

A. THE DEVELOPMENT

Approved Plans

1. Development the subject of this determination notice must be carried out in accordance with the following plans/reports marked as follows:
 - (a) Architectural plans - Project No. 09-291 Sheets DA01-DA14 prepared by Caldis Cook Group Architects dated 07/12/2011.
 - (c) Concept Stormwater Management Plan - Sheet SMP-01 and Soil erosion and sediment control plan Sheet SMP-02 prepared by Waterman dated 28/11/2011.

except where modified by the undermentioned conditions.

2. All aspects of construction shall comply with the applicable Performance Requirements of the National Construction Code. 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 complies with the Performance Requirements or is shown to be at least equivalent to the Deemed to Satisfy Provision, or a combination of (a) and (b).

B. PRIOR TO COMMENCEMENT OF WORKS

The following conditions are to be complied with or addressed prior to commencement of works:

Fee Payments

3. Unless otherwise prescribed by this consent, all relevant fees or charges must be paid. Where Council does not collect these payments, copies of receipts must be provided. For the calculation of payments such as Long Service Levy, the payment must be based on the value specified with the Development Application.

The following fees are applicable and payable:

- (a) Damage Inspection Fee – relevant where the cost of building work is greater than \$20,000.
- (b) Fee associated with Application for Permit to Carry Out Work Within a Road, Park and Drainage Reserve.
- (c) Long Service Levy – based on 0.35% of the cost of building work where the costing of building works is \$25,000 or more.

These fees are reviewed annually and will be calculated accordingly.

4. All fees associated with a road opening permit required for the connection, extension or amplification of any services within Council's road reserve must be paid to Council. A separate form must be submitted in conjunction with payment of the fees. The fees include the standard road opening permit fee and any restoration fees that may be required as a result of the works.

Dilapidation Report

5. A dilapidation report is to be undertaken. This shall include clear photos and descriptions of all existing Council infrastructure adjacent to the subject site. A copy of the dilapidation report shall be submitted to Council.

Permit to Carry out Works

6. A separate application for a permit to carry out works must be issued by Council for –
 - (a) A permit to carry out works in Council's drainage/recreation reserve or drainage easement, pursuant to Section 68 of the Local Government Act 1993. The work(s) in the drainage reserve/recreation reserve requiring a Council Section 68 permit being connection to the existing Council stormwater system.
 - (b) A Permit to carry out works in Council's road reserve, pursuant to Section 138 of the Roads Act 1993. The work(s) in the existing road reserve requiring a Council Section 138 permit being for paving of the full length of George Street frontage.
7. A traffic management plan is to be submitted to Liverpool City Council's Traffic Committee for approval. Works within the road reserve shall not commence until the traffic management plan has been approved.
8. The traffic management plan is to be prepared by an accredited designer and submitted to and stamp approved by Council via a standard Section 138 Roads Act Permit application available at Council's customer service counter. A copy of the stamped approved Roads Act Permit and traffic management plan is to be available on the works site for inspection at any time by an authorised Council officer.

Paving

9. Core Type paving is to be installed along the entire George Street frontage/s, as part of this development, in accordance with the Liverpool CBD Street Tree and Landscape Strategy and, The Liverpool CBD Streetscape and Paving Guidelines.

Detailed plans are required to be submitted to and approved by Council showing the proposed tree locations, species and planting sizes, paving location and layout, including references to the relevant details and specifications as contained in the abovementioned documents.

To ensure that the street tree planting size, quantity and quality is maintained throughout the Liverpool CBD, please contact Council's Senior Development Engineer on 1300 36 2170 for further information.

Driveways

10. Driveways are to conform to Council requirements for vehicle crossings as detailed in Council's specifications, The Liverpool CBD Streetscape & Paving Guidelines.
11. All driveways are to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into roads or swales, as appropriate, connecting into the major trunk drainage system.

12. Driveways entry points must be located clear of all utility services. It is recommended that discussion be held with the relevant authorities before construction works commence. Council does not accept any responsibility towards these services.

Stormwater

13. Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
14. A stormwater drainage plan, including hydraulic calculations based on a 1 in 100 year storm (ARI), is required. The plan must show how the stormwater generated by this site, and other inter-allotment overland flow water entering onto this site, is to be collected within the site and conveyed in a suitable pipeline to the most appropriate point of discharge as advised by Council.

This plan shall also show existing and proposed surface contours within the site and along its boundaries with immediately adjacent properties, and shall define overland flow paths for storms which exceed the capacity of the underground pipe system.

