

DRAFT CONDITIONS FOR: DA-2010/1503

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Plans and Specifications	Statement of environmental effects - number SA4204-SEE - dated November 2010 - URBIS Addendum to statement of environmental effects - building height - dated 14 February 2011 - Urbis Addendum to statement of environmental effects - carparking - dated 14 February 2011 - Urbis Demolition and site management plan - sheet 1 of 1 Energy efficiency report - number 20100223-A - dated February 2011 - Jones Nicholson Pty Ltd Site waste minimisation and management plan - dated 30 November 2010 - Nicholas Matts Traffic impact statement - number KF110063 - dated February 2011 - K F Williams & Associates Pty Ltd ThermoTech E glass specifications - Viridian New World Glass Site analysis plan - ADM Title page - number 2009-22-A00-A - ADM Architects Site plan - number 2009-22-A01-A - dated 18 October 2010 - ADM Architects Floor plan - basement level 2 - number 2009-22-A02-B - dated 9 February 2011 - ADM Architects Floor plan - basement level 1 - number 2009-22-A03-B - dated 9 February 2011 - ADM Architects Floor plan - level 1 - number 2009-22-A04-A - dated 18 October 2010 - ADM Architects Floor plan - level 2 - number 2009-22-A05-A - dated 18 October 2010 - ADM Architects Floor plan - level 3 - number 2009-22-A06-A - dated 18 October 2010 - ADM Architects Floor plan - level 4 - number 2009-22-A07-A - dated 18 October 2010 - ADM Architects East elevation plan - number 2009-22-A08-A - dated 18 October 2010 - ADM Architects North elevation plan - number 2009-22-A09-A - dated 18 October 2010 - ADM Architects West elevation plan - number 2009-22-A10-A - dated 18 October 2010 - ADM Architects South elevation plan - number 2009-22-A11-A - dated 18 October 2010 - ADM Architects Section A-A plan - number 2009-22-A12-A - dated 18 October 2010 - ADM Architects Facade section plan - number 2009-22-A13-B - dated 9 February 2011 - ADM Architects Colour and materials schedule - number 2009-22-A14-B - dated 9 February 2011 - ADM Architects Photomontage 1 plan - number 2009-22-A15-A - dated 18 October 2010 - ADM Architects Photomontage 2 plan - number 2009-22-A16-A - dated 18 October 2010 - ADM Architects Photomontage 3 plan - number 2009-22-A17-A - dated 18 October 2010 - ADM Architects Concept drainage plan - overall - number KF110063-C01-A - sheet 1 of 5 - dated 10 February 2011 - K F Williams & Associates Pty Ltd Concept drainage plan - basement level 1 - number KF110063-C02-A - sheet 2 of 5 - dated 10 February 2011 - K F Williams & Associates Pty Ltd Concept drainage plan - basement level 2 - number KF110063-C03-A - sheet 3 of 5 - dated 10 February 2011 - K F Williams & Associates Pty Ltd Soil and erosion control plan and details - number KF110063-C04-A - sheet 4 of 5 - dated 10 February 2011 - K F Williams & Associates Pty Ltd Concept drainage plan - roof - number KF110063-C05 - sheet 5 of 5 - dated September 2010 - K F Williams & Associates Pty Ltd
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Section 94

Section 94A Levy Contribution

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

Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Wollongong City Council Section 94A Development Contributions Plan, a contribution of \$80,920.00 shall be paid to Council prior to the release of any associated Construction Certificate.

The amount to be paid will be adjusted at the time of actual payment, in accordance with the provisions of the Wollongong City Council Section 94A Development Contributions Plan. The Consumer Price Index All Group Index Number for Sydney at the time of the development application determination is 158.1.

The following formula for indexing contributions is to be used:

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

Where

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

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

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

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

A copy of the Wollongong City Council Section 94A Development Contributions Plan and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at www.wollongong.nsw.gov.au.

