark, the ceiling shall be painted white. This requirement shall be reflected on the Construction Certificate plans.
- 51 The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:
- 51.1 Landscape treatment which allows visibility from the road way and other public areas;
  - 51.2 Landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse,
  - 51.3 Provide clearly marked and sign posted visitor car parking signs (including security/intercom system);
  - 51.4 Ensure that fire rated doors in the car park have a clear glass panel located no more than 1.5 m from the floor. The panel shall have a minimum dimension of 300 mm x 300 mm to allow visual surveillance within the stairwell and/or next room/space.
- This requirement shall be reflected on the Construction Certificate plans.
- 52 The submission of documentary evidence to the Principal Certifying Authority from the NSW Fire Brigade, NSW Ambulance Service and the NSW Police Service verifying that each of the emergency service authorities are able to override the security system, in the event that a security intercom system is proposed to be installed within the development, prior to the release of the Construction Certificate.
- 53 The submission of final design details of proposed security systems to be installed within the development to the Principal Certifying Authority, in order to minimise crime and vandalism related matters is required, prior to the release of the Construction Certificate.
- 54 **Car Parking and Access**  
The development shall make provision for a total of 232 car parking spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in car parking from the 232 shown in the approved DA plans shall be dealt with via a section 96 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.
- 55 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with Australian Standard AS2890.1 (2004), except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.
- 56 Each disabled person's parking space shall comprise of a dedicated parking space and shared area in compliance with Australian Standard AS 2890.6 (2009). Details of such compliance are to be reflected on the Construction Certificate plans.
- 57 The main entry point to the building shall be in accordance with Australian Standard 1428.1 - 2001 Design for Access and Mobility - Part 1 General Requirements for Access - Buildings. The proposed pedestrian ramps within the car parking areas shall incorporate gradients (with suitable landing intervals) in accordance with the Australian Standard. The final design of the pedestrian ramps, including ramp gradients shall be reflected on the Construction Certificate plans.
- 58 The designated loading/unloading facility shall be kept clear for that purpose at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.
- 59 The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.
- 60 The car parking areas and internal access roads shall be separated from the landscaped bays by means of a kerb or concrete dwarf wall. All kerbs required to act as wheel stops shall have a maximum height of 100 mm above ground. These details shall be reflected on the Construction Certificate plans.

- 61 The car parking areas shall incorporate 'low impact' floodlighting to ameliorate any light spillage and/or glare impacts upon surrounding properties. The final design details of the proposed floodlighting system shall be reflected on the Construction Certificate plans. The erection of the floodlighting system shall be in accordance with the approved final design.
- 62 Ramps for internal parking areas shall be designed in accordance with AS2890.1 - Parking Facilities - Off Street Car Parking. This requirement shall be reflected on the Construction Certificate plans.
- 63 A minimum 2.2 metre headroom height shall be provided throughout the car parking and manoeuvring area. This requirement shall be reflected on the Construction Certificate plans.
- 64 Gradients of ramps and access driveways shall be provided in accordance with Australian Standard AS2890.1 (1993) - Off Street Car Parking. This requirement shall be reflected on the Construction Certificate plans.
- 65 **Works in Road Reserve**  
Prior to the issue of a Construction Certificate, the owner or contractor shall provide evidence to the Council of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works. The policy is to note Council as an interested party.
- 66 Should a proposed Vehicular Crossing be located where it is likely to disturb or impact upon a utility installation (ie power pole, Telstra pit etc) written confirmation from the affected supplier that they have agreed to the proposed impacts shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.
- 67 The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifying Authority which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to the release of the Construction Certificate.
- 68 **Driveways**  
All driveways within the development shall be constructed with a maximum vertical alignment as shown in Council Drawing N° S-144 (Residential Driveways Maximum Internal Grading). This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.
- 69 Any proposed structures adjacent to the driveway shall comply with the requirements of the latest version of Australian/New Zealand Standard AS/NZ 2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate.
- 70 Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, including from any detention storage basins and feature ponds on the land. Blocked pipe situations with 1 in 100 year ARI events must be incorporated in the design. Overflow paths must also be provided in low points and depressions. This requirement shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.
- 71 The depth and location of all services (ie gas, water, sewer, electricity, telephone, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.
- 72 Details of the proposed method of connection of each of the On-site Detention (OSD) facilities to on site watercourses or ponds must be provided with the detailed drainage design for the site. The details must be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.
- 73 The developer must provide on-site detention storage for stormwater runoff from the development. The Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values



for the site must be designed in accordance with Chapter E14 of Council's Wollongong DCP 2009. Details of the detention facility and SSR/PSD values must be submitted with the Construction Certificate application.

