

Attachment 8

DRAFT CONDITIONS FOR : DA-2009/1583

Integrated Conditions

- A Controlled Activity Approval must be obtained pursuant to the Water Management Act 2000 from the NSW Office of Water prior to work commencing.

Conditions which the NSW Office of Water requires to be imposed as part of this Integrated Development Consent are:

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-2009/1 583 and provided by Council:

- (i) Site plan, map and/or surveys
- (ii) Structural design and specifications
- (iii) Landscape Concept Plan
- (iv) Stormwater Concept 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 (CM) 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 river identified.

3 The consent holder must prepare or commission the preparation of:

- (i) Revised Stormwater Outlet Design
- (ii) Erosion and Sediment Control Plan.

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

- (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.

Disposal

6 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

7 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.

8 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

9 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

10 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.

11 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.

Conditions imposed by Council

Plans and Specifications	To be inserted by Council
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General Matters

1) Staging of the development

Stage one

This stage of the development will include: transport and security gatehouse. 5ha of vehicle storage pavement, onsite detention (OSD) Basin 1, security measures and perimeter fencing, landscaping and driveway 1..

Stage two

This stage of the development will include: staff and visitor car park, truck marshalling area, balance of the 6ha of vehicle storage pavement, security measures and fencing, site flood lighting, on-site detention basin and drainage infrastructure, landscaping, and driveway 2.

Stage three

This stage of the development will include: processing building that includes office and amenities, washbay, remaining vehicle storage area, culvert bridge, on-site detention basin 3, remaining landscaping, remaining security measures and flood lighting and fencing and driveway 3.

Stage four

Hail mesh protective structure as indicated on drawing P335-SK9-01.

2) Construction Certificate must be obtained for each stage of the development

A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing for each stage.

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.

3) **Occupation Certificate must be obtained for stage of the development**

The Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the specific stage 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.

4) **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.

5) **Condition requirements for each stage of the development as relevant be presented with each Construction Certificate submission and completed for each Occupation Certificate.**

6) **RailCorp**

RailCorp requires the applicant/developer to enter into an agreement with Council to undertake the required actions contained in Table 6.1 – Risk Assessment Matrix contained in the Traffic Impact Assessment prepared by GTA Consultants dated 21 May 2010.

7) **Tree removal**

Permission is granted to remove existing trees as indicated on approved Landscape Plans prepared by Habitation dated 17.12.10. No further tree removal is permitted without prior written permission from council.

8) **Road Reconstruction**

The applicant shall provide the completed infrastructure of road shoulder pavement, footway, drainage, shoulder width asphalt surfacing and kerb and guttering on the eastern frontage of Reddall's Road for the full length of that property frontage.

9) **Disability Discrimination Act 1992**

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

10) **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 exempt development, under Schedule 2 of Wollongong Local Environmental Plan 2009/Wollongong (West Dapto) Local Environmental Plan 2010.

Any new application for advertising signage must be submitted to Council in accordance with Chapter C1 – Advertising and Signage Structure of Wollongong Development Control Plan 2009.

11) **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.

Prior to the Issue of the Construction Certificate

12) Stage 1 Driveway Delineation

Delineation shall be provided at the access driveway for stage 1 of the development to ensure two way flow and prevent stopping of entering vehicles on Reddalls Road.

13) Title Registration

The subdivision approved in DA 2009/1245 is required to be registered with the NSW Land and Property Management Authority prior to the release of the Stage one construction Certificate.

14) 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.

15) Truck Driveways

All aspects of the truck entry and exit driveways shall comply with Australian Standard AS2890.2 (2004). This requirement shall be reflected on the Construction Certificate plans.

16) Pollution Traps

Install suitable pollution traps to remove: gross pollutants, suspended solids, grease and grit from stormwater from all hardstand surfaces. This is to be reflected in the Construction Certificate plans.

17) Bicycle Parking

Bicycle parking is to comply with Australian Standard AS2890.3. This requirement shall be reflected on the Construction Certificate plans.

