

MC:EL

Environmental Planning and Assessment Act, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

TO: Wingecarribee Shire Council
Attention: Robert Lewis
PO Box 141
Moss Vale NSW 2577

Date: TBA

PLEASE QUOTE THE DEVELOPMENT APPLICATION NUMBER IN ALL CORRESPONDENCE AND
UPON PAYMENT OF FEES, CHARGES & CONTRIBUTIONS

being the applicant in respect of Development Application No: LUA11/1092

Pursuant to Section 80 (1) (a) of the *Environmental Planning & Assessment Act 1979* notice is hereby given of the determination by the Southern Region Joint Regional Planning Panel, as the consent authority, of the Development Application relating to the land described as follows:-

PROPERTY:	Part Lot 3 DP 1108992 – KIRKHAM STREET, MOSS VALE NSW 2577		
ASSESS NO:		BUILDING CLASSIFICATION:	
OWNER:	THE COUNCIL OF THE SHIRE OF WINGECARRIBEE		

Purpose of Development: **New Aquatic Centre inclusive of associated Car Parking, Road Works, Demolition of all existing structure, tree removal and introduction of Compensatory Landscaping** - in accordance with plans prepared by Facility Design Group, Plan No's: A01-A to A01D Revised Development Application issue 19.4.12 and Eclipse Consulting Engineers Plans 7604, Dwg C01-C, C02-E, C03-D, C04-E, C05-C, C06-E and C07-D, dated December 2011, and any supporting Statement of Environmental Effects or other studies submitted with the Development Application except where amended by any conditions below.

The Development Application has been:

Approved under the provision of Wingecarribee Local Environmental Plan 2010 and SEPP 'Drinking Water Catchments' (2011) subject to the conditions specified in this notice

The conditions of the consent and reasons for their imposition follow:

GENERAL – DEVELOPMENT CONSENT CONDITIONS

ADMINISTRATION AND COMPLIANCE

1. Compliance

Except as required by a condition of this development consent, development is to take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with the development consent.

In particular, the applicant's attention is drawn to Condition 25, which requires the provision of a minimum 1 metre wide corridor for landscaping along the Kirkham Street frontage of the car parking areas, and Condition 33, which requires lighting to be provided within the car parking areas.

2. Inspections by Council

24 hours prior to the covering of the following works, Council must be notified by the licensed builder, owner builder or licensed plumber/drainer that the following works are ready for inspection:

- (a) internal drainage under water test;
- (b) external drainage under water test;
- (c) water plumbing;
- (d) final inspection of water plumbing, sanitary drainage and stormwater drainage

3. Inspections by PCA

- (a) **Piers (if any) prior to pouring of concrete;**
- (b) **Concrete slab formwork with reinforcement prior to pouring of concrete;**
- (c) **Structural framework; including roof members. When completed prior to the fixing of any internal sheeting;**
- (d) **Swimming pool safety fence prior to filling the pool with water;**
- (e) **Final inspection prior to use of the building;**

4. Hours of Operation

The hours of operation of the Aquatic Centre are to be:

Monday – Friday 8.00am to 8.00pm (9.00pm during daylight saving hours);
Saturday 6.00am to 8.00pm (9.00pm during daylight saving hours);
Sunday 10.00am to 6.00pm (7.00pm during daylight saving hours).

5. Signage

A separate Development Application is required to be submitted to Council for signage other than that approved by way of the approved plans or signage identified as Exempt Development.

Compliance

6. Qualifications and Responsibility for Documentation

Council requires that all design plans be prepared to Council's standards by a person, who has proven experience and suitable relevant qualifications in the preparation of plans specifications and any other relevant documentation for the approved development.
All of these requirements are outlined in Council's Engineering Policies.

The Developer will be responsible for the correctness of all information contained in the drawings, specifications or any other documentation. The Council will not accept responsibility for any errors or inaccuracies that may be found in such documents, regardless of whether these documents have been checked and/or approved by Council.

7. Hours of Demolition and Construction Works

In order to minimise impacts upon the locality demolition and construction activities must be limited to between 7.00am - 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no work on Sundays and public holidays. Any variation of these hours will only occur with Council's consent.