74     **Structure over Road**

The submission of an application is required for the proposed structure within the road reserve for Council's approval pursuant to the provisions of the Roads Act 1993 prior to the issue of the Construction Certificate. If approved, the Roads Act 1993 approval will, in part, require the owner and successive owners to maintain the structure in a satisfactory state of repair and shall indemnify Council against all claims arising from the structure. The approval will also include a provision that Council reserves the right to terminate the approval under the Roads Act 1993 at any time and for any reason.

75     **Landscaping**

The submission of a final Landscape Plan in accordance with the requirements of Wollongong City Council Landscape Technical Policy No 98/4 and in accordance with the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate.

76     The provision of common tap(s) and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be indicated on the Landscape Plan for the Construction Certificate, as detailed in the Wollongong City Council Landscape Technical Policy No 98/4. This requirement shall be reflected on the Landscape Plan prior to the release of the Construction Certificate.

77     The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

78     The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifying Authority prior to release of the Construction Certificate.

79     **Tree Protection and Management**

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

79.1     Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.

79.2     Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.

79.3     Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

80     **Provision of a Fire Hydrant**

The provision of a fire hydrant in accordance with AS2419 (1994) Fire Hydrant Installations and any requirements of the NSW Rural Fire Service and/or NSW Fire Brigades. The final details of the location of the fire hydrant shall be reflected on the Construction Certificate plans prior to the issue of the Construction Certificate.

81     **Retaining Wall Structures**

The proposed retaining wall(s) shall be constructed in accordance with Council's Retaining Wall Policy. This requirement is to be reflected on the Construction Certificate plans and shall be supported by a certificate from a structural engineer which confirms the structural adequacy of the proposed retaining wall structure(s) and compliance with Council's Retaining Wall Policy.

82     **Dust Suppression Measures**

The submission of details of the proposed dust suppression measures for the demolition, excavation and construction phases of the development to the Principal Certifying Authority, prior to issue of the Construction Certificate.

83     **Dust Suppression Measures – Stockpile Management**

The preparation of suitable proposed dust suppression measures for stockpile management that will be implemented at times when weather conditions are conducive to dust generation impacts. The proposed dust suppression measures are required to be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate.

84     **Structural certificate relating to geotechnical aspects**

The *structural design* relating to geotechnical aspects of the proposal must be accompanied by a report and/or design from a *structural engineer* certifying that the design conditions have been interpreted correctly and have been incorporated into the *structural design*. This report or design must make reference to the *geotechnical report* and make a clear statement that "any structure designed or erected in accordance with the plans and specifications will perform to its design intent and relevant codes and standards and will achieve the performance requirements described in Clause 1.3 of AS2870-1996"; the applicant must submit to the *PCA*, a declaration and certification made by *structural engineer* or *civil engineer* in relation to a *geotechnical report* the form of which must be consistent with form M12 of *Councils geotechnical DCP* bearing the original signature of the author or *verifier* of the *geotechnical report* prior to any further *development* continuing on the *site* and *related land*.

85     **On-Site Detention - Maintenance Schedule**

A maintenance schedule for the on-site stormwater detention system must be submitted with the Construction Certificate plans for the proposed development. The maintenance schedule must be in accordance with Chapter E14 of Council's Wollongong DCP 2009.

86     The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with Australian Standard AS2890.1 (1993), except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

## **Section 94A Levy Contribution**

87     The following Section 94A Levy Contribution is required towards the provision of public amenities and services in accordance with the Wollongong City Council Section 94A Development Contributions Plan.

Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Wollongong City Council Section 94A Development Contributions Plan, a contribution of \$275,000.00 shall be paid to Council prior to the release of any associated Construction Certificate.

The amount to be paid will be adjusted at the time of actual payment, in accordance with the provisions of the Wollongong City Council Section 94A Development Contributions Plan. The Consumer Price Index All Group Index Number for Sydney at the time of the development application determination is 171.1.

The following formula for indexing contributions is to be used:

Contribution at time of payment = **\$C x (CP2/CP1)**

Where

**\$C** is the original contribution as set out in the Consent

**CP1** is the Consumer Price Index (all groups index for Sydney) used in the proceeding indexation calculation

**CP2** is the Consumer Price Index (all groups index for Sydney) at the time of indexation

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website Catalog No 6401.0 - Consumer Price Index, Australia.

Payment of the S94A levy must be by cash or bank cheque only. A copy of the Wollongong City Council Section 94A Development Contributions Plan and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au).

