

**DRAFT CONDITIONS OF CONSENT
DEVELOPMENT APPLICATION NO. 73.1/2011
LOT 1, DP 862020, LOTS 1 & 2, DP 869668, LOT 446, DP 824288, LOT 389,
DP 752060, NO. 103 EDENSOR ROAD, ST. JOHNS PARK
INTERNAL AND EXTERNAL REFURBISHMENT OF THE ST JOHNS PARK
BOWLING CLUB**

APPROVED PLANS

1. Compliance with Plans

The development shall take place in accordance with the approved development plans as prepared by Culinan Ivanov Partnership Pty Ltd, project number A001, A100, A101-110, A201-204, A301, A401-403, A501-502, dated 28 January 2011, except as modified in red by Council and/or any conditions of this consent.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

2. Design Report for Energy Efficiency Installations for Buildings Class 2 - 9

Prior to the issue of a Construction Certificate, a design report shall be submitted to the Certifying Authority, demonstrating that the proposed building complies with the pertinent requirements of Section J – Energy Efficiency of the Building Code of Australia. The design report shall identify and detail the methods required to achieve compliance with the Building Code of Australia.

3. Outstanding Fees and Charges

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of the following fees shall be submitted to the Certifying Authority:

- | | |
|-----------------------------------|-----------------|
| a. Kerb and Gutter Inspection Fee | \$93. |
| b. Kerb and Gutter Damage Deposit | \$1,000. |

4. Outstanding Long Service Levy Fee

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment.

Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

5. Service Provider Requirements

Prior to the issue of a Construction Certificate, the following service provider requirements shall be submitted to the Certifying Authority:

- a. **Sydney Water** – A Section 73 Compliance Certificate, under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the website www.sydneywater.com.au then refer to “Water Servicing Co-ordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice must be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

- b. **Integral Energy** – A letter of consent showing satisfactory arrangements have been made to service the proposed development.
- c. **Telecommunications** - A letter of consent showing satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.

6. Section 94A Levy Development Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

The Section 94A Levy as determined at the date of this consent is two hundred and fifty one thousand six hundred and thirty six dollars. **(\$251,636.00)**

The Contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Consumer Prices Index (CPI) for Sydney.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

7. Construction Certificate Required

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

8. Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, or Complying Development Certificate must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

9. Notify Council of Intention to Commence Works

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

10. **Sydney Water Consent**

Prior to the commencement of any construction works on site, the approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

If the development complies with Sydney Water's requirements, the approved plans will be appropriately stamped and shall be submitted to the Certifying Authority prior to the commencement of any works on site.

For Quick Check agent details please refer to the website www.sydneywater.com.au, see Building Developing and Plumbing then Quick Check or telephone: 13 20 92.

11. **Kerb and Gutter Status Form**

Prior to the commencement of any construction works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

12. **Erosion and Sedimentation Control**

Prior to the commencement of any construction works on site, controls in accordance with Council's Erosion and Sedimentation Control Policy shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

13. **Toilet Facility**

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

14. Sign During Construction

Prior to the commencement of construction works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited,
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A \$600 on the spot fine may be issued for non-compliance with this condition.

15. Stormwater Drainage and On-Site Detention Plans

Stormwater drainage for the development and on site detention system shall be provided in accordance with the amended "Stormwater & OSD Basin Report" dated 15.04.11, prepared by Harris Page & Associates Pty Ltd and Council's policy "Urban Area On-Site Detention Handbook". The proposed car park on site detention system shall be designed to replace the existing system and to cater for additional stormwater flows generated by the proposed works as outlined in the above report. The Construction Certificate application shall include detailed stormwater drainage and on site detention plans, with details suitable for construction, prepared and certified by a qualified civil engineer to comply with the requirements of this condition, the relevant Australian Standards and Fairfield City Council's "Stormwater Drainage Policy" and "Urban Area On-Site Detention Handbook". The detailed stormwater plans shall also include the inground tanks and pollutant control devices in accordance with the above report.

16. Car Parking & Access

The driveways, manoeuvring areas, parking areas and loading facilities shall be designed by a suitably qualified consultant and certified for compliance with the current AS 2890.1 and AS 2890.2, prior to issue of the construction certificate. Disabled parking spaces shall comply with AS/NZS 2890.6: 2009.

A total of 589 car parking spaces shall be provided on site.

