

## Condition 11

### ~Parking Areas and Access

#### **A. Design**

All vehicular access, parking and manoeuvrability including loading areas for the proposed development must be designed and constructed to comply with AS2890.1 - 2004.

The following specific requirements must be incorporated into the design:

- i) All "one way" traffic aisles in the car parking area must be clearly identified by signposting and pavement marking.
- ii) The ingress and egress crossing must be clearly identified by signage.
- iii) The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.
- iv) The car park must be line marked to accommodate 408 vehicles including 12 "disabled" adaptable spaces.

#### **B. Before Construction**

Certification of the above must accompany the application for a Construction Certificate.

## Condition 17

### ~Building Materials Flood Resistant

#### **A Design**

All building materials shall be flood resistant, or flood compatible to a height of 500mm above the 1% AEP flood, or flow level. Details shall be provided and approved prior to the issue of a construction certificate.

## Condition 19

### **~Certified Floor Level**

#### **A. During Construction**

The commercial floor level and the retaining wall structure (new and existing) surrounding the site shall be constructed 500mm above the 1% Annual Exceedance Probability (A.E.P) flood. The floor level shall be certified by a registered surveyor prior to pouring of the floor slab.

#### **B. Before Occupation**

The certification referred to above must form part of the application for an Occupation Certificate.

## Condition 21

### **~Certified Driveway Crest Level**

#### **A. During Construction**

A pedestrian crest to the basement level shall be constructed to 200mm above the 1% Annual Exceedance Probability (A.E.P) on the southern frontage of Koonya Circuit.

A driveway crest to the basement level shall be constructed to a level 500mm above the 1% Annual Exceedance Probability (A.E.P) on the southern frontage of Koonya Circuit

The crest levels shall be certified by a registered surveyor prior to pouring of driveway and pedestrian ramp.

#### **B. Before Occupation**

The certification referred to above must form part of the application for an Occupation Certificate.

## Condition 24

### ~Flood Emergency Management Plan

A flood emergency management plan must be prepared and kept on site. This plan should detail but not be limited to the following:

- a) staff training/certification required to execute the management plan;
- b) access/egress from the site or sheltering in the site in times of flood;
- c) closure of the southern basement carpark ramp and directing vehicles to the northern ramp in times of flood;
- d) basement carpark pump-out system and warning signs; and
- e) public awareness strategies.

At any given time there must be a member on staff responsible for the implementation of the management plan.