*(Reason: To provide high quality and diverse public amenities and services to meet the expectations of the existing and new residents of Wollongong City Council).*

## Prior to the Commencement of Works

### 88 Site Management, Pedestrian and Traffic Management (Where Works are Proposed in or from a Public Road Reserve)

The submission, as part of an application for a permit under Section 138 of the Roads Act 1993, of a Site Management, Pedestrian and Traffic Management Plan to Council's Manager Regulation and Enforcement for approval is required, prior to works commencing on the site. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.

This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:

- 88.1 proposed ingress and egress points for vehicles to/from the construction site;
- 88.2 proposed protection of pedestrians, adjacent to the construction site;
- 88.3 proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- 88.4 proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- 88.5 proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- 88.6 proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- 88.7 proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Traffic Authority's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. - "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- 88.8 proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in Civil Engineering; and
- 88.9 proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan shall be implemented, prior to the commencement of any works upon the construction site.

**Note:** Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

89 **Permit to Enter and Exit Demolition or Construction Site**

Any use of the footpath or road reserve for demolition or construction purposes requires Council approval under the Roads Act 1993.

Where it is proposed to carry out demolition activities or construction vehicles entering and leaving the site from a public road reserve and/or installation of a fence or hoarding, a permit must be obtained from Council's Regulation and Enforcement Division prior to the works commencing.

90 **Civil Works – Engineering Drawings**

The applicant shall submit a detailed design plan for engineering works within the road reserve (including the proposed tunnel) prior to the works commencing. The plan shall include survey levels to AHD, long section and cross sections complying with the latest versions of AS 1428.1, AS/NZS 2890.1, AS 5100, the Disability Discrimination Act and the AUSTROAD road design standards. These must be submitted as separate engineering drawings for assessment by to Wollongong City Council's Manager Design and Technical Services. The drawings must show all public utility underground lines, pits, poles, stormwater lines and pits. If any adjustments to public utilities are proposed the applicant must also submit documentary evidence that they have the consent of the owner of the public utility authority. The drawings and surveys should include levels of existing infrastructure such as the roadway, public utility, pits, poles and stormwater drainage structures as well as adjacent road carriageway and footpath levels and extend 20 metres past the limit of the development site.

91 **Dilapidation Report**

The developer shall provide Council with a dilapidation report, identifying the condition of Council assets and all land in the vicinity of the proposed works prior to the commencement of works.

92 **Appointment of Principal Certifying Authority**

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- 92.1 Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment. Irrespective of whether Council or an accredited private certifier is appointed (if Council is nominated as the PCA please use the attached form) and
- 92.2 notify Council in writing (on the attached form) of their intention to commence the erection of the building (at least two days notice is required).

The Principal Certifying Authority must determine when inspections and compliance certificates are required.

93 **Sign – Supervisor Contact Details**

Before commencement of any work, a sign must be erected in a prominent, visible position:

- 93.1 stating that unauthorised entry to the work site is not permitted;
- 93.2 showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- 93.3 showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

94 **Temporary Toilet/Closet Facilities**

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- 94.1 a standard flushing toilet; and
- 94.2 connected to either:
  - 94.2.1 the Sydney Water Corporation Ltd sewerage system or
  - 94.2.2 an accredited sewage management facility or
  - 94.2.3 an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

95 **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence to satisfy the requirements of the latest versions of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. An application must be lodged and a permit obtained from Council's Regulation and Enforcement Division before the erection of any such hoarding or fence.

**Note:** No building or construction work must commence before the hoarding or fence is erected.

96 **Enclosure of the Site**

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

97 **Demolition Works**

The demolition of the existing structures carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the NSW WorkCover Authority.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifying Authority. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

98 **Consultation with NSW WorkCover Authority**

Prior to any work commencing on the site it is the responsibility of the owner to contact NSW WorkCover Authority in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

99 **Hazardous Material Survey**

At least one week prior to demolition, the applicant must prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. **Hazardous materials** includes, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

- 99.1 the location of hazardous materials throughout the site;
- 99.2 a description of the hazardous material;
- 99.3 the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- 99.4 an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;

- 99.5 a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- 99.6 identification of the disposal sites to which the hazardous materials will be taken.

100 **Asbestos Hazard Management Strategy**

The preparation of an appropriate hazard management strategy by an asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with the WorkCover Authority's "Guidelines for Practices Involving Asbestos Cement in Buildings". The strategy shall be submitted to the Principal Certifying Authority prior to the commencement of any works.

