

ATTACHMENT 4

DRAFT CONDITIONS FOR : DA-2013/342

Plans and Specifications

- 1) To be inserted by Council

General Matters

2) **Tree Retention**

The developer shall retain the existing trees numbered T2 and T3 indicated on the Tree Inventory Plan Drawing number 12599_L_2001 by Context dated 1 July 2013.

Any branch pruning which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS4373-2007.

All tree protection measures are to be installed in accordance with Australian standard AS4790-2009 Protection of Trees on development Sites.

3) **Tree Removal**

This consent permits the removal of trees numbered T1 and T4 – T10 as indicated on the Tree Inventory Plan Drawing number 12599_L_2001 by Context dated 8 April 2013. No other trees shall be removed without prior written approval of Council.

4) **Conservation Management Plan**

A Conservation Management Plan should be prepared to guide the ongoing management and any future adaptation of the building.

5) **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.

Prior to commencement of works

6) **Detailing of glass roof**

The detailing of the connection of the glass roof with the 1940s external wall shall be reviewed to minimise any adverse impact on the original external fabric and presented to Council for approval.

7) **Detailed Drainage Design**

A detailed drainage design shall be included in the plans issued for construction. This detailed drainage design shall be prepared by a suitably qualified civil engineer strictly in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, conditions listed under this consent, and generally in accordance with the Concept Stormwater Management Plan by Northrop, Drawing No. CO1DA, revision E, dated 30/05/2013.

8) **On-Site Detention – Design Criteria**

The on-site stormwater detention facility shall incorporate a minimum 600 mm square lockable grate for access and maintenance purposes, provision for safety, a debris control screen and a suitably graded invert to the outlet to prevent ponding. Also, details of the orifice plate including diameter of orifice and method of fixing shall be provided. These requirements shall be reflected on the plans issued for construction.

9) **On-Site Detention – Identification**

The final plans are to detail a corrosion resistant identification plaque for location on or close to the on-site stormwater detention (OSD) facility. The plaque shall include the following information and shall be installed prior to occupation:

- The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
- Identification number – DA-2013/342.
- Any specialist maintenance requirements.

- 10) **On-Site Detention – Orifice and Weir Calculations**
Orifice and weir calculations for the on-site detention facility shall be provided on the plans issued for construction and supporting documentation prior to the commencement of works. These calculations shall be in accordance with Section 12.2.6 of Chapter E14 of the Wollongong DCP2009.
- 11) **Existing/Proposed Levels**
Existing and proposed levels to Australian Height Datum (AHD), including floor, ground, grate, pipe inverts, overland flow path and pavement levels shall be shown on the detailed drainage design. This requirement shall be reflected on the plans issued for construction and supporting documentation.
- 12) **Roofwater Drainage**
All new roof gutters and downpipes shall be designed to cater for a 1 in 100 year ARI storm event in accordance with the current version of AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes and downpipe locations shall be reflected on the plans issued for construction.
- 13) 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 the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the plans issued for construction.
- 14) Each disabled person's parking space must comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the plans issued for construction.
- 15) Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events must be incorporated in the design. Overflow paths must also be provided in low points and depressions. All overflow paths must be designed to ensure that stormwater will not enter any building or be concentrated onto any adjoining property in the event of a blockage/overload of the piped stormwater drainage system. Details of each overflow path shall be provided on the detailed drainage design. These requirements shall be reflected on the plans issued for construction.
- 16) The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the plans issued for construction and supporting documentation.
- 17) The developer must provide on-site detention storage for stormwater runoff from the development. The Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site must be designed in accordance with Chapter E14 of the Wollongong DCP2009, using a tributary area determined in accordance with Section 12.1.3. Details of the detention facility and SSR/PSD values must be submitted with the plans issued for construction.
- 18) **Landscaping**
The plans issued for construction shall include a final Landscape Plan in accordance with the requirements of Wollongong City Council Landscape DCP 2009 Chapter E6 Landscape and in accordance with the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority.
- 19) The provision of common tap(s) and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be indicated on the Landscape Plan, as detailed in the Wollongong City Council Landscape Technical Policy No 98/4. This requirement shall be reflected on the plans issued for construction.
- 20) The plans issued for construction shall include submission of certification from a suitably qualified and experienced landscape designer and drainage consultant confirming that the landscape plan and the drainage plan are compatible.