17. Internal Pavements

An all weather sealed or concreted pavement designed to withstand the anticipated wheel loads shall be provided to all areas subjected to vehicular movements. Internal pavements specification shall be prepared by a qualified civil engineer to comply with the relevant Australian Standards.

18. Flood Risk

The site, the subject of this consent is located partly within a low and medium flood risk precinct affected by mainstream flooding. In this regard, the applicant shall obtain a Flood Information Sheet by application for a 149 (2) and (5) Certificate. The applicant shall engage a suitably qualified consultant to prepare a report to address all matters contained in Chapter 11 in Fairfield City Wide DCP 2006, "Flood Risk Management". The report shall form part of the documentation submitted with the application for the construction certificate. The requirements in the report shall be complied with during construction and prior to issue of any occupation certificate.

159. Stormwater Drainage Certificate

Prior to the issue of a Construction Certificate, a certificate shall be submitted to the Certifying Authority certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- a. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- b. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

20. On-site Detention Design Certificate

Prior to the issue of a Construction Certificate, a certificate shall be submitted to the Certifying Authority certifying that the drainage system has been designed to comply with:

- a) Method 1/ Method 2 of Council's Urban Area On-site Detention Handbook – February 1997:
 - i) To restrict the total discharge from site to current site discharge for all storms up to and including the 100 year storm events;
 - ii) To restrict the peak discharge from the site for 100 year 9-hour storm event to 140/1/s/ha.

Note: If Council is requested to issue the Construction Certificate, three copies of the plans and specifications giving full details of the design and calculations in the form of ILSAX/DRAINS input and output files and details as specified in Council's OSD handbook shall be submitted to the Council.

Note: Where Fairfield City Council is nominated to issue a Construction Certificate for on site detention, the following details will be required:

- a. Full details, as per Council's On Site Detention Handbook, of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels, etc.
- b. A plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regrading of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

16. Interim / Final Occupation Certificate Required

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

22. Section 73 Certificate Required

Prior to the issue of the Final Occupation Certificate, a Section 73 Certificate issued by Sydney Water shall be submitted to the Principal Certifying Authority.

23. Structural Certification

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate from a practising Structural Engineer shall be submitted to the Principal Certifying Authority certifying that the building has been erected in compliance with the approved structural drawings and relevant Australian Standards and is structurally adequate.

24. Works-as-executed Plans for Stormwater Drainage

Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

175. On Site Detention – Works-As-Executed

On completion of the drainage works and prior to Occupation, Works-As-Executed plans certified by a Registered Surveyor are to be submitted to the Principal Certifying Authority to verify that the drainage works have been completed in accordance with the approved plans. The following details are to be on the Works-As-Executed plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

- a. Location and surface levels of all drainage pits, weir levels and dimensions.

26. OSD Construction

The on-site detention drainage system shall be constructed in accordance with the approved design and Council's On-Site Detention Handbook – February 1997.

27. Registration of Restriction and Covenant over OSD System

Prior to the issue of the final Occupation Certificate, proof of the creation of a 'restriction on use of land' and 'positive covenant' over the on-site detention system in accordance with Council's On-Site Detention Handbook (February 1997) shall be submitted to the Principal Certifying Authority.

28. On-Site Detention – Certification of Works

A Certificate shall be issued to the Principal Certifying Authority upon completion of the drainage works and prior to issue of the Occupation Certificate certifying the following:

- i. That the On-Site Detention system will function in accordance with the approved drainage design.
- ii. Any variations from the approved drainage design.
- iii. That these variations will not impair the performance of the On-Site Detention system, or alternatively provide details of the remedial works required to make the system function according to design control standards.

29. OSD – Marker Plate

Each On-Site Detention basin shall be indicated by fixing a standard marker plate, details of which are as follows:

Minimum size: 150mm x 100mm

Material: Non Corrosive metal or 4mm thick laminated plastic

Location: Fixed in a prominent position to the nearest concrete or permanent surface and be above the expected water level in the basin. If in doubt, contact Council on 9725-0222.

Wording: A minimum letter height of 5mm is required. The wording is to consist of:-

THIS IS AN ON-SITE DETENTION STRUCTURE
DO NOT TAMPER WITH
CONTACT FAIRFIELD CITY COUNCIL PRIOR
TO ANY PROPOSED WORKS IN THIS AREA

The marker plate is to be attached prior to occupation of the proposed development.