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a NATA accredited hygienist and submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate or commencement of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

101 **Consultation with NSW WorkCover Authority – Prior to Asbestos Removal**

The applicant or appointed contractor is to give NSW WorkCover Authority at least seven days advanced notice, prior to the removal of asbestos from the site.

102 **Contaminated Roof Dust**

Any existing accumulations of dust in ceiling voids and wall cavities must be removed prior to any demolition work commencing. Removal must take place by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.

103 **Waste Management**

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

104 **Supervision of Works and Notification to Council of Works in Road Reserve**

The work shall be supervised by a suitably qualified and experienced Civil Engineer, Registered Surveyor or Civil Engineering Foreman. The supervisor's name, address and contact details (including telephone number) shall be submitted to the Principal Certifying Authority and Council prior to the commencement of any works.

The submission of a written construction program and anticipated duration of the construction to Council is required prior to the commencement of any works within any public road reserve.

105 **Public Liability Insurance**

All contractors working in Council's road reserve and/or public reserve areas shall take out public liability insurance for a minimum amount of \$10 Million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Written evidence of this insurance shall be supplied to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) prior to the commencement of any such works in any road reserve or public reserve area.

106 **Site Management Program – Sediment and Erosion Control Measures**

A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.

107 **Erosion and Sediment Control Measures**

Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained

throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

108 **Sediment Traps**

Sediment traps must be installed on-site around all affected stormwater inlets and drainage lines in accordance with Council's Guidelines. All sediment control measures must be maintained until the site has been rehabilitated (ie turf installed or grass cover established).

109 **All-weather Access**

An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.

110 **Erosion Controls – Vehicular Entry/Exit Points**

The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.

111 **Sediment Control Measures**

The developer must ensure that sediment-laden runoff from the site is controlled at all times subsequent to commencement of construction works. Sediment control measures must be maintained at all times and checked for adequacy at the conclusion of each day's work.

112 Provision shall be made along the boundary of the property at the vehicular crossing/s to prevent waste and surface water entering the road reserve. This requirement shall be reflected on the plans and supporting documentation issued for construction.

113 The depth and location of all services (ie stormwater, gas, water, sewer, electricity, telephone, etc) must be ascertained and reflected on the plans and supporting documentation issued for construction.

114 These plans should be presented to Sydney Water for their specific requirements.

115 **Vehicular Crossing**

Prior to the works commencing on the construction of the vehicular crossing the applicant shall apply for and obtain the relevant approval for a Vehicular Crossing from Councils Works and Services Division for a "Recognised Concrete Contractor" to carry out the works.

A copy of the approval shall be submitted to the Principal Certifying Authority prior to works commencing. The entire length of any vehicular crossings must be constructed:

113.1 to Council's currently adopted standard drawings;

113.2 for the full width of the footpath; and

113.3 by Council's recognised concrete contractors at the developer's expense.

116 **Notification to Council of any Damage to Council's Infrastructure**

Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored in a satisfactory manner prior to the issue of the Occupation Certificate.

## **During Demolition, Excavation or Construction**

117 **Protection of Council Infrastructure**

The developer shall provide adequate protection to all Council assets prior to work commencing and during construction. Council's Manager Design and Technical Services must be notified immediately in the event of any damage to Council's assets. Any damage to Council's assets shall be made good to the satisfaction of Council, with all associated costs borne by the developer.

- 118 **Supervision of Engineering Works**  
All engineering works associated with the development are to be carried out under the supervision of a practicing engineer.
- 119 **Piping of Stormwater to Existing Stormwater Drainage System**  
Stormwater for the land must be piped to Council's existing stormwater drainage system. Prior to undertaking the connection the developer shall obtain permit from Council's Regulation and Enforcement Division.
- 120 **No Adverse Run-off Impacts on Adjoining Properties**  
The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.
- 121 **Re-direction or Treatment of Stormwater Run-off**  
Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.
- 122 **Forty Eight Hours Notice – Prior to Works Commencing in any Road Reserve**  
The applicant shall consult with Wollongong City Council's Regulation and Enforcement Division, giving 48 hours notice to arrange an on-site meeting, prior to any works commencing in any road reserve (footpath/carriageway). The purpose of the meeting will be to discuss any relevant issues such as a schedule of inspections, the need for a road opening permit and the provision of a traffic control plan as part of the works.
- 123 **Notification to Adjoining Property Owners Prior to Commencement of Works**  
The contractor shall be mindful of maintaining access to existing properties fronting the drainage works. It would be prudent to provide some form of notification to the affected properties prior to commencement of works. This is particularly the case if any disruption to access will be required as a consequence of the works.
- 124 **Redundant Crossings**  
Any existing vehicular crossings rendered unnecessary by this development must be removed and the footpath and normal kerbing and guttering must be restored. This work shall be carried out by a Council recognized concrete contractor at the developer's expense.
- 125 **Temporary Road Closure(s)**  
If a road closure is required, an approval must be obtained from City of Wollongong Traffic Committee and Wollongong City Council.  
  