18) Truck Areas

All truck manoeuvring areas, circulation roadways, driveways, loading and unloading areas and waste collection points shall comply with Australian Standard AS2890.2 (2002). This requirement shall be reflected on the Construction Certificate plans.

19) Pedestrian Crossings

Pedestrian crossing markings must be provided where pedestrians are required to cross areas designated for heavy vehicle movement for all proposed stages in accordance with Australian Standard AS2890.1 (2004). The number of crossing locations shall be kept at a minimum and they provide adequate sight lines between pedestrians and vehicles. This requirement shall be reflected on the Construction Certificate plans.

20) Scour Protection

All stormwater outlets and overland flow paths must incorporate appropriate scour/erosion protection measures in accordance with the 'Blue Book' – Managing Urban Stormwater – Soils and Construction Volume 1. Furthermore, all stormwater outlets must be orientated in the direction of natural flow of the receiving watercourse within the subject property. The final details of the proposed scour protection measures shall be reflected on Construction Certificate plans.

- 21) **Tank Overflows**
Overflows from the water storage tanks must be piped to the on-site stormwater detention facility constructed specifically for that subcatchment/stage. This requirement shall be reflected on the plans and supporting documentation issued for Construction.
- 22) **Freeboard above Detention Storage**
The habitable floor levels for each proposed building shall be a minimum of 0.2m above the 1 in 100 year ARI detention water storage level corresponding to the detention facility proposed for each stage of the development. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 23) **Drainage Design**
The developer must submit a detailed drainage design for stages 1 to 3 of the proposed development in accordance with Wollongong City Council's Drainage Design Code (1994) and On-Site Stormwater Detention Code (2006). This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 24) **Existing/Proposed Levels**
Existing and proposed levels to Australian Height Datum (AHD), including floor, ground, grate, pipe inverts and pavement levels shall be shown on the detailed drainage design for stages 1 to 3 of the development. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 25) **On-Site Detention – Structural Design**
The on-site detention facility to be constructed as part of Stage 2 must withstand the maximum loading and configuration imposed by the heaviest vehicle likely to use the pavement 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 detention facility must be submitted prior to the release of the Construction Certificate.
- 26) **Accessway into Basin**
An all-weather stabilised accessway must be provided to the invert of Basin 1 and 3 for maintenance purposes. Details of the accessway must be reflected on the Construction Certificate plans and supporting documentation.
- 27) **Culvert Crossing – Structural Design**
The culvert crossing to be constructed as part of Stage 3 must withstand the maximum loading and configuration imposed by the heaviest vehicle likely to use the crossing 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 full details of the culvert crossing must be submitted prior to the release of the Construction Certificate.
- 28) **Parking Area Levels**
Parking area levels shall be designed and constructed in accordance with DCP54 and Figure L1 of the NSW Floodplain Development Manual 2005, giving regard to vehicle stability limits in terms of velocity and depth during inundation by floodwaters. Particular attention shall be given to the areas within Stages 2 and 3 being in close proximity to the watercourses. This requirement shall be reflected on the Construction Certificate plans prior to the issue of the Construction Certificate.
- 29) **Batter Slopes**
All grassed batter slopes of surface storage detention basins shall not be greater than 1 vertical to 4 horizontal. Where this requirement cannot be met, a report shall be submitted to the Principal Certifying Authority demonstrating how access and maintenance will be achieved for the

operational phase of the basin. This shall be provided with the supporting documentation issued for Construction Certificate.

30) **On-Site Detention – Design Criteria**

Each on-site stormwater detention facility must incorporate a minimum 900mm square lockable grate for access and maintenance purposes, provision for step irons where required, provision for safety, debris control screen and a suitably graded invert to the outlet pipe to prevent ponding. Also, details of the orifice plate including diameter of orifice and method of fixing shall be provided. These requirements shall be reflected on the Construction Certificate plans.

31) **On-Site Detention - Identification**

Details shall be provided of a corrosion resistant identification plaque for location on or close to each on-site detention (OSD) facility. The plaque 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 [DA2009/1583];
- any specialist maintenance requirements.