30. Adjustments to Public Utilities

Prior to the issue of the final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

31. Environmental & Traffic Reports Certification

Prior to the issue of an Occupation Certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to Fairfield City Council, stating that all works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:

- a. Acoustic Report No. TF109-01F02 (REV 2), dated 27 January 2011, prepared by Renzo Tonin & Associates.
- b. Traffic Impact Assessment, reference 11.029, report V3, 22 March 2011, prepared by Traffix.

As a minimum, the written certification shall list each of the recommendations provided within the above report and confirm how these have been complied with.

32. Acoustic Report Required at the Completion of Each Stage of Development (as amended)

An acoustic report is to be prepared and submitted to Council for its assessment and approval within **three (3) months** of occupation/completion of each stage of the development. The report shall include but is not limited to the following information:

- a) Noise measurements taken at the nearest noise sensitive locations as indicated in the Acoustic Report No. TF109-01F02 (REV 2), dated 27 January 2011, prepared by Renzo Tonin & Associates.
- b) Verification that noise levels at the nearest potentially affected receiver comply with all relevant assessment criteria detailed in the abovementioned report;

- c) All complaints received from local residents in relation to the operation of the premises/development.
- d) Where noise measurements required under point a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.

Following written approval from Fairfield City Council, any recommendations provided under point d) above shall be implemented fully.

33. **Sydney Water Approval**

Prior to the issue of an Occupation Certificate (Interim or Final), the submission to the Principal Certifying Authority of written evidence from Sydney Water stating that they agree to accept the following:

- a. Waste from the proposed pre-treatment facilities, associated with the greenkeeper's shed, being discharged to sewer.

34. **Building in Saline Environments**

The whole of the Fairfield Local Government Area is potentially saline affected, and as such appropriate design features and building materials need to be incorporated into the construction of buildings, to minimise the risk of salt damage.

Prior to the issue of an Occupation Certificate, documentary evidence shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with Fairfield City Council's 'Building in Saline Environments Policy'.

35. **Certification of Energy Efficiency Installations for Buildings Class 2 - 9**

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate(s) shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in compliance with the pertinent requirements of Section J – Energy Efficiency of the Building Code of Australia.

36. **Plan of Management**

A detailed Plan of Management shall be submitted to Council in relation to the operation of outdoor areas, including the car park. The plan shall address means by which the Club will control noise from patrons using all outdoor areas, including the car park.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

37. Compliance with Construction Certificate

All building works approved in this development consent must comply with the terms of the consent the plans, specifications and any other approved documents relevant to the approved Construction Certificate.

38. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
 - i. complies with the performance requirements; or
 - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

39. Excavation and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

40. Administration Fee for the Lodgement of Certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

41. During Construction or Demolition

During the construction or demolition period, the applicant must ensure that:

- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours.
 - 1. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement.

42. Hoarding / Fencing

During construction, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

43. Critical Stage Inspections

In accordance with Section 109E of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E (3) (d) Environmental Planning and Assessment Regulation 2000.

Note: A **\$600** on the spot fine will be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

44. Disabled Access

Access for disabled people shall be provided in the building or portion of the building in accordance with Clause D3.2, D3.3 and Table D3.2 of the BCA and to the standards set out in AS 1428.1.

45. Maintenance of Construction Site

During the construction and any dormant period, the applicant must ensure that the construction and/or development site is adequately maintained, as not to be prejudicial to the surrounding neighbourhood. In the event that the construction/development site remains dormant for a period in excess of three (3) months, permanent security fencing, hoarding or scaffolding, as defined in the relevant Australian Standard and incorporating visual shielding shall be provided and maintained to the satisfaction of Council until the completion of the development or as applicable.

Signage alerting to the presence of danger and prohibiting unauthorised entry to the site and any other signage, as required by a Development Consent, shall be displayed in a prominent position.

Note: On the spot penalties up to \$600 will be issued and/or legal action in the form of Notices/Orders for non-compliance with this requirement will be instigated.

46. Hours of Operation (Reviewable Condition)

The approved hours of operation for the use of the following areas of the premises are restricted as follows:

Beer Garden; Functions Terrace; Noodle Bar and Outdoor Gaming Area

Monday to Sunday: 9.00am to midnight

In accordance with Section 80A (10B) of the Environmental Planning and Assessment Act, 1979, Condition 34 is a reviewable condition and Council may review the condition at any time. Upon the condition being reviewed the operating hours may be varied in accordance with the recommendations of the review. The purpose of the reviewable condition is to enable the extended operating hours to be reviewed should they be subject to complaints regarding noise or other disorderly or antisocial behaviour.