**Note:** It may take up to six weeks for approval. An application for approval must include a Traffic Control Plan prepared by a suitably qualified person which is to include the date and times of closure and any other relevant information. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742-Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.
- 126 **Swimming Pool Inspections/Compliance Certificates**  
The following pool inspections or alternatively, Compliance Certificates are required to be carried out/issued, during the construction of the swimming pool:  
  
124.1 pool excavation completion (for fibreglass or fibrecrete construction);  
124.2 steel reinforcement in position in accordance with approved details;  
124.3 completion of pool safety fencing before filling with water;  
124.4 completion of pool and erection of safety signage, prior to use.
- 127 **Copy of Consent to be in Possession of Person carrying out Tree Removal**  
The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.



- 128     **Treatment of any Tree Damage by a Supervised Arborist**  
Any damage inflicted on a tree during the construction phase which has been nominated for retention shall be treated by an approved arborist at the developer's expense.
- 129     **Waste Inventory Report**  
A Waste Inventory report must be maintained on-site during demolition work. The waste inventory is a register of all materials and waste removed from the site during the demolition work. The register must record each load or movement of material and waste from the site and must include at a minimum the following information:
- 129.1   the description of material (including identified hazardous material);
  - 129.2   an estimate of the quantity by volume and weight;
  - 129.3   the transporter and registration details of the relevant vehicle;
  - 129.4   the intended destination of the material;
- 130     **Restricted Hours of Work (not domestic residential scale)**  
The developer must not carry out any work other than emergency procedures to control dust or sediment laden runoff outside the hours of 7.00 am to 5.00 pm, Monday to Friday and 7 am to 1.00 pm Saturdays without the prior written consent of the Principal Certifying Authority and Council.
- No work is permitted on public holidays, Sundays or the Saturday adjacent to public holidays on Mondays or Fridays.
- Any request to vary these hours shall be submitted to the **Council** in writing detailing:
- 130.1   the variation in hours required;
  - 130.2   the reason for that variation;
  - 130.3   the type of work and machinery to be used.
- Note:** The developer is advised that other legislation may control the activities for which Council has granted consent including but not limited to the Protection of the Environment Operations Act 1997. Developers must note that EPA Environmental Noise manual restricts use of power tools (electronic or pneumatic) to between the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8.00 am to 4.00 pm on Saturdays.
- 131     The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.
- 132     The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.
- 133     **Site Management**  
Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:
- 133.1   Does not spill onto the road pavement and
  - 133.2   is not placed in drainage lines or watercourses and cannot be washed into these areas.
- 134     Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.
- 135     Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.
- 136     Drains, gutters, access ways and roadways must be maintained free of sediment and any other material. Gutters and roadways must be swept/scraped regularly to maintain them in a clean state.

- 137 Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.
- 138 **Dust Suppression Measures**  
Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.
- 139 Trucks which are entering and leaving the premises and carrying loads must be sealed or covered at all times, except during loading and unloading.
- 140 All sealed surfaces intended to carry vehicular traffic must be managed with the aim of preventing windblown dust emissions.
- 141 All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.
- 142 All excavations and backfilling associated with the erection of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- 143 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by an Approved Contractor**  
The removal of any asbestos material must be carried out by an approved contractor if over 10 square metres in area in strict accordance with WorkCover Authority requirements.
- 144 **Sign – Asbestos Removal Work in Progress**  
A sign shall be erected in a prominent location stating that asbestos removal work is in progress and advising of the project manager and company undertaking the work and relevant contact details.
- 145 **Asbestos Waste Collection**  
The asbestos waste must be collected and stored on-site in impermeable bags inside an adequate waste receptacle pending transportation. The receptacle must be lined and covered in accordance with the bin provider's requirements and of the Protection of the Environment Operations Waste Regulations 2005.
- 146 Asbestos waste must be prepared in accordance with WorkCover requirements and disposed of to an EPA licensed landfill site.
- 147 **Asbestos Transportation Requirements**  
Transportation of asbestos from the site must comply with the Protection of the Environment Operations Waste Regulations 1996.
- 148 Any demolition works involving asbestos are to be carried out in accordance with the WorkCover Authority's – Your Guide to Working with Asbestos, "*Guidelines for Practices Involving Asbestos Cement in Buildings*". Transportation and disposal of asbestos materials shall be in accordance with EPA requirements.
- 149 In order to prevent the spread of hazardous material, the applicant shall ensure that:
- 149.1 power tools are not used on any asbestos material;
  - 149.2 work is undertaken in weather conditions where asbestos dust is unlikely to be blown off site;
  - 149.3 the work area is dampened to prevent any potential for dust generation;
  - 149.4 all asbestos waste is dampened prior to being wrapped or otherwise contained in heavy duty plastic material for storage on site within a waste receptacle and later transportation off site;
  - 149.5 the area affected, or likely to have been affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building is to be cleaned by vacuuming by a contractor approved by WorkCover.