- 21) The plans issued for construction shall include a landscape maintenance program for a minimum period of 12 months in accordance with the approved Landscape Plan to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifying Authority.
- 22) **Tree Protection and Management**
The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:
- a) Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to commencement of works.
 - b) Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
- 23) **Engineering Plans and Specifications - Retaining Wall Structures**
The submission of engineering plans and supporting documentation of all proposed retaining walls to the Principal Certifying Authority for approval prior to the commencement of works. The retaining walls shall be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation shall include the following:
- a) A plan of the wall showing location and proximity to property boundaries;
 - b) an elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
 - c) details of fencing or handrails to be erected on top of the wall;
 - d) sections of the wall showing wall and footing design, property boundaries and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall and footing structure must be contained wholly within the subject property;
 - e) the proposed method of subsurface and surface drainage, including water disposal;
 - f) the assumed traffic loading used by the engineer for the wall design.
- 24) **On-Site Detention – Structural Design**
The on-site detention facility must be designed to withstand loadings occurring from any combination of hydrostatic, earth, traffic and buoyancy forces. Details must be provided demonstrating these requirements have been achieved prior to commencement of works.
- 25) **On-Site Detention - Maintenance Schedule**
A maintenance schedule for the on-site stormwater detention system must be submitted with the plans issued for construction for the proposed development. The maintenance schedule must be in accordance with Chapter E14 of the Wollongong DCP2009.

Prior to the Commencement of Works

- 26) **Heritage induction**
A Heritage Induction shall be conducted for construction workers involved in the works.
- 27) **Sign – Supervisor Contact Details**
Before commencement of any work, a sign must be erected in a prominent, visible position:
- a) stating that unauthorised entry to the work site is not permitted;
 - b) showing the name, address and telephone number of the Principal Certifying Authority for the work; and

- c) 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.

28) **Demolition Works**

Demolition 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.

29) **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.

30) **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.

31) **Application for Occupation, Use, Disturbance or Work on Footpath/Roadway**

Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and / or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993. An application must be submitted and approved by Council prior to the works commencing where it is proposed to carry out activities such as, but not limited to, the following:

- (a) Digging or disruption to footpath/road reserve surface;
- (b) Loading or unloading machinery/equipment/deliveries;
- (c) Installation of a fence or hoarding;
- (d) Stand mobile crane/plant/concrete pump/materials/waste storage containers;
- (e) Pumping stormwater from the site to Council's stormwater drains;
- (f) Installation of services, including water, sewer, gas, stormwater, telecommunications and power;
- (g) Construction of new vehicular crossings or footpaths;
- (h) Removal of street trees;
- (i) Carrying out demolition works.

During Demolition, Excavation or Construction

32) **Stormwater Disposal**

Stormwater from the development shall be piped to the existing on-site stormwater disposal system.

33) **Heritage consultation**

A heritage consultant should be engaged to provide ongoing advice during construction.

- 34) **Supervision of Engineering Works**
All engineering works associated with the development are to be carried out under the supervision of a practicing civil engineer.
- 35) **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.
- 36) **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.
- 37) **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.
- 38) **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:
- a the variation in hours required;
 - b the reason for that variation;
 - c the type of work and machinery to be used.
- Note:** The developer is advised that other legislation may control the activities for which Council has granted consent including but not limited to the Protection of the Environment Operations Act 1997. Developers must note that EPA Environmental Noise manual restricts use of power tools (electronic or pneumatic) to between the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8.00 am to 4.00 pm on Saturdays.
- 39) 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.
- 40) Asbestos waste must be prepared in accordance with WorkCover requirements and disposed of to an EPA licensed landfill site.
- 41) **Provision of Waste Receptacle**
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 re-usable materials.
- 42) Any asbestos to be removed in the proposed upgrade works shall be disposed of by authorised practitioners in accordance with the following:
- NSW Occupational Health and Safety Regulation (2001)
 - Code of Practice for the Management and Control of Asbestos in Workplaces (NOHSC: 2018(2005)). Canberra April 2005.
 - Code of Practice for the Safe Removal of Asbestos 2nd edition (NOHSC :2002(2005)). Canberra April 2005.

- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition (NOHSC : 3003(2005)). Canberra April 2005.
- Your Guide to Working with Asbestos [Workcover (March 2003)]

Prior to Occupation

43) Drainage

The developer must obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-site detention works have been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans and certification must satisfy all the stormwater requirements as stated in Chapter E14 of the Wollongong DCP2009. This information must be submitted to the Principal Certifying Authority prior to occupation.

44) Restriction on use – On-site Detention System

The applicant must create a restriction on use under the Conveyancing Act 1919 over the on-site detention system. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”

The instrument, showing the restriction, must be submitted to the Principal Certifying Authority for endorsement prior to occupation and the use of the development.

45) Retaining Wall Certification

The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifying Authority is required, prior to occupation or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the Principal Certifying Authority.

46) Positive Covenant – On-Site Detention Maintenance Schedule

A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the On-Site Stormwater Detention System and Maintenance Schedule submitted with the plans issued for construction (application number to be referenced).

The instrument, showing the positive covenant must be submitted to the Principal Certifying Authority for endorsement prior to occupation and the use of the development.

47) On-Site Detention – Structural Certification

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifying Authority is required prior to occupation. This certification is required to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the plans issued for construction.