8. Workers Compensation & Public Liability

It is the Developer's responsibility to ensure that Contractors engaged to carry out works indicated on the approved plans carries current Workers Compensation Insurance and hold Public Liability Insurance for \$20,000,000 cover.

9. Demolition of existing Swimming Pools & Associated buildings & Structures

Demolition is to be in accordance with the following:

- (a) A detailed proposed 'work plan' as mentioned in Clause 1.7.3 to Australian Standard 2601-2001 "The Demolition of Structures".
- (b) A site plan, including details of the surrounding public and private lands, showing the location and nature of proposed protection (people and property) measures and hazard warning measures (example - lights, signs etc).
- (c) The Waste Minimisation Plan prepared by Facility Design Group.

Amongst others, precautions to be taken shall include compliance with the requirements of the Work Cover Authority of New South Wales and Council's Water and Sewer Asset Protection, including:-

(d) Water and Sewer Assets Identification and Location

The site plan mentioned in (b) above must include the detailed locations, materials, sizes and depths of any water mains or water services, rising mains private or Council owned, or sewer mains, manholes, sewer sidelines, sewer junctions and or boundary traps. The site plans that include these water and sewer assets are to be approved by the Council's Water and Sewer Planning and Development Engineer before any demolition works can commence.

No demolition work will commence without the prior written approval of Council.

10. Construction Certificate

The building works are not to commence until a Construction Certificate has been issued in accordance with the *Environmental Planning and Assessment Act 1979*. A Building Code of Australia assessment has not been undertaken on the proposal. For further advice you may contact Council's Building Surveyors.

11. Management of Construction

A detailed Construction Management Plan is required to be submitted to Council with any application for a Construction Certificate. The required Construction Management Plan MUST indicate the measures to be implemented to protect the environment as well as public health, safety and convenience. The plans must detail provisions for:

- (a) Off-street parking for employees, contractors and sub-contractors.
- (b) Site access for construction vehicles and equipment purposes.
- (c) Public safety in the use of roads and footpaths where development activities adjoin such facilities.
- (d) The storage and removal, on a regular frequency, of builder's rubble and waste by trade waste contractors.
- (e) Storage of ALL building materials and equipment wholly within the construction site.
- (f) Public risk policies and management for all contractors' employees using or gaining access over public footpaths and roads.
- (g) Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site.

12. Other Approvals

Prior to any work commencing, written approval under Section 68 of the *Local Government Act 1993* shall be obtained for stormwater drainage, water and sewer works, from Council as the appropriate Water Supply Authority.

Separate approval by Council as the Roads Authority is required pursuant to Section 138 of the *Roads Act 1993* for any works within the road reserve.

13. Compliance with Relevant Legislation

Compliance with the *Environmental Planning & Assessment Act 1979* and *Local Government Act 1993*. The Building Code of Australia, SAA Codes and adopted Local Policies shall be observed.

14. Ground Levels

Natural ground levels are not to be altered or adjusted other than shown on the approved plans or where varied by the conditions of consent without the prior consent of Council.

15. Survey

A set out survey by a Registered Surveyor of the building location, shall be commissioned and check survey submitted to Council upon completion of the following:-

16. Protection of Council's Road Reserve, Kerb and Gutter and Footpath

The building supervisor is responsible to ensure that all contractors, sub-contractors, and delivery trucks use a designated access point to prevent damage to Council's property. Repairs to damaged grass verges, concrete footpath, kerb and gutter are to be carried out by the builder to Council's specification and supervision prior to occupation of the development.

17. Occupation Certificate

The building, or part of the building, shall not be occupied or used until such time as an Occupation Certificate has been issued in respect of it.

Protection of Council Assets

18. Community Asset Bond

The Builder shall at no cost to Council enter into an agreement secured by cash or irrevocable bank guarantee for the sum of \$2000, to ensure that the community assets of Council are not damaged during construction. Should any community assets be damaged, Council would have the right to carry out the work by day labour or contract and deduct the cost of work from the bond. The bond will then need to be renewed to the amount of \$2000.

19. Storage Materials

No storage or placing of any building materials to occur on adjacent public roads or footpath areas in association with the construction, maintenance or use of the development or site, without prior Council approval.