- 150 The building site must be kept free of rubbish at all times. All refuse capable of being wind blown must be kept in a suitable waste container.
- 151 **External Plant and Equipment**  
External plants such as air conditioners, compressors and other machinery likely to emit noise shall be located so adjoining areas are not adversely affected.
- 152 **Backwash of Swimming Pool Water – During Construction**  
The backwash of swimming pool water must be directed to a detention pit prior to discharge to the sewer main.
- 153 **Geotechnical inspection certification**  
Any inspections recommended in the *geotechnical report* must be inspected and certified by the author or *verifier* of the *geotechnical report*.
- 154 **Comply with geotechnical report**  
Any construction conditions including works methodology and temporary works recommended in the *geotechnical report* must be carried out during construction to ensure the works incorporate the encountered site geotechnical constraints to achieve an *acceptable risk* level.
- 155 **Civil Works – Final Construction Drawings**  
Prior to any civil infrastructure construction works commencing, the applicant must submit, to Council's Manager Design and Technical Services, final construction drawings with specifications to ensure that the civil construction works can be built in accordance with Council's requirements.
- 156 **Compliance with Statutory Authorities / Government Departments**  
Compliance with the requirements of any Statutory Authorities or Government Departments such as, but not limited to:
- NSW Workcover Authority;
  - NSW Roads & Traffic Authority;
  - NSW Environment Protection Authority;
  - NSW Police Service; and
  - NSW Fire Brigades.

## **Food Premises**

- 157 **Construction**  
The internal construction of the kitchen bars and kiosk areas must be completed in accordance with AS4674-2004: Design, construction and fit-out of food premises.
- 158 **Floor Construction**  
The floor must be finished to a smooth, even non-slip surface, graded and drained to the waste (AS4674-2004-Section 3).
- 159 **Coving**  
The intersection of the floor with the walls must be coved with approved, recessed coving to a minimum concave radius of 25mm, so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. "Feather edge skirting" and non-rebated coving are not permitted (AS4674-2004 – Section 3.1.5, Figure 3.1).
- 160 **Penetrations**  
All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling (AS4674-2004-Section 3.2.9)
- 161 **Wall Requirements**  
Walls must be of solid construction and finished with a smooth, impervious washable surface. Cavity walls are not permitted (AS4674-2004-Section 3.2)
- 162 **Ceiling Construction**

The ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and painted with a light-coloured washable paint. The intersection of the walls and ceiling must be right-joined, sealed and dustproof. Drop-in panel style ceilings are not permitted (AS4674-2004-Section 3.2)

163 **Light Fittings**

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with the ceiling; or
- b. Designed to ensure that no horizontal surface exists that would allow dust and grease to accumulate (AS4674-2004-Section 2.6.2)

164 **Hand Basin(s) and Hand Towels**

Hand basins must be provided in convenient and accessible locations within the following areas:

- a. kiosk or bar are on ground floor
- b. kitchen and two bar areas on first floor, (three wash hand basins in total)
- c. kiosk in bio-mechanics and sports education centre.

A disposable paper hand towel dispenser must be installed adjacent to each hand basin (AS4674-2003 – Section 4.4).

## **Prior to the Issue of the Occupation Certificate**

165 **Consolidation of Lots**

The consolidation of all subject lots is required. This is to be completed prior to the occupation of the proposed development.

166 **Licence from DECCW**

The applicant shall acquire a licence from NSW DECCW for the wet weather discharge of treated effluent to Mullet Creek and Lake Illawarra catchments.

