

## Attachment 5 – Draft Conditions for DA-2010/977

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### 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:

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Plans and Specifications	To be inserted prior to determination
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### General Matters

- 2 **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.
- 3 **Tree Removal and Tree Retention**  
The developer has permission to remove Trees No. T5, T6, T8, T9, T12, T13, T14, T17, T19, T20, T34, T43, T60, T61, T62, T66 and T67 as indicated on the submitted Arborist Report, dated 14 November 2010. No other trees or vegetation shall be removed without the prior written approval of council. In regards to existing trees to be retained, the developer must carry out all recommendations as indicated on the submitted Arborist's Report.
- 4 **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.
- 5 **Advertising Signage**  
This consent authorises the erection of the advertising signs only as shown on the approved plan. Any additional advertising signage will require separate Council approval.
- 6 **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 indicating agreement by the affected property owners.
- 7 **Geotechnical**  
All work is to be in accordance with the geotechnical recommendations contained in the report dated 2 December 2009 by Jeffrey and Katauskas and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.
- 8 **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.

### Prior to the Issue of the Construction Certificate

- 9 **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 Council prior to the commencement of construction.

**10 Telecommunications**

The submission of documentary evidence from an approved telecommunications carrier to Council confirming that underground telecommunication services are available for this development is required prior to the commencement of construction.

**11 Integration of Rooftop Structures in Approved Building Envelope**

All rooftop or exposed structures including lift rooms, plant rooms together with air conditioning units, ventilation and exhaust systems are to be integrated within the approved roof design. This requirement shall be reflected on the construction plans.

**12 External Finishes**

The proposed buildings shall be constructed and finished in materials and colours consistent with the approved schedule of finishes. This requirement shall be reflected on the construction plans and supporting documentation.

**13 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 plans together with written evidence that the reflectivity of the glass is 20 per cent or less.

**14 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). This requirement shall be reflected on the construction plans.

**15** 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 plans. The erection of the floodlighting system shall be in accordance with the approved final design.

**16 Structures Adjacent to Driveways**

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 plans.

**17 Utility Services**

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

**18 Landscaping**

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 plans.

**19 Final Landscape Plan**

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 Wollongong City Council, prior to the commencement of construction.

- 20 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, 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 commencement of construction.
- 21 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to Wollongong City Council prior to the commencement of construction, confirming that the landscape plan and the drainage plan are compatible.
- 22 The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 3 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 Wollongong City Council prior to commencement of construction.
- 23 **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:
- 23.1 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 Wollongong City Council prior to commencement of construction works.
- 23.2 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.
- 23.3 Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.
- 24 **Stormwater Management**  
The edge of the driveway and car park areas must be provided with a hob or dish drain to prevent surface water flows from entering any buildings and also to direct surface flows to the on-site stormwater system. This requirement shall be reflected on the construction plans, prior to the commencement of construction works.
- 25 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 plans prior to the commencement of construction works.
- 26 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 construction plans.
- 27 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 the requirements for On-Site Stormwater Detention as found in Chapter E14 of Wollongong DCP 2009. Details of the detention facility and SSR/PSD values must be submitted to Wollongong City Council prior to the commencement of construction.
- 28 **On-Site Detention – Structural Design**  
The 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 to Wollongong City Council demonstrating these requirements have been achieved prior to the commencement of construction works.
- 29 **On-Site Detention - Maintenance Schedule**  
A maintenance schedule for the on-site stormwater detention system must be submitted with the construction plans for the proposed development. The maintenance schedule must be in

accordance with the requirements for On-Site Stormwater Detention as found in Chapter E14 of the Wollongong DCP 2009.

**30 Scour Protection**

All stormwater outlets and overland flow paths must incorporate scour/erosion protection measures in accordance with the current version of Managing Urban Stormwater – Soils and Construction Volume 1. The final details of the proposed scour protection measures shall be reflected on construction plans.

**31 On-Site Detention – Design Criteria**

Each on-site stormwater detention facility must make provision for access and maintenance purposes; provision for step irons within pits where required; provision for safety; debris control screen and a suitably graded invert to prevent ponding (i.e. no sumps). 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 plans.

**32 Orifice/Weir Calculations**

Orifice and weir calculations for each on-site detention facility must be provided to Wollongong City Council for approval prior to the commencement of construction.