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

General Matters

2 Civil Works within Local Roads

The applicant shall provide the completed infrastructure of road shoulder pavement, footway, drainage, shoulder width asphalt surfacing, and kerb and guttering / concrete dish crossing as required in Keira Lane for the full length of the property frontage.

3 Geotechnical

- a. Foundation systems are to be designed for Class P soils. Other foundation systems may be acceptable if supported by appropriate geotechnical advice.
- b. All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- c. An earthworks plan is to be developed by a geotechnical consultant prior to start of earthworks.
- d. All recommendations of the geotechnical consultant in their geotechnical report commissioned for geotechnical Condition 3 are to be accommodated in the earthworks plan.
- e. Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
- f. All earthworks, drainage, retaining wall and footing construction is to be subject to geotechnical supervision. Where necessary amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.

4 Street tree removal

The developer shall remove the existing street trees indicated on Site Plan by ADM Architects dated October 2010.

Tree removal costs are to be borne by developer. The removal of trees, including stumps, is to be carried out by suitably qualified tree contractor. This contractor must be appropriately insured to indemnify Council against any loss or damage incurred during the above works. They must also have appropriate OH&S policies and procedures (including traffic control) to ensure that works are carried out in a safe manner and in accordance in Council's own OH&S policies.

The developer must apply for (and be granted) permission under section 138 of the roads act to work within the road reserve. Tree removal must be carried out to the satisfaction of WCC Manager of Works.

5 **Security grilles**

Any security grilles to be installed on the building shall be transparent and not roller doors.

6 **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.

7 **Construction Certificate**

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

A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.

8 **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.

9 **Occupation Certificate**

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

Prior to the Issue of the Construction Certificate

10 **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.

11 **Awning Design**

The awning design for the proposed development is to be rebated to accommodate street trees. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

12 **Footpath Paving**

The developer is responsible for the construction of footpath paving for the entire frontage of the development for the full width of the verge. The type of paving for this development is to be in accordance with the Wollongong City Council Public Domain Technical Manual. A nominal two percent (2%) minimum 1%, maximum two and a half (2.5%) cross fall to be provided from property line to back of kerb.

Driveway entry threshold finish from property boundary line to face of kerb: To match footpath and be designed to withstand predicted traffic loadings.

Driveway threshold finish within property boundary line: To contrast with driveway entry.

Footpath must be installed to the satisfaction of WCC Manager of Works.

Landscape Plan to be submitted to Council prior to the issue of the Construction Certificate showing proposed paving and location of all services.

13 **Street Trees**

The developer must address both street frontages of Keira and Victoria Streets by installing street tree planting. The number and species for this development are five *Elaeocarpus reticulatis* 200 litre in accordance with the Wollongong City Council Public Domain Technical Manual. Two are to be planted on the Keira Street frontage and three to be planted on the Victoria Street frontage. Dial before you Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles. Tree pits must be installed to the satisfaction of WCC Manager of Works.

These requirements shall be reflected on the Construction Certificate plans and any supporting documentation.

14 **Asbestos Clearance Certificate**

A certificate from a competent occupational hygienist stating that there is no longer any asbestos on the site shall be submitted to the Principal Certifying Authority (and Council in the event that Council is not the Principal Certifying Authority).

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

16 **Roofwater Drainage**

All roof gutters and downpipes shall be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3 (2003) – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes and downpipe locations shall be reflected on the Construction Certificate plans.

17 **Pump System**

A pump system must be provided in association with the detailed drainage design for the site to cater for stormwater from a prolonged/extreme storm event entering the basement. The pump system shall be designed by a suitably qualified and experienced civil engineer and reflected on the Construction Certificate plans and supporting documentation.