32) **On-Site Detention - Summary Table**

A table of permissible site discharges (PSD) and site storage requirements (SSR) for each stage of the development shall be provided in conjunction with the detailed drainage design for the site. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

33) **Orifice/Weir Calculations**

Orifice and weir calculations for each on-site detention facility must be provided to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate.

34) **Designated Overland Flow Paths**

Details of each overland flow path (i.e. v-drains and drainage trenches) located on the site shall be provided with the detailed drainage design. Each overland flow path must be capable of catering for the 1 in 100 year storm event flows from the contributing upslope catchment area. The overland flow path shall be free of any vegetation and/or structures that are likely to impede natural overland flow, or make provision for such obstructions, so there will be no adverse flood impacts upon the subject and adjoining properties. Full Manning's calculations shall be provided on the capacity of each overland flow path. These requirements shall be reflected on the Construction Certificate plans and supporting documentation.

35) **Flood Signage**

The developer must provide flood warning signs/flood indicators immediately adjacent to each proposed on-site detention basin and at each end of the culvert crossing. The final details and location of each sign shall be reflected on the Construction Certificate plans and supporting documentation.

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:

- a) Footings;
- b) reinforced concrete slabs;
- c) retaining walls;
- d) structural steelwork;
- e) wall bracing and tie-down requirements.

- 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 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) **External Finishes to the Processing building**
To ensure the development is compatible with the surrounding environment, colours and finishes are to be muted tones. In this regard white, light or bright colours are not permissible.
- 41) **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.
- 42) 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.
- 43) 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.
- 44) 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.
- 45) The full design details of the proposed floodlighting system and associated light spillage measures/devices for the development are required to be submitted to the Principal Certifying Authority for endorsement, prior to the release of the Construction Certificate. The proposed floodlighting system and associated light spillage measures shall be in general accordance with the requirements of Australian Standard AS4282 - Control of Obtrusive Effects of Outdoor Lighting. The approved light spillage measures shall be installed on the floodlighting system, prior to the use or operation of the floodlighting system. The approved light spillage measures shall be maintained at all times.

46) **Car parking and Access**

The development shall make provision for a total of 68 car parking spaces. This requirement shall be reflected on the Construction Certificate plans. Any increase in car parking from the 68 spaces 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.

47) 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.

48) Each disabled person's parking space must comply with AS2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.

49) 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.

50) 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.

51) The designated manoeuvring areas shall be kept clear for that purpose at all times.

52) 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.

53) 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.

54) 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.

55) 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.

56) The car park driveway shall be provided in accordance with Australian Standard AS2890.1 - Off Street Car Parking. This requirement shall be reflected on the Construction Certificate plans.

57) **Collection and Discharge of Dirty Water from Car Washing Bay**

To avoid chemicals, grease and other pollutants from discharging from the development and causing harm to the environment, all cleaning, washing and degreasing of motor vehicles shall be carried out in an area set aside for the purpose. The area shall be drained to a sump and wastewaters cleansed via a coalescing plate separator prior to discharge into the sewer.

The submission of documentary evidence is required from the Trade Waste Section of Sydney Water Corporation confirming that satisfactory arrangements have been made with the Corporation regarding the disposal of dirty water into the sewerage system, prior to the release of the Construction Certificate.

58) **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.

59) **Prior Approval for Occupation of Council's Footpath/Roadway or Entering and Exiting a Construction Site**

A section 138 Road Occupancy Approval under the Roads Act must be obtained from Council prior to the commencement of any works or road occupation, on the road reserve (NB: road reserve includes road, footpath and nature-strip). Examples of where this is required are:

- carrying out demolition works involving truck movements entering and leaving the site;
- loading or unloading machinery on the road reserve;
- materials or equipment deliveries to and from the site;
- installation of a fence or hoarding on road reserve;
- stand a mobile crane or concrete pump on the public road reserve;
- pump stormwater from the site to Council's stormwater drains;
- store waste containers, skip bins and/or building materials on part of Council's road reserve;
- installation of services to mains such as water, sewer, gas, electricity and stormwater drainage;
- construction of new vehicular crossings or footpaths;
- partial road closures;
- carrying out survey or investigation works on the road reserve;
- any activity which uses part of Council's road/footpath area or proposes an interruption to pedestrian and/or vehicular traffic;

(Note: Council considers the impact of any application and may not approve an application which will require the applicant to reconsider the proposed methodology).