15. The storage tank of the pump-out system in the new basement carpark shall be sized to hold runoff from subsoil and ramp inflows for a one hours duration storm for a recurrence interval of 1 in 50 years AEP. Details shall be submitted to Council's Development Engineers for approval.
16. The pump-out system shall be independent of any gravity discharge lines except at the site boundary inspection pit, from which a connection may be permitted to gravity stormwater system.
17. Engineering details and manufacturer's specifications for pumps and switching system shall be submitted to Council's Development Engineers for approval.
18. No permanent structures shall be located within the 3.66m wide Council drainage easement other than the proposed gates.
19. The site surface levels are to be designed so that site surface stormwater is deflected away from buildings and neighbours boundary fences and does not cause nuisance or flooding of those areas for storm events less than a 1% AEP.
20. Prior to the commencement of works all Council drainage pipes within the site must be inspected using a CCTV camera by an experienced operator. Inspections are to be in accordance with the Conduit Inspection Reporting Code of Australia WSA 05-2006. Viewing and assessing of the video footage is to be undertaken by the Consulting Engineer and a certified report including the video footage is to be prepared and submitted to Council.
21. Paving of the full frontage of site on George Street and vehicular crossing at the entrance to the site over Council's footpath/pedestrian way shall be constructed in accordance with the Liverpool CBD Street Tree and Landscape Strategy and, The Liverpool CBD Streetscape and Paving Guidelines prior to occupation of the premises.
22. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer

23. Prior to the occupation of the premises all Council drainage pipes within the site must be inspected using a CCTV camera by an experienced operator to determine if any damage to Council pipes has occurred during construction. Inspections are to be in accordance with the Conduit Inspection Reporting Code of Australia WSA 05-2006. Viewing and assessing of the video footage is to be undertaken by the Consulting Engineer and a certified report including the video footage is to be prepared and submitted to Council. Any defects found in the lines will need to be rectified to the satisfaction of Council
24. Erosion and sediment control measures shall be implemented in accordance with the requirements of Liverpool DCP and Council specifications. Approved measures shall be implemented prior to commencement and maintained during construction and until all disturbed areas have been revegetated and established.

Facilities

25. Toilet facilities must be available at the work site and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

Construction Requirements

26. Lifting or craning materials over a public footway or roadway is not permitted unless a "B" class construction hoarding has been installed in compliance with Workcover authority requirements.
27. The applicant / builder shall be responsible to report to the Council any damage to Council's footpath and road carriageway as a consequence of demolition or excavation or building activities or delivery / departure of materials associated with this site. The damage shall be reported to Council as soon as the damage becomes apparent to the builder / site manager. Arrangements to the satisfaction of Council are to be made for making safe by temporary repairs to the public way until permanent restoration and repair can be organised with Council.
28. Retaining walls or other approved methods necessary to prevent the movement of excavated or filled ground, together with associated subsoil drainage and surface stormwater drainage measures, shall be designed strictly in accordance with the manufacturer's details or by a practising structural engineer.
29. Structural supporting elements or bracing of the building must be designed and certified by a qualified chartered structural engineer having regard to supporting ground conditions.

Site Facilities

30. Adequate refuse disposal methods and builder's storage facilities shall be installed on the site. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.

C. DURING CONSTRUCTION

The following conditions are to be complied with or addressed during construction:

Hours of Construction Work and Deliveries

31. Construction work/civil work/demolition work, including the delivery of materials, is only permitted on the site between the hours of 7:00am to 5:00pm Monday to Sunday.

Security Fence

32. A temporary security fence to WorkCover Authority requirements is to be provided to the property during the course of construction.

Note. Fencing is not to be located on Council's reserve area.

Demolition Work

33. All demolition work is to be carried out in accordance with the requirements of AS 2601. Demolition is to be carried out strictly in accordance with the approved procedures and work plan.

Drainage

34. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
35. All roofwater is to be connected to the existing stormwater system.
36. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.

Traffic

37. All works within the road reserve are to be at the applicant's cost and all signage is to be in accordance with the RTA's Traffic Control at Worksites Manual and the RTA's Interim Guide to Signs and Markings.
38. If a works zone is required, an application must be made to Council's Transport Planning section. The application is to indicate the exact location required and the applicable fee is to be paid. If parking restrictions are in place, an application to have the restrictions moved will need to be made.
39. Notice must be given to Council's Transport Planning section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.

External

40. The reflectivity index of glass used in the external facade of the building is not to exceed 20%.

Graffiti

41. A graffiti resistant coating shall be applied to any structures that have frontage to a public area, for example a roadway, public reserve etc. Any graffiti carried out on the property during construction shall be removed, within 48 hours, at full cost to the owner/occupier of the site.

Erosion Control

42. Vehicular access to the site during construction shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways it 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.

Water Quality

43. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and there shall be measures in place in accordance with the approved erosion and sediment control plan.

Pollution Control

44. Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.
45. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material.

D. CONDITIONS RELATING TO USE

The following conditions relate to the ongoing use of the premises:

Vehicle Parking / Loading

46. The operator of the development must not permit the reversing of vehicles onto or away from the road reserve, with the exception of garbage and recycling collection vehicles. All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with AS 2890.1 Parking Facilities – Off Street Car Parking.