- 18 **Tank Overflows**
Overflows from the water storage tanks must be connected to the existing on-site stormwater drainage system. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 19 **Vehicular Entry/Exit Points**
Provision shall be made at all vehicular entry/exit points to ensure that no surface flows enter the building or basement car parking area in any storm event. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 20 **Compatibility with Civil Works in Road Reserve**
The submission of certification from a suitably qualified and experienced civil engineer and architect to the Principal Certifying Authority is required prior to the release of the Construction Certificate, confirming that the proposed development and civil works within the road reserve are compatible.
- 21 **Service provider**
The developer is to nominate a level 3 service provider and submit an application to Integral Energy in this regard.
- 22 **Water fixtures**
Water fixtures are to be 3-star rated or better.
- 23 **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.
- 24 **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.
- 25 **Telecommunications**
The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.
- 26 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.
- 27 **Car parking and Access**
The development shall make provision for a total of 87 car parking spaces, 5 motorcycle parking spaces and 35 bicycle parking spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.

- 28 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.
- 29 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.
- 30 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.
- 31 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.
- 32 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.
- 33 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.
- 34 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.
- 35 **Gradient of Driveways**
All driveways within the development shall be constructed with a maximum vertical alignment as shown in Council Drawing No. 5000-C34-1 (Maximum Internal Grading – Units and Commercial Developments). This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.
- 36 **Structures Adjacent to Driveway**
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 plans.
- 37 Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining 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.
- 38 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.
- 39 Details of the proposed method of connection of the on-site drainage system to Council's drainage system 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.

- 40 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.
- 41 **Dust Suppression Measures**
The submission of details of the proposed dust suppression measures for the demolition, excavation and construction phases of the development to the Principal Certifying Authority, prior to issue of the Construction Certificate.

Prior to the Commencement of Works

- 42 **Consent to Enter and Exit Demolition or Construction Site**
Any use of the footpath or road reserve for demolition or construction purposes requires Council approval under the Roads Act 1993 prior to any proposed interruption to pedestrian and / or vehicular traffic flows.

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

- 43 **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 consent under Section 138 of the Roads Act 1993, of a Site Management, Pedestrian and Traffic Management Plan to Council's Manager Regulation and Enforcement 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:

- 43.1 proposed ingress and egress points for vehicles to/from the construction site;
- 43.2 proposed protection of pedestrians, adjacent to the construction site;
- 43.3 proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- 43.4 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;
- 43.5 proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- 43.6 proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- 43.7 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);
- 43.8 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
- 43.9 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.

44 **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.

45 **Pavement Design**

The pavement design for all access roads and road shoulders 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.

46 **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:

- 46.1 proposed ingress and egress points for vehicles to/from the construction site;
- 46.2 proposed protection of pedestrians, adjacent to the construction site;
- 46.3 proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- 46.4 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;
- 46.5 proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- 46.6 proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- 46.7 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);
- 46.8 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
- 46.9 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.

47 **Keira Lane/Victoria Street Civil Works**

A detailed design shall be provided for all proposed civil works in Keira Lane and the intersection at Victoria Street. Prior to preparing this detailed design, the developer shall arrange a meeting with Wollongong City Council's Manager Design and Technical Services to discuss design requirements and compatibility with Council works in the vicinity. This detailed design must be submitted to Wollongong City Council's Manager Design and Technical Services for approval.

48 **Dilapidation Report**

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

49 **Notification to Council for Works on Council Land**

The developer shall advise Council's Manager Design and Technical Services in writing at least seven days prior to the intended commencement of civil works within the road reserve.

50 **Appointment of Principal Certifying Authority**

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

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

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

51 **Sign – Supervisor Contact Details**

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

- 51.1 stating that unauthorised entry to the work site is not permitted;
- 51.2 showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- 51.3 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.

52 **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:

- 52.1 a standard flushing toilet; and
- 52.2 connected to either:
 - 52.2.1 the Sydney Water Corporation Ltd sewerage system or
 - 52.2.2 an accredited sewage management facility or
 - 52.2.3 an approved chemical closet.

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

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

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

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

54 **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.

55 **Demolition Works**

The demolition of the existing buildings 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 Principal Certifying Authority. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

56 **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.