167 **Engineering Works within Council Land – Work As Executed**

The developer shall obtain written verification from a suitably qualified civil/structural engineer, stating that the construction of all engineering works within Council land has been undertaken in accordance with the approved plans. In addition, full works-as-executed plan, prepared and signed by a Registered Surveyor must be submitted. This plan must include the location and levels of all drainage lines, structures and finished surface levels. This information must be submitted to Wollongong City Council's Manager Design and Technical Services prior to the issue of the final Occupation Certificate or commencement of use.

168 **Completion of Engineering Works**

The completion of all engineering works in accordance with the conditions of this consent and any necessary work to make the construction effective to the satisfaction of Council's Manager Works and Services. The cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the issue of the Occupation Certificate.

169 **Updated Road Inventory Report**

The submission of an updated road inventory report identifying any damage to local roads and the proposed damage rectification works to be undertaken on these roads for the separate approval of Council, prior to the issue of the Occupation Certificate or the commencement of the development.

170 **Works-as-Executed Plans**

On completion of any civil infrastructure works, the applicant must submit, to Council's Manager Design and Technical Services, the Works-As-Executed plans for any works within any road reserve or other Council owned or controlled land. A certificate shall also be submitted by a

registered surveyor confirming that the survey is a true and accurate record and that all pipelines and associated structures lie wholly within any easements required by the engineering works. The WAE plans shall also be certified by an accredited engineer indicating that construction works have been built in accordance with the conditions of development consent.

171 **Fire Safety Certificate**

A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- 171.1 Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
- 171.2 must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

172 **Drainage**

The developer must obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-site detention works have been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans and certification must satisfy all the requirements stated in Chapter E14 of Council's Wollongong DCP 2009. This information must be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

173 **Restriction on use – On-site Detention System**

The applicant must create a restriction on use under the Conveyancing Act 1919 over the on-site detention system. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”

The instrument, showing the restriction, must be submitted to the Principal Certifying Authority for endorsement prior to the issue of the final Occupation Certificate and the use of the development.

174 **Supervision of Engineering Works**

The developer shall engage a suitably qualified engineer to supervise the engineering works of the approved development. The civil engineer is to inspect at all stages of construction to ensure that the engineering works are being constructed in accordance with the approved plans and Development Consent conditions as well as good engineering practice. At the completion of the works, the developer shall submit to the Principal Certifying Authority certificates from the civil engineer which state:

- 174.1 the dates on which the site was inspected; and
- 174.2 that the engineering works carried out between the inspection dates were constructed using good engineering practice and in accordance with the approved plans and the Development Consent conditions.

The engineer is to immediately notify the Principal Certifying Authority if any works have occurred which are not in accordance with the approved plans.

Work on the site must stop and arrangements made with the Principal Certifying Authority concerning any works not in accordance with the approved plans. Work shall not proceed until the Principal Certifying Authority gives approval in writing.

The developer must submit to the Principal Certifying Authority the name of the civil engineer prior to works commencing on the site.

175 **Flood Emergency Response Plan (FERP)**

The applicant shall ensure that flood evacuation and flood response measures are carried out strictly in accordance with the procedures detailed in the “Huntley Heritage Pty Ltd Flood Emergency Response Plan” (FERP). This requirement shall be reflected on the Construction Certificate plans and associated documentation and submitted to the Principal Certifying Authority for assessment prior to the release of the Construction Certificate.

Notification of the presence of the evacuation report and procedure will be placed on the Section 149 Certificate (with reference to “Flood Emergency Response Plan” for the property to ensure future property owners are made aware of the procedure in the case of flood.

176 **Access Certification**

Prior to the occupation of the building, the Principal Certifying Authority must ensure that a certificate from an “accredited access consultant” has been issued certifying that the building complies with the requirements of AS 1428.1.

177 **Waste Inventory**

A copy of the Waste Inventory which was maintained on-site during the demolition work and copies of relevant receipts of waste material being deposited at a waste disposal facility shall be forwarded to the Principal Certifying Authority and Council’s Environment and Health Division (in the event that Council is not the Principal Certifying Authority), prior to the issue of the Occupation Certificate or commencement of the use.

178 **Mechanical Ventilation System**

A mechanical ventilation system, complying with AS1668 (Mechanical Ventilation Code) is required for the cooking appliances. Submit to Council a Mechanical Engineer’s Certificate verifying the system compliance prior to final inspection.

179 **Swimming Pool Fencing**

The swimming pool shall be fenced in accordance with Section 7 of the Swimming Pools Act 1992 and Australian Standard AS1926 , prior to the filling of water in the pool or use of the pool. Such fence shall be provided with a self-latching and self-closing gate, opening outwards and with provision for permanent locking when not in use. The fence shall be installed to the satisfaction of the Principal Certifying Authority, prior to the filling of water in the pool/use of the pool.