60) 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.

61) 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.

62) **Driveways**

All driveways within the development shall be constructed with a maximum vertical alignment as shown in Council Drawing No. 5000-C32-1 (Vehicular Crossing Details – Industrial Type). This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

63) 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.

64) The edge of the driveway and hardstand areas must be provided with a hob or dish drain to direct surface water flows to the proposed on site stormwater detention facility constructed specifically for that subcatchment/stage. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.

65) Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage 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.

- 66) 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.
- 67) Details of the proposed method of connection of each On-site Detention (OSD) facility to the watercourse on the subject site 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.
- 68) The developer must provide on-site detention storage for stormwater runoff from the development for Stages 1 to 3. The Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site must be designed in accordance with Council's On-Site Stormwater Detention Code. Details of the detention facility and SSR/PSD values must be submitted with the Construction Certificate application.
- 69) 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.
- 70) The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:
 - a) a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
 - b) the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; andThe completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of Occupation Certificate or commencement of the development.
- 71) 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.
- 72) 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.
- 73) **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:

 - a) 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.
- 74) All site offices must be located on-site plan and are to be located in already cleared areas outside the canopy of any existing trees to be retained. Details of the location of the site offices shall be submitted to the Principal Certifying Authority, prior to release of the Construction Certificate.

- 75) **On-Site Detention – Structural Design**
Each on-site detention facility must be designed to withstand loadings occurring from any combination of hydrostatic, earth, traffic and buoyancy forces. Details must be provided demonstrating these requirements have been achieved prior to the issue of the Construction Certificate.
- 76) **On-Site Detention - Maintenance Schedule**
A maintenance schedule for each 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 Council's On-Site Stormwater Detention Code.
- 77) 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.

Prior to the Commencement of Works

- 78) **Appointment of Principal Certifying Authority**
Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
- a) 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
 - b) 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.
- 79) **Permit to Enter and Exit Construction Site**
Any use of the footpath or road reserve for construction purposes requires Council approval under the Roads Act 1993.
- Where it is proposed to carry out activities such as 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.
- 80) **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:
- a) proposed ingress and egress points for vehicles to/from the construction site;
 - b) proposed protection of pedestrians, adjacent to the construction site;
 - c) proposed pedestrian management whilst vehicles are entering/exiting the construction site;

- d) 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;
- e) proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- f) proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- g) 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);
- h) 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
- i) 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.

81) **Pavement Design**

The pavement design for all access roads or road shoulder must be carried out by a qualified geotechnical/civil engineer in accordance with the 'Australian Road Research Board' design criteria and the version of the Wollongong City Council Subdivision Code which are current at the date of this consent. The pavement design must be submitted to Council's Manager Design and Technical Services for approval prior to the laying of any pavement material.

The wearing course must consist of an asphaltic concrete seal.

82) **Compliance with Council's Subdivision Code**

All civil engineering infrastructure works must be designed and constructed in accordance with the version of the Wollongong City Council Subdivision Code current at the time of this consent.

83) **Signage and Linemarking Plan**

A signage and line marking plan shall be submitted to the City of Wollongong Traffic Committee and approval shall be gained prior to the commencement of works. This plan shall provided details of all signage and line marking proposed within Council's road reserve. All works proposed are to be borne by the developer.

84) **Sign – Supervisor Contact Details**

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

- a) stating that unauthorised entry to the work site is not permitted;
- b) showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- c) 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.

85) **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:

- a) a standard flushing toilet; and
- b) connected to either:
 - i) the Sydney Water Corporation Ltd sewerage system or
 - ii) an accredited sewage management facility or
 - iii) an approved chemical closet.

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

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

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type to satisfy the requirements 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 work must commence before the hoarding or fence is erected.

87) **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.

88) **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.

89) **Survey Report – Siting of Development within Property Boundaries**

A survey report prepared by a registered surveyor is required to be submitted to the Principal Certifying Authority to ensure that the proposed development is located on the correct allotment and at the approved distances from the boundary. This must be verified by pegging the site prior to commencement of works.