20. Pedestrian Safety

All care to be taken to safeguard both contractors and the public while the works are being carried out. The Contractor shall endeavour to minimise disturbance to pedestrian / vehicle traffic in the vicinity of the site. If required by Council a hoarding shall be erected after appropriate consents are issued by Council - see Council's Adopted Policy No 44.

21. Vehicular Access Point

A suitable entry point is to be nominated on site and utilised by construction and delivery

vehicles. This entry point is to be located so that the possibility of damage to Council's property is minimised during construction. The access point is to be surfaced with all weather materials.

22. Tree Retention

All trees shown on development consent as being retained are to be appropriately marked and protected during demolition works and construction works with fencing that shall be maintained throughout construction activities.

23. Removal of Trees

Four (4) *Eucalyptus Macarthurii* (Paddy's River Box) trees, and 21 *Cupressus* spp (Cypress) trees may be removed from the embankment adjacent Community Oval in accordance with the Landscape concept plan prepared by Facility Design Group Plans No A01-C and A01-D dated 19.4.12.

24. Disposal of Vegetation

Any trees removed with Council consent and any other vegetation cleared in association with this development shall be disposed of in accordance with the Waste Management Plan approved with this land use application. For minor additions and outbuildings removed vegetation shall be either mulched for reuse on site or transported to an approved waste/recycling facility.

NOTE: No vegetation shall be burnt except with an approval issued by Council under Clause 6G (2) of the *Protection of the Environment (Clean Air) Regulation 2002*.

25. Landscaping

A minimum 1 metre wide corridor must be provided along the Kirkham Street frontage of the car parking areas to provide for the adequate landscaping and screening of these areas.

In preparing the detailed landscaping plans, the applicant must engage an appropriately qualified Landscape Architect to examine the landscaping/tree planting along Argyle Street, Moss Vale and to prepare a landscaping scheme for the Aquatic Centre which uses tree species which are complimentary to Argyle Street.

The landscaping of the proposed car parking areas must also include a component of lower level plantings with species to be selected, as described above, so as to reduce the intrusion of light spill from the headlights of vehicles using the car parking areas upon the residential premises opposite. In selecting appropriate species, consideration must also be given to the maintenance of passive surveillance of the car parking areas in the interests of public safety.

The detailed landscaping plan must indicate the proposed species to be used, height and canopy spread at the time of maturity, a specification for soil preparation, drainage, weed control, watering, fertilising and general maintenance during establishment

LAND AFFECTATION

Geotechnical

26. Geotechnical Risk Assessment Report Compliance

The proposed development shall be carried out in accordance with the recommendations set down in the Geotechnical Risk Assessment Report set out below.

The implementation of the recommendations of the Geotechnical Risk Assessment Report shall be carried out to the satisfaction of the Council's Building Surveyor and/or Development Control Engineer. Large Development Landscaping

GEOTECHNICAL RISK ASSESSMENT REPORT:

Report Reference: **12/0042**
Prepared By: **SMEC Testing Services Pty Ltd**
Date of Report: **February 2012**

ENVIRONMENTAL MANAGEMENT

Sediment and Erosion Control

27. Erosion Control

To minimise soil erosion and sediment movement during construction, the following measures shall be implemented:-

- (a) Removal and/or disturbance of vegetation shall be confined to within two metres of the site of required works and the site(s) of permanent accessways.
- (b) Topsoil stripped from the construction site shall be stockpiled and protected from erosion until re-use during landscaping. Soil is to be retained within the property.
- (c) Stockpiles of construction and landscaping materials, and of site debris shall be located clear of drainage lines and in such a position that they are protected from erosion and do not encroach upon any footpath, nature strip or roadway.
- (d) Final site spoil shall be disposed of to conform to the specifications and standards quoted and to any conditions of approval of those measures and must comply with any relevant NSW Department of Environment and Climate Change requirements.
- (e) Trenches shall be backfilled, capped with topsoil and compacted to a level at least 75mm above adjoining ground level.
- (f) Vehicular access shall be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where sediment is deposited on adjoining roadways the same shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
- (g) All disturbed areas shall be progressively stabilised and/or revegetated so that no areas

remain exposed to potential erosion damage for more than 14 days or such other period as may be approved after earthworks cease. All driveways and parking areas shall be stabilised with compacted sub-grade as soon as possible after their formation.