57 **Notification to Surrounding Property Owners/Occupants Prior to Commencement of Demolition Works**

At least five (5) days notice must be given in writing to any residence or business within 100 metres of the premises to which this consent pertains of the impending demolition works. The written notice must include at least the following information:

- 57.1 a summary of the work plan and method for the demolition and a timetable for completion of works, including hours of operation, transport routes etc;
- 57.2 details of the primary contractor and/or company conducting the demolition works;
- 57.3 the name and telephone number for a person supervising the works to which residents can direct questions, comments and/or concerns about the works for the duration of the works.

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 **Support for Neighbouring Buildings**

This consent requires the preservation and protection of neighbouring buildings from any damage and if necessary, requires the underpinning and support of any neighbouring building in an approved manner. The applicant or the contractor carrying out the work must at least seven days in advance of any excavation works below the level of the base of the footings of a building

on an adjoining allotment, including a public road or place, give written notice of intention to carry out such works to the property owner of the affected adjoining building and furnish specific written details and supporting plans or other documentation of the proposed work.

The adjoining property owner of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

60 **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.

61 **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.

62 **Erosion and Sediment Control Measures**

Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

63 **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.

64 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.

65 **Construction of New 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.

66 **Footpath Levels**

Footpath levels must be obtained from Council's Works and Services Division prior to works commencing. This can be achieved by filling out an application form and payment of the relevant fee.

All such structures and internal driveways shall be constructed to these approved levels.

The longitudinal grade of the footpath must be parallel to the top of kerb level and all building entrance adjustments for level access to building floor levels must be developed within the

private property of the building in accordance with the requirements of the latest versions of AS1428.1, the Building Code of Australia and the Disability Discrimination Act. No adjustments to the uniform and even longitudinal grade of the footpath at the boundary line will be permitted for access points to buildings.

A copy of the approved levels shall be submitted to the Principal Certifying Authority prior to works commencing.

67 **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.

68 **Road Occupancy Licence from the Roads and Traffic Authority**

Prior to any works commencing, the applicant shall obtain a road occupancy licence from the NSW Roads and Traffic Authority in conjunction with Council's consent under Section 138 of the Roads Act 1993.

69 **Application for Occupation of Footpath/Roadway**

Any use of the footpath or road reserve for construction purposes requires Council consent under the Roads Act 1993. Where it is proposed to carry out activities which have the potential to cause interruption to pedestrian and/or vehicular traffic within the road reserve, as a result of this development such as, but not limited to the following:

- (a) Loading or unloading machinery/equipment/deliveries;
- (b) Installation of a fence or hoarding;
- (c) Stand mobile crane/plant/concrete pump/materials/waste storage containers;
- (d) Pumping stormwater from the site to Council's stormwater drains;
- (e) Carrying out survey or investigation works;
- (f) Installation of services, including water, sewer, gas, stormwater and power;
- (g) Construction of new vehicular crossings or footpaths;
- (h) Removal of street trees;
- (i) Any activity which proposes an interruption to pedestrian and or vehicular traffic.
- (j) Carrying out demolition works
- (k) Materials or equipment delivered to and from site;

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

During Demolition, Excavation or Construction

70 **Construction vehicles**

All construction vehicles should be contained on site without impacting on Keira Street.

71 **Discharge of Accumulated Water**

Any water accumulating in excavations on-site shall not be discharged to Council's stormwater system, unless it is confirmed by testing at a NATA accredited laboratory that the pH is between 6.5 and 9, suspended solids are less than 30 mg/L, and that the water is free of oil and grease. Alternatively, such waters are to be removed by tanker for disposal at a NSW Department of Environment, Climate Change and Water licensed waste facility.