**33 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 [DA2010/977]; and
- any specialist maintenance requirements.

**34 Designated Overland Flow Paths**

Details of the overland flow paths proposed for the site shall be provided on the detailed drainage design plan. Note each overland flow path must be capable of catering for the 1 in 100 year storm event flows from the contributing upslope catchment area without impacting upon the proposed buildings. Full Manning's calculations shall be provided on the capacity of each overland flow path. These requirements shall be reflected on the construction plans and supporting documentation.

**35 Parking Area Levels**

Parking area levels shall be designed and constructed in accordance with Chapter E13 of the Wollongong DCP 2009, giving regard to vehicle stability limits in terms of velocity and depth during inundation by floodwaters. This requirement shall be reflected on the construction plans prior to the commencement of construction.

**36 Batter Slopes**

All grassed batter slopes proposed on the site shall not be greater than 1 vertical to 4 horizontal. Where this requirement cannot be met, a report shall be submitted to Council demonstrating how access and maintenance will be achieved during the operational phase of the site. This shall be provided with the supporting documentation issued for construction.

**37 One-way valve**

The proposed internal pipe system connecting the site to the street drainage system (i.e. at pits A1 and D2) shall be provided with a flap gate or one-way valve system to prevent backwater from the street drainage system entering the development site. This requirement shall be reflected on the construction plans prior to the commencement of construction.

**38 Safe Sightlines**

Adequate visibility is to be provided at the access onto Glastonbury Avenue in accordance with AS2890.2 Off-street Commercial Vehicle Facilities. The proposed sight lines are to be kept free of obstructions such as signs, retaining walls, trees and dense planting etc. This requirement shall be reflected on the construction plans.

- 39 **Provision of Pedestrian/Cyclist Connection**  
The applicant shall provide a pedestrian/cyclist connection from the existing shared use path on the northern side of Five Islands Road through the median island on the southern side of the road. It shall include the provision of a shared path along the frontage of the site which links to the internal layout. This requirement shall be reflected on the construction plans.
- 40 The median gap on Five Islands Road shall be closed to the satisfaction of the NSW Roads & Traffic Authority prior to the occupation or commencement of use of the development.
- 41 **Parking and Access**  
The development shall make provision for a total of 328 car parking spaces, 8 motorcycle parking spaces and 53 bicycle parking spaces. This requirement shall be reflected on the construction plans. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.
- 42 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 plans.
- 43 Motorcycle parking, bicycle parking shall comply with the relevant Australian Standard. This shall be reflected on the construction plans.
- 44 Disabled parking is to comply with Australian Standard AS2890.6 (2009). This requirement shall be reflected on the construction plans.
- 45 The development shall make provision for suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the construction plans.
- 46 **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 plans.

#### Prior to the Commencement of Works

- 47 **Sign – Supervisor Contact Details**  
Before commencement of any work, a sign must be erected in a prominent, visible position:
- 47.1 stating that unauthorised entry to the work site is not permitted;
  - 47.2 showing the name, address and telephone number of the Certifier for the work; and
  - 47.3 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.
- 48 **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:
- 48.1 a standard flushing toilet; and
  - 48.2 connected to either:
    - 48.2.1 the Sydney Water Corporation Ltd sewerage system or
    - 48.2.2 an accredited sewage management facility or
    - 48.2.3 an approved chemical closet.

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

49 **Structural Engineer's Details**

Structural engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork must be submitted to Wollongong City Council, prior to the commencement of any works on the site.

50 **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.

51 **Demolition Works**

The demolition of existing structures shall be 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 certifier. 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.

52 **Demolition Notification to Surrounding Residents**

Demolition must not commence unless at least 2 days written notice has been given to adjoining residents of the date on which demolition works will commence.

53 **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.

54 **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:

- 54.1 the location of hazardous materials throughout the site;
- 54.2 a description of the hazardous material;
- 54.3 the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- 54.4 an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- 54.5 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;
- 54.6 identification of the disposal sites to which the hazardous materials will be taken.

55 **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 Wollongong City Council 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 Wollongong City Council prior to the occupation or commencement of use 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.

56 **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.

57 **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.

58 **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.

59 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.

60 **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.

61 **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.

62 **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 occupation or commencement of use of the development.

63 **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**

Prior to the commencement of any demolition, excavation or construction works, the supervising arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the arborist's recommendations and relevant conditions of this consent.

64 **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:

- 64.1 proposed ingress and egress points for vehicles to/from the construction site;
- 64.2 proposed protection of pedestrians, adjacent to the construction site;
- 64.3 proposed pedestrian management whilst vehicles are entering/exiting the construction site;

- 64.4 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;
- 64.5 proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- 64.6 proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- 64.7 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);
- 64.8 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
- 64.9 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.

#### 65 **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.

#### 66 **Prior approval from Council for any works in Road Reserve**

Approval, under Section 138 of the Roads Act 1993, 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.

### During Demolition, Excavation or Construction

#### 67 **Restricted Hours of Work**

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 5.00 pm Saturdays without the prior written consent of Wollongong City 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:



- 67.1 the variation in hours required;
- 67.2 the reason for that variation;
- 67.3 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.

68 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.

69 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.

70 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.

#### 71 **Dust Suppression Measures**

Activities occurring during the demolition, excavation and construction phases of the development must be carried out in a manner that will minimise the generation of dust.

72 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.

73 Trucks which are entering and leaving the premises and carrying loads must be sealed or covered at all times, except during loading and unloading.

74 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.

#### 75 **Excavations**

All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.

76 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.

#### 77 **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:

- 77.1 the description of material (including identified hazardous material);
- 77.2 an estimate of the quantity by volume and weight;
- 77.3 the transporter and registration details of the relevant vehicle;
- 77.4 the intended destination of the material.

#### 78 **Demolition Materials - Disposal**

All demolition materials not being reused on-site must be disposed of only at a recycling or waste management facility that may lawfully receive that waste.

#### 79 **Asbestos Transportation Requirements**

Transportation of asbestos from the site must comply with the Protection of the Environment Operations (Waste) Regulation 2005.

- 80 Any demolition works involving asbestos are to be carried out in accordance with the WorkCover Authority's – "Working with Asbestos Guide 2008". Transportation and disposal of asbestos materials shall be in accordance with EPA requirements.
- 81 **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.
- 82 Asbestos waste must be prepared in accordance with WorkCover requirements and disposed of to an EPA licensed landfill site.
- 83 **Asbestos Clearance Certificate**  
A certificate from a competent occupational hygienist stating that there is no longer any asbestos on the site must be submitted to Wollongong City Council within fourteen (14) days of the completion of demolition works.
- 84 **Excess Excavated Material - Disposal**  
Excess excavated material shall be classified according to the Department of Environment, Climate Change and Water's Waste Classification Guidelines - Part 1: Classifying Waste (2009) prior to being transported from the site and shall be disposed of only at a waste management facility that may lawfully receive that waste.
- 85 **Branch or Root Pruning in accordance with Australian Standard**  
Any branch or root pruning which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS4373 (2007).
- 86 **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 is in possession of this development consent and/or the approved landscape plan, in respect to the trees which have been given approval to be removed in accordance with this consent.
- 87 **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.
- 88 **Heritage - Archaeology**  
Should any previously unidentified historic archaeological relics be identified during excavation and construction, all works must cease in the vicinity of the find and Wollongong City Council be contacted for advice.
- 89 **Supervision of Engineering Works**  
All engineering works associated with the development are to be carried out under the supervision of a practising civil engineer.
- 90 **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 a permit from and arrange inspections with Council's Regulation and Enforcement Division.
- 91 **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.
- 92 **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.
- 93 **Pipe connection**  
All pipe connections to existing pits must be constructed flush with the pit wall in accordance with good engineering practice. The developer must ensure that the condition of the pit is not compromised and that the service life of the pit is not reduced as a result of the connection.

## Prior to Occupation

### 94 **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 Council's Regulation and Enforcement Division prior to the occupation or commencement of use.

### 95 **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 the Wollongong DCP 2009. This information must be submitted to Wollongong City Council prior to the occupation or commencement of use of the development.

### 96 **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 Wollongong City Council for endorsement prior to the occupation or commencement of use of the development.

### 97 **Fire Safety Certificate**

A Fire Safety Certificate must be issued for the building prior to the occupation or commencement of use of the development. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- 97.1 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
- 97.2 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.

### 98 **Water Quality Treatment Train Report**

Within two (2) years of the commissioning and operation of the water quality treatment train, the applicant shall submit to Council a report providing information about the treatment train's effectiveness in reducing gross pollutants, total suspended solids, total phosphorus and total nitrogen. This shall involve one wet weather event sampling and analysis upstream and downstream of the treatment train.