47. Unreasonable Noise and Vibration

The Club, including the operation of vehicles, green keeping equipment and outdoor areas, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems, patrons and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by

Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

The acoustic assessment shall include but not be limited to the following information:

- a. Noise measurements taken at the locations indicated in the acoustic report titled, St John's Park Bowling Club DA Acoustic Assessment for Masterplan, Reference: TF109-01F02 (REV 2), dated 27 January 2011, prepared by Renzo Tonin & Associates.
- b. All complaints received by the Club from the local residents in relation to the hours of operation.

48. **Doors Opening into the Outdoor Areas**

Doors opening into the outdoor areas shall be fitted with a closing mechanism to minimise noise emissions from the lounge area.

49. **Use of Outdoor Areas**

Should the intended purpose of the outdoor area be to allow patrons to smoke, this area shall be designed and constructed so as to meet the requirements of the Smoke Free Environment Amendment Act 2004 and the Smoke Free Environment Amendment (Enclosed Places) Regulation 2006".

50. **Noise Notices**

- a. Prominent notices shall be placed to remind patrons that a minimum amount of noise is to be generated whilst within these outdoor areas during the night, and patrons should be managed by the Club, to ensure noise generation is minimised.
- b. Prominent notices shall be provided within the premises indicating that the indoor areas are to be smoke-free environments, and also directing patrons to outdoor areas where smoking is permitted

51. **Octave Band Centre Frequency**

The LA 10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 07:00am and 12:00midnight at the boundary of any affected residence.

The LA 10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz

inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00midnight and 07:00am.

* For the purpose of this condition, the LA 10 can be taken as the average maximum deflection of the noise emission from the licensed premises.

52. **Security**

Club staff or security guard(s) shall conduct regular patrols of the outdoor terrace(s) areas and car parking areas to ensure that patrons using the terrace(s) and/or car park are not generating noise or disturbance that is likely to adversely affect nearby residents and/or surrounding locality.

53. **Previous Development Consents**

The use of the premises shall operate in accordance with all conditions of previous Development Consents issued for, and applicable to the operation of the site. In the case where there is a conflict with the conditions of this consent and previous consent conditions, the conditions of this consent shall prevail.

54. **Storage of Goods (Greenkeeper's Shed)**

All works and storage shall be contained wholly within the building.

55. **Lighting**

Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 1997 so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

56. **Public Address System**

No public address system or sound amplifying equipment shall be installed so as to permit the emission of offensive noise, as defined by the Protection of the Environment Operations Act 1997, onto any public place.

57. **Bund Wall within Greenkeeper's Shed**

A bund wall shall be constructed around all work and liquid storage areas to prevent any spillage entering into the stormwater system. The bunded area shall provide a volume

equal to 110% of the largest container stored and graded to a blind sump so as to facilitate emptying and cleansing.

5818. Trafficable Bund

A trafficable bund, capable of preventing the escape of any pollutant into Council's stormwater drainage system, shall be provided to all exits from the greenkeeper's shed.

59. Wash Bay

A roof/canopy shall be installed above the external wash bay associated with the greenkeeper's shed. The roof shall have an overhang of at least 10 degrees. Bunding that contains spills and directs uncontaminated rainwater away from the wash bay shall be installed

60. Storage of Flammable and Combustible Liquids

Flammable and combustible liquids shall be stored in accordance with AS 1940-2004 – The Storage and Handling of Flammable and Combustible Liquids.

61. Drain Stencilling

All stormwater drains/pits on the site shall be provided and maintained with the message; "This pit drains to the Georges River". Lettering shall be 100mm high block bold yellow painted lettering. Paints used shall be of road line marking standard.

62. Greenkeeper's Shed

The operation of the greenkeeper's shed shall comply with the following requirements:

- a. All repairs and maintenance activities shall be conducted within the greenkeeper's shed only. Under no circumstances shall work be conducted in external areas.
- b. All equipment washing shall be conducted in the wash bay connected to the sewer of Sydney Water in accordance with that Authority's requirements.
- c. Waste oil shall be stored in a covered area pending regular removal to a waste oil recycler.
- d. A spill kit shall be provided on site at all times to clean up any minor liquid spillages.

63. Flood Affected Development

The development the subject of this consent is located within flood prone land. The following shall be complied with during the construction process:

- a. Only flood resistant materials shall be used below the designated floor level.

- b. All services and utilities connected to the property are required to be flood proofed.