28. Soil and Water Management – Stockpiles

Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

29. Soil and Water Management – Building Operations

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.

Reason: To ensure that building materials are not washed into stormwater drains.

30. Soil and Water Management – Temporary Stormwater Connections

Stormwater from roof areas shall be linked via a temporary downpipe to Council's stormwater system immediately after completion of the roof area. Inspection of the building frame is not to occur until this is completed.

Reason: To minimise erosion and sedimentation problems created from surface water runoff.

31. Soil and Water Management – Wheel Wash

A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed in accordance with the approved site Soil & Water Management Plan before the commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. The device shall be maintained at all times to Council's satisfaction.

Reason: To minimise soil being trucked off site.

CIVIL ENGINEERING WORKS AND SERVICES

32. Provision of Works and Services

The provision, by the Developer, at their expense, of the following works and services to be documented and constructed in accordance with Council's Engineering Policies, to the satisfaction of the Development Control Engineer. **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE** the Developer must obtain approval for the works to be undertaken by submitting adequate documentation including plans, standard notes and completed design checklists, calculations and specifications, to Council which justify that the proposed works are in accordance with all Council's standards and all other relevant Codes and guidelines.

(a) **Stormwater Drainage**

(i) Connection to Kerb

All stormwater connections to the kerb shall be done using minimum 2mm thick galvanised steel section in accordance with Standard Drawing No SD102.

(ii) Construction of Stormwater

Provision of adequate stormwater drainage infrastructure (pits/pipes/open channels/detention storage) for the conveyance of stormwater passing through the site from upstream, and sourced from the development.

(iii) Boundary Grated Catch Drains

Prevention of "sheet flows" over the public footpath by provision of a grated catch drain across or inlet pit adjacent to the driveway(s) at the property boundary, with piped water discharged to the satisfaction of the Development Control Engineer / Council's Building Surveyor.

(iv) Roof/Impervious/Stormwater

All stormwater runoff from the development shall be collected within the property and discharged in a manner approved by the Development Control Engineer and/or Council's Building Surveyor.

(v) Control of Peak Discharge

Adequate and suitable infrastructure is to be provided to ensure the peak discharge from the site is no greater than the pre-developed peak discharge. This infrastructure shall be designed in accordance with Council's Engineering Policies. Calculations to demonstrate that the post-development peak discharge will not exceed the pre-development peak discharge **SHALL BE PROVIDED WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE.**

(b) Parking

(i) Driveways and Parking

Internal driveways, turning areas and 81 off street vehicular parking spaces are to be constructed with an all-weather surface of asphaltic concrete

The parking spaces are to be line marked.

Parking areas signage is to be provided to regulate parking.

Parking spaces are to be made available to the public at all times.

Drop off and pick up points for coaches shall be provided with details of safe pedestrian access for patrons from the coach parking area.

(ii) Construction of Footway Crossing

Commercial vehicular footway crossings in accordance with Standard Drawing Nos SD 108 and SD123, for access to the development.

(iii) Parking Space Near Wall

Parking spaces adjacent to walls or other obstructions which may affect door

opening or vehicle manoeuvring to be widened by 300mm on the side of the obstruction(s) to facilitate safe use of these spaces.

(iv) Disabled Carparking

Two Disabled carparking spaces shall be provided as per the approved plans.

The spaces shall comply with the requirements for parking in the current version of AS 2890.1 for people with disabilities.

(c) Traffic Control Devices

- (i) Roundabout at the intersection of Pool Lane and the accesses to the car parking areas shall be constructed. The median splitter island shall include a pedestrian refuge for safety crossing between the carpark areas.

(d) Bus Zones and Shelters

- (i) Bus Zones and shelters shall be provided along the kerbline both directions of Kirkham Street.

33. Car park Lighting

Lighting must be provided within the car parking areas to facilitate the safety of persons using the Aquatic Centre at night time.

This lighting must operate during the night time opening hours of the Centre, and must be designed such that there is no light spillage or nuisance to the residential properties on the opposite side of Kirkham Street.