180 **Resuscitation Poster**

A suitable poster showing the details of resuscitation techniques shall be provided within the pool area prior to the filling of water or use of the pool. This poster shall contain the advice that “Young children should be supervised when using this swimming pool”.

181 **Commercial Swimming/Spa Pools**

The commercial swimming pool/spa pool operation shall comply with the NSW Public Health Act and (Swimming Pools and Spa Pools) Regulation and Guidelines.

182 **Occupation Certificate**

A final Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

183 **The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, thirty 100 litre container mature plant stock shall be placed along the entry road and car park. The suggested species are to be Illawarra escarpment species.**

184 **Positive Covenant – On-Site Detention Maintenance Schedule**

A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule (DA2009/1037).

The instrument, showing the positive covenant must be submitted to the Principal Certifying Authority for endorsement prior to the issue of the final Occupation Certificate and the use of the development.

185 **Registration**

The food business is required to be registered with Council's Regulation and Enforcement Division. An application must be made submitting the appropriate form prior to business operations commencing.

186 **Food Business Notification Requirement**

The proprietor of the premises is required to notify their business details to the NSW Food Authority prior to operations commencing. An application can be made via [www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au), or by submitting a notification form and fee to Council or NSW Food Authority.

## **Operational Phases of the Development/Use of the Site**

187 **Restricted Use of Golf Course Accommodation**

Persons accommodated in the lodges shall not reside in the lodges for more than 14 days consecutively and no more than 28 days in any 12 month period.

The lodges shall not be occupied other than persons engaged in outdoor recreational activities on the property.

188 **Use of associated facilities**

The biomechanics and sports education centre, golf driving range and tennis courts ancillary to the development are to be managed by the golf club staff. Ancillary facilities are not to be separately subleased to a third party.

189 **Events greater than 10,000 people**

Any events to be held on the subject land associated with the use of the golf course and facilities that will have an expected attendance of 10,000 or more people will require a separate development application to be lodged with Council at least 6 months prior to the event.

190 **Liquor Licensing Approval**

This development may require consent from the Licensing Court as required by the Liquor Act 1982, prior to the use of the development.

191 **Flora and Fauna Safeguards**

The safeguards listed in Section 6, page 28 of the Flora and Fauna Impact Assessment prepared by Ecological Australia Pty Ltd dated March 2010 are to be complied with. The safeguards are:

191.1 Weed maintenance activities are to be undertaken as part of the proposed works which would prevent weeds becoming established in the study area.

191.2 Riparian buffers shall be maintained where possible to increase filtration of nitrogen from stormwater.

192 **On site wastewater management**

Onsite wastewater management shall be undertaken as per the advice from GHD report dated July 2009 (Appendix 3 of SEE Report dated 21 Aug 2009).

193 **Water Quality Monitoring**

Water quality monitoring is required for at least three years after the golf course is opened. The results are to be reported to Council on annual basis that included 3 dry and 3 wet weather events

as stated in baseline water data (condition 3) and that will determine if further monitoring is required.

194     **Restricted Hours of Operation**

The hours of operation for the development shall be restricted for the following:

Clubhouse: 6am – 11pm

Golf course (fairways), golf driving range, tennis courts and Biomechanics Sports Education: Daylight hours, there shall be no use of these facilities after 9pm.

Any alteration to the approved hours of operation will require separate Council approval.

195     **Restricted Delivery Hours**

The delivery of service trucks shall be limited to 6.30 am to 9.00 pm daily, Mondays to Fridays and 8.00 am to 5.00 pm Saturdays only. Any alteration to the approved delivery hours will require the separate approval of Council.

196     **Restriction on Placement of Storage Racks, Cabinets, Pallets etc**

The placement of storage racks, cabinets, floor stock, pallets or the like shall not obstruct any path of travel to an exit nor the efficient operation and effective coverage of any fire hose reel, fire hydrant, portable fire extinguisher or other essential fire safety measures.

197     **Fire Safety Measures**

All new and existing fire safety measures shall be maintained in working condition, at all times.

198     **Backwash of Swimming Pool Water**

The discharge of water from the pool should only be carried out after chlorine levels in the water have been depleted. Swimming pool water should not be discharged to a watercourse.

199     The applicant must not cause or permit the emission of offensive odours from the premises.

200     **Loading/Unloading Operations/Activities**

All loading/unloading operations are to take place at all times wholly within the confines of the site.