90) **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.

91) **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.

92) **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.

93) **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.

94) **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.

95) 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.

96) **Construction of Vehicular Crossings**

The applicant shall construct new concrete vehicular crossings to service the development in accordance with Council's current policies and standards.

The applicant shall arrange, through Council's Regulation and Enforcement Division for a Council qualified 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:

- a) to Council's currently adopted standard drawings;
- b) for the full width of the footpath; and
- c) by one of Council's qualified concrete contractors at the developer's expense.

97) **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.

98) **Road Opening Permit**

Prior to works commencing the applicant shall apply to and obtain a Road Opening Permit from Council's Regulation and Enforcement Division. This permit covers the connection of services to mains within the road reserve such as, but not limited to water, sewer, stormwater drainage and power. A copy of this permit shall be submitted to the Principal Certifying Authority, prior to works commencing.

99) **Application for Occupation of Footpath/Roadway**

Any use of the footpath or road reserve for construction purposes requires Council approval under the Roads Act 1993. Where it is proposed to carry out activities such as, but not limited to the following:

- o materials or equipment deliveries to the site;
- o installation of a fence or hoarding;
- o pump concrete from within the road reserve;
- o stand a mobile crane within the public road reserve;
- o use part of Council's road/footpath area;
- o pump stormwater from the site to Council's stormwater drains; or
- o store waste containers, skip bins and/or building materials on part of Council's footpath or roadway;

an application for occupation of footpath/roadway must be submitted to Council's Regulation and Enforcement Division, and a S.138 permit obtained, prior to the works commencing.

During Demolition, Excavation or Construction

- 100) **Fences**
Any new fences constructed on the site and located in the flood plain shall be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.
- 101) **Site Filling**
Any filling or increases in ground levels across the site also being within the floodplain is not permitted.
- 102) **Excavation**
During the development (excavation) of the site, suspicious materials such as oily or odours material, drums, tanks, metals or plastic chemical containers, brightly coloured material, potential asbestos containing material are encountered, work in that part of the site should cease and advice should be sought from environmental consultants.
- 103) **Contaminated Land**
The site has the constraint notation on Council's Land Information System as "Contaminated Land". This notation will remain however, the site is suitable for industrial use. Any excavated material disposed off-site, as a part of the proposed development, then such materials are required to be assessed for waste classification in accordance with the NSW DECC Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Waste 2004 and disposed of accordingly.
- 104) **Supervision of Engineering Works**
All engineering works associated with the development are to be carried out under the supervision of a practicing civil engineer.
- 105) **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.
- 106) **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.
- 107) **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 occupation or opening permit and the provision of a traffic control plan as part of the works.
- 108) **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.
- 109) **Protection of Public Places**
If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

- a) A hoarding or fence must be erected between the work site and the public place;
- b) an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
- c) the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
- d) safe pedestrian access must be maintained at all times;
- e) any such hoarding, fence or awning is to be removed when the work has been completed.

110) **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.

111) **Prior approval from Council for any works in Road Reserve**

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Regulation and Enforcement Division prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person must be submitted for approval and the appropriate fees paid a minimum of five working days prior to the expected implementation. 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.

Note: This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.

112) **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.

113) **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:

- a) the variation in hours required;
- b) the reason for that variation;
- c) 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.

- 114) 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.
- 115) 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.
- 116) **Site Management**
Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:
- a) Does not spill onto the road pavement and
 - b) is not placed in drainage lines or watercourses and cannot be washed into these areas.
- 117) **Spillage of Material**
Should, during the construction period, 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 Regulation and Enforcement 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.
- 118) 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.
- 119) 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.
- 120) Trucks which are entering and leaving the premises and carrying loads must be sealed or covered at all times, except during loading and unloading.
- 121) **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.
- 122) **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.