Details of the proposed lighting must be submitted with the application for a Construction Certificate.

34. Other Approvals

Prior to any work commencing, written approval under Section 68 of the *Local Government Act 1993* must be obtained for plumbing and drainage works from the Council as the appropriate Water Supply Authority.

Separate approval by the Roads Authority is required pursuant to Section 138 of the *Roads Act 1993* for any works within the road reserve.

35. Occupation Certificate

Prior to Occupation Certificate being issued, an inspection by the Principal Certifying Authority must be undertaken to ensure that all conditions of this development consent have been complied with.

36. Compliance with Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

37. Excavations 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 properly guarded and protected to prevent them from being dangerous to life or property.

38. Retaining Walls and Drainage in association with carparking

Prior to the issue of a Construction Certificate details are required of:

- (a) retaining walls associated with the proposed Eastern Car Park to demonstrate the methods of preventing the movement of soil, and
- (b) adequate provision must be made for drainage.

39. Support for Neighbouring Buildings

- A. If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in an approved manner, and
 - (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- B. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
- C. In this case, allotment of land includes a public road and any other public place.

40. Erection of Signs

A sign shall be prominently displayed on any site on which building, subdivision or demolition work is being carried out by the builder / developer:

- (a) showing the name, address and telephone number of the principal certifying authority for the work;
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
- (c) stating that unauthorised entry to the work site is prohibited.

41. Toilet 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.

45. The eastern external wall of the existing building shall be upgraded in order to achieve compliance with section C of the Building Code of Australia.

46. Waste Management

An approved litter receptacle with a tight fitting lid shall be provided on site for the disposal of builder refuse that may be wind blown (all polystyrene waste must be bagged and securely contained). The bin shall be onsite during all demolition and construction works. Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

47. Fire Safety Upgrading

In accordance with the *Environmental Planning & Assessment Act 1979* and Clause 94 of the *Environmental Planning & Assessment Regulations 2000*, Council has assessed the building the subject of the development application and determined the existing building is required to be brought into partial conformity with the Building Code of Australia. The provision of Fire Extinguishers is required to be addressed with the Construction Certificate application.

48. 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 event of a fire.

49. Final Fire Safety Certificate

A final fire safety certificate pursuant to Clause 172 of the *Environmental Planning & Assessment Regulations 2000* shall be submitted, to the principal certifying authority upon completion of the specified work in the Schedule of Fire Safety Measures. As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:-

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

50. Annual Fire Safety Statement

Each year, the owner of a building to which an essential fire safety measure is applicable must cause the Council to be given an annual fire safety statement for the building. Such a fire safety statement:-

- (a) must deal with each essential fire safety measure in the building premises; and
- (b) must be given within twelve months after the last such statement was given, or if no such statement was given, within twelve months after a final fire safety certificate was first issued for the building.

As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:-

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades; and
- (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be permanently displayed in the building.

51. Sydney Catchment Authority

General

- (i) The site layout and works shall be implemented as specified in the Statement of Environmental Effects (dated 1 December 2011) and shown on the Site Plans (Moss Vale Aquatic Centre (Job No. 176, Dwg. No. A01- A04, dated 1/12/11) prepared by Facility Design Group - Architects; and the Concept Stormwater Drainage Plan and Stormwater Details (Job No. 7604; Dwg. Nos. C03-A and C04-A; dated 17 January 2012) prepared by Eclipse Consulting Engineers Pty Ltd, except where modified by these conditions. Any revision to the site layout or external works shall be agreed to by the Sydney Catchment Authority.

Reason for Condition (i)- The Sydney Catchment Authority has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Demolition of Existing Pool Infrastructure

- (ii) Any demolition material resulting from this development shall be either recycled and reused on-site, or disposed of to a recycling facility or a licensed waste disposal facility.

Reason for Condition (ii)- To ensure any demolition activity or demolition debris does not adversely affect water quality.