72 **Demolition Materials - Disposal**

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

- 73 **Excess Excavated Material - Disposal**
Excess excavated material must be disposed of only at a location that may lawfully receive that waste.
- 74 **Collected Groundwater to be Kept Separate**
Collected groundwater shall be kept separate to the drainage of the lower basement car park and the grated drains across the driveways.
- 75 **Protection of Council Infrastructure**
The developer shall provide adequate protection to all Council assets prior to work commencing and during construction. Council's Manager Design and Technical Services must be notified immediately in the event of any damage to Council's assets. Any damage to Council's assets shall be made good to the satisfaction of Council, with all associated costs borne by the developer.
- 76 **Pipe Connections**
All pipe connections to existing pits within the road reserve 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.
- 77 **Supervision of Engineering Works**
All engineering works associated with the development are to be carried out under the supervision of a practicing civil engineer.
- 78 **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.
- 79 **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.
- 80 **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.
- 81 **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.
- 82 **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:
- 82.1 A hoarding or fence must be erected between the work site and the public place;
 - 82.2 an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
 - 82.3 the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
 - 82.4 safe pedestrian access must be maintained at all times;
 - 82.5 any such hoarding, fence or awning is to be removed when the work has been completed.
- 83 **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.

84 **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. An application form and 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.

85 **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.

86 **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:

- 86.1 the variation in hours required;
- 86.2 the reason for that variation;
- 86.3 the type of work and machinery to be used.

If jack hammers are to be used during demolition, or jack hammers, rock drills, rock hammers, rock breakers or rock saws are to be used for excavation below ground, then the contractor shall inform all potentially noise affected residents in the locality by letter drop at least one week prior to the commencement of the work. The letter shall detail the nature of the work, the expected noise levels, the duration of the work, the hours of operation and the contact details of the site manager/contractor.

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 the NSW DECCW Interim Construction Noise Guideline (August 2008) states that the noise management level for works during the recommended standard working hours is background plus 10 dB(A).

87 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.

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

89 **Acid Sulphate Soils**

The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by classes 3, 4 or 5 Acid Sulfate Soils. Acid Sulfate Soils contain iron sulfides which, when exposed to air due to drainage or disturbance, may produce sulfuric acid and release toxic quantities of iron, aluminium and heavy metals. The Acid Sulfate Soils Map is an indication only and you are advised that you may encounter acid sulfate soils during the excavation for the proposed development.

Any spoil material extracted or excavated from the foundations must be neutralised with commercial lime (calcium bicarbonate) by the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site. Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to pouring concrete.

Council suggests the applicant refer to the Acid Sulfate Soils Assessment Guidelines contained in the Acid Sulfate Soils Manual, prepared by NSW Acid Sulfate Management Advisory Committee, August 1998 for further information.

90 **External Plant and Equipment**

All external plant such as air conditioners, compressors/pumps, exhaust systems and other equipment likely to emit noise shall have suitable noise attenuation so that the equivalent continuous noise level (LAeq) emanating from the operation of external plant and equipment does not exceed 5 dB(A) above the background noise level (LA90) of the area at any boundary of the land.

91 **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.

92 **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

93 **Drainage WAE**

The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related work has 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 must include levels and location for all drainage structures and works, buildings (including floor levels), and finished ground and pavement surface levels. This information must be submitted to the Principal Certifying Authority prior to the issue of the final occupation certificate.

94 **Council Land WAE**

The developer shall obtain written verification from a suitably qualified civil engineer, stating that all works within the road reserve have been constructed in accordance with the approved plans. In addition, a full works-as-executed plan, prepared and signed by a Registered Surveyor must be submitted. This plan must include the location and levels of the drainage lines, structures and finished surface levels. This information must be submitted to Wollongong City Council's

Manager Design and Technical Services for approval prior to the issue of the final Occupation Certificate.

95 **Consolidation**

Lot 11 DP 68930, Lot 1 DP 232667 and Lot 4 DP 593415 shall be consolidated and evidence presented to Council prior to the issue of the Occupation Certificate.

96 **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.

97 **Supervision of Engineering Works**

The developer shall engage a suitably qualified engineer to supervise the engineering works of the approved development. The civil engineer is to inspect at different 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:

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

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

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

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

Operational Phases of the Development/Use of the Site

98 **Loading Dock**

Deliveries and waste collection are to occur within the designated loading dock and not within any road reserve surrounding the building.

99 **Stormwater Water Quality**

Stormwater water quality leaving the site shall comply with the ANZECC water quality guidelines for recreational waters.