Prior to the Issue of the Occupation Certificate

- 123) **Flood Affection Certification**
The submission of a report from a suitably qualified and experienced civil (hydrology) engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate or commencement of use for stages 1 to 3 of the development. This report is required to certify that the development will not have any adverse effects to adjoining properties or upon the land with respect to the loss of flood storage, changes in flood levels and alteration of flood conveyance, as a result of flooding or stormwater run-off.
- 124) **Site Emergency Response Flood Report**
The submission of a report from a suitably qualified civil engineer to the Principal Certifying Authority is required, prior to the issue of the Final Occupation Certificate and commencement of use for stages 1 to 3 of the development. The report shall incorporate an effective emergency

response plan and evacuation procedure for the subject site in the early stages of a storm event up to and including a 100 year storm event.

Notification of the presence of the report and procedure will be placed on the S149 Certificate for the property to ensure future property owners are made aware of the procedure in the case of flood.

125) **Structural Soundness Certification - Fence**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the commencement of use for any new fence erected in the floodplain. This report is required to verify that the fence has been adequately constructed so as to withstand the forces of floodwaters without impeding floodwaters, or collapse in a controlled manner without becoming moving debris, for all storm events.

126) **Structural Soundness Certification – Culvert Crossing**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the commencement of use for Stage 3. This report is required to verify that the culvert crossing has been constructed in accordance with the approved Construction Certificate plans and that it can also withstand the forces of floodwaters, debris and buoyancy for all storm events.

127) **Completion of Engineering Works**

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective to the satisfaction of Council's Manager Regulation and Enforcement. The total 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.

128) **Prior to issue of Occupation Certificate**

Prior to the issue of the Occupation Certificate, the Principle Certifier shall submit the following information to Council:

- A certificate from the environmental consultant that the excavated soils were classified and disposed as per the NSW DECCW waste classification. Receipts of contaminated soil disposal is also required to be submitted.

129) **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.

130) **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:

- a) 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
- b) 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.

131) **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 for each relevant stage (Stages 1 to 3) 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 the On-Site Stormwater Detention and Drainage Design Codes. This information must be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

132) **Restriction on use – On-site Detention System**

The applicant must create a restriction on use under the Conveyancing Act 1919 over each 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.

133) **Supervision of Civil Engineering Infrastructure Works**

The developer shall engage a suitably qualified engineer to supervise the civil engineering infrastructure 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:

- a) the dates on which the site was inspected; and
- b) 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.

134) **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 (application number to be referenced).

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.

135) **On-Site Detention – Structural Certification**

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifying Authority is required prior to the issue of the final Occupation Certificate. This certification is required to verify the structural adequacy of each on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

Operational Phases of the Development/Use of the Site

136) **External Storage of Materials/Equipment**

Any external storage of materials/equipment including waste bins vehicles etc, which are likely to cause pollution or be potentially hazardous during a flood event, must be adequately secured or located above the 1 in 100-year flood level plus 0.5m freeboard corresponding to the storage location.

137) **Storage of chemical, fuels/oils**

The site shall comply with the NSW DECCW Guidelines for storage of chemicals, fuels/oils, bunding and waste management.

138) **Waste water**

No wastewater from the site is allowed to discharge into the stormwater system.

139) **Pollutant removal**

Gross pollutants, suspended solids, grease and grit from the stormwater must be removed with a suitable pollution trap prior to discharge in to Council's drain. The stormwater leaving the site must meet the ANZECC water quality guidelines for "Recreational Use".

140) **Site Servicing**

All servicing for the development including deliveries and waste collection is to occur on site.

141) **Site Ingress and Egress**

All vehicles must enter and exit the site in a forward direction at all times.

142) **Fire Safety Measures**

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

143) **Noise Restrictions on Industrial Development**

The noise ($L_{Aeq}(15min)$) emanating from industrial developments must not exceed 5 dB(A) above the background noise level ($L_{A90}(15min)$) of the area at any boundary of the land.

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

145) **Loading/Unloading Operations/Activities**

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

Reasons

The reasons for the imposition of the conditions are:

- 1 To minimise any likely adverse environmental impact of the proposed development.
- 2 To ensure the protection of the amenity and character of land adjoining and in the locality.
- 3 To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
- 4 To ensure the development does not conflict with the public interest.