Stormwater Management

- (iii) The stormwater drainage system consisting of pits, pipes, gross pollutant traps, detention component and stormwater filtration system and all stormwater treatment and management measures shall be implemented as specified in the MUSIC Modelling Report (dated 18 January 2012 and revised 16 March 2012) including Concept Stormwater Drainage Plan and Stormwater Details (Job No. 7604; Dwg. Nos. C03-A and C04-A; dated 17 January 2012) prepared by Eclipse Consulting Engineers Pty Ltd, except where varied in the following conditions.
- (iv) The access driveways and the car parking area at the proposed Aquatic Centre shall be constructed in accordance with the Carpark Pavement Plan & Details (Proj. No. 7604; Dwg. No. C05-A; dated 17 January 2012) prepared by Eclipse Consulting Engineers Pty Ltd so as to ensure a minimum 37 cubic metres of above-ground detention.
- (v) Stormwater drainage from the access driveways and the car parking area shall be directed via eleven pits incorporating gross pollutant traps (Enviropod Series 200 or Sydney Catchment Authority approved equivalent) to a stormwater filtration system as shown on the Concept Stormwater Drainage Plan and Stormwater Details (Proj. No. 7604; Dwg. Nos. C03-A & C04-A; dated 17 January 2012) prepared by Eclipse Consulting Engineers Pty Ltd.
- (vi) All site stormwater runoff including rainwater tank overflow shall be directed to a stormwater filtration system (a Stormfilter 360 with a minimum of six 460mm cartridges, or a Sydney Catchment Authority approved equivalent) before discharge to Council's stormwater drainage system.

Rainwater Tanks

- (vii) Rainwater tanks with a minimum combined capacity of 50,000 litres shall be installed to collect roof runoff from the main Aquatic Centre roof consistent with the following specific requirements:
- building roofs and gutters shall be designed such that all roof runoff from the main pool hall and ancillary areas is captured in the rainwater tanks
 - the rainwater tanks shall be plumbed to toilets, hot water systems and other areas of non potable use including pool balance tanks and landscape irrigation, and
 - rainwater tank overflow shall be directed to the site stormwater filtration system (Stormfilter 360).
- (viii) Any variation to stormwater treatment and management shall be agreed to by the Sydney Catchment Authority.

Operational Environmental Management Plan

- (ix) An Operational Environmental Management Plan showing the layout and detailing the requirements and responsibilities for the inspection and maintenance of all stormwater structures, including rainwater tanks, stormwater drains, pits and pipes and the gross pollutant trap and stormwater filtration system shall be developed prior to the opening of the facility.

Reason for Conditions (iii) to (ix) – To ensure that the stormwater quality management works associated with the development are designed and maintained so as to have a sustainable neutral or beneficial impact on water quality over the longer term.

Construction Activities

- (x) A Soil and Water Management Plan (SWMP) shall be prepared by a person with knowledge and experience in the preparation of such plans, for all works proposed or required as part of the development, **including** demolition works. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction: Managing Urban Stormwater* (2004) manual - the "Blue Book".
- (xi) Effective erosion and sediment controls shall be installed prior to any construction activity including site access, and shall prevent sediment or polluted water leaving the site or entering any stormwater system. The controls shall be regularly maintained and retained until works have been completed and groundcover established.

Reason for Conditions (x) & (xi) – To manage adverse environmental and water quality impacts during the construction stage of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction stage.

Endorsement of Date of Consent:

NOTES:

1. To ascertain the date from which this development consent operates, refer to Section 83 of the *Environmental Planning and Assessment Act 1979*.
2. Development consent will lapse five (5) years after the date from which it operates. In the case of staged development, consent will lapse five (5) years after the date from which it operates. (Refer Section 95 (2) of the *Environmental Planning & Assessment Act 1979*).

3. Section 97 of the *Environmental Planning and Assessment Act 1979* confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within six (6) months after receipt of this notice.
4. The approval granted by the Council does NOT consider nor negate or vary any private easement, covenant or restriction. The owner is advised to investigate any encumbrance or restriction that may be noted on the title to the land.
5. All conditions on this consent have been imposed having regard to all matters listed for consideration under Section 79C of the *Environmental Planning & Assessment Act 1979*.
6. An applicant may request pursuant to Section 82A of the *Environmental Planning & Assessment Act 1979* Council to review a determination of the application where that application is of a type referred to in that Section of the Act within six (6) months after receipt of this notice.

Date:

Signed: