

Date: 21 February 2017
Responsible Officer: Julie Garratley
Location: Tuggerah Regional Sports Complex, 20 Lake Road,
TUGGERAH NSW 2259
Lot 1 DP 1186260

UBD Reference:
Owner: Central Coast Council
Applicant: Central Coast Council
Date Of Application: 8 July 2016
Application No: DA/864/2016
Proposed Development: Tuggerah Regional Sporting & Recreation Complex (Stage 2)
incorporating indoor sporting facility & grandstand
Land Area: 182800.00
Existing Use: XXXX

PROPOSED CONDITIONS

Approved Plans

- The development is to be undertaken in accordance with the approved development plans and specifications listed below except as modified by any conditions of consent and any amendments in red made to the approved plans:

Title	Drawing No.	Rev.	Date	Drawn By
Tuggerah Regional Sporting and Recreation Complex – Indoor Sporting Facility	DA-001, DA-002, DA-100 to DA-103 DA-201-204	A	1/06/2016	CKDS Architecture
Tuggerah Regional Sporting and Recreation Complex – Indoor Sporting Facility. External Finishes Schedule	DA-401	A	24/11/2015	CKDS Architecture
Landscape Plan	101	B	3/08/2016	Xeriscapes

Certificates – Application and Approval

- A Construction Certificate is to be issued by the Principal Certifying Authority prior to commencement of any construction works. The application for this Certificate is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2000.
- Prior to the occupation or use of the building/structure, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifying Authority.

- 4 Where conditions of this consent require approval from Council under the Roads Act 1993, Local Government Act 1993 or Water Management Act 2000, a completed Subdivision Construction Certificate application form must be lodged with Council and be accompanied by detailed design drawings and supporting information. Upon submission to Council, fees and charges will be calculated in accordance with Council's Management Plan. The fees and charges must be paid prior to Council commencing the design assessment.

Other Authorities – Compliance Requirements

- 5 Compliance with the general terms of approval of Rural Fire Services as outlined in its correspondence dated 8 August 2016 as follows:
 - A At the commencement of building works and in perpetuity, the property around the indoor sporting complex and grandstand to a distance of 100 metres, shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
 - B Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
 - C Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Prior to Release of Construction Certificate:

The following conditions must be satisfied prior to the release of the Construction Certificate. Conditions may require the submission of additional information with the Construction Certificate Application. Applicants should also familiarise themselves with conditions in subsequent sections and provide plans in accordance with any design requirements contained therein.

Acid Sulphate Soils – Investigation and Reporting Requirements

- 6 Prior to the issue of a Construction Certificate, an Acid Sulphate Soils Assessment Report and Management Plan prepared by a suitably qualified person, must to be provided for the approval of the Accredited Certifier.

Bicycle and Motorcycle Parking

- 7 Prior to the issue of a Construction Certificate, bicycle and motor cycle parking to accommodate a minimum of 45 bicycles and 9 motorcycles. The bicycle and motorcycle parking is to be designed and located in a suitable location near the building to the satisfaction of the Accredited Certifier.

Flooding Design Requirements

- 8 Prior to the issue of a Construction Certificate, design drawings and specifications must be submitted for the approval of the Accredited Certifier for the following flooding characteristics applicable to the development:
- All electrical outlets and fixtures below the 1% AEP flood level protected by a residual current device (safety switch). Alternatively all electrical outlets and fixtures can be located above the 1% AEP flood level.
 - Flood compatible materials must be used for all building materials used or placed below the flood planning level.
 - The storage of all toxic or pollutant substances at least 500mm above the 1% AEP flood level. Alternatively these materials may be placed within an area protected by bunds constructed 500mm above the 1% AEP flood level.

Food Act Requirements

- 9 Prior to the issue of a Construction Certificate, detailed plans and specifications for the food handling areas are to be submitted to and approved by Council's Environmental Health Officer- Food.

Liquid Trade Waste Requirements

- 10 Prior to the issue of the Construction Certificate, the developer must submit a trade waste application for approval to Council as the Water and Sewer Authority in order to discharge liquid trade waste into the sewerage system.

Structural Design Requirements

- 11 Prior to the issue of a Construction Certificate, satisfactory structural plans prepared by a suitably qualified Registered Structural Engineer are to be submitted for the approval of the Accredited Certifier, for the following building elements:
- Footings and slabs.

Water and Sewer Services - Design Requirements

- 12 All water and sewer works or works impacting on water and sewer assets must be designed and constructed to the requirements of Council as the Water Supply Authority. The requirements are detailed in the Section 306 Notice of Requirements letter. **Note:** The Section 306 Notice may contain requirements associated with the development that must be completed prior to the issue of the Construction Certificate.

Prior to Commencement of Works:

The following conditions must be satisfied prior to the commencement of site works, including any works relating to demolition, excavation or vegetation removal.

Erosion and Sediment Control Requirements

- 13 Prior to the commencement of construction an initial Erosion and Sediment Control Plan (ESCP) prepared in accordance with the latest edition of the Landcom Publication 'Soils and Constructions- Volume 1' (The Blue Book) shall be provided to the Principal Certifying Authority. This plan shall be modified and updated during construction to reflect any changes due to the on-ground/site conditions. A copy of any modifications or updates to the ESCP shall be provided to the PCA and provided to Council upon request.

Erosion and sediment controls shall be monitored, maintained and adapted in accordance with the most recent ESCP until the site is fully stabilised and landscaped. Failure to comply with this condition may result in fines under the provision of the Protection of the Environment Operations Act

Site Requirements

- 14 Prior to works associated with the development commencing, the Principal Contractor (or Owner/Builder) is to erect a suitable sign in a prominent position on the development site (not attached to any tree) identifying the name, address and telephone number of the Principal Certifying Authority (PCA) for the work, the name, address and telephone number (including a number for outside of business hours) of the Principal Contractor for the work (or Owner/Builder) and stating that unauthorised entry to the site is prohibited. The required sign is to be maintained for the duration of works associated with the development. Appropriate signs can be collected from Council's Customer Service Centre, where Council is the nominated Principal Certifying Authority with respect to the development.

During Construction Works:

The following conditions must be satisfied during construction works.

Dust Control Requirements

- 15 Suitable dust suppression measures shall be implemented and maintained by the developer during demolition, excavation and construction works associated with the development. Such measures are required to minimise the emission of dust and other impurities into the surrounding environment.

Potential Archaeological Artefacts

- 16 During construction works, if any archaeological artefacts are uncovered during the development works, works in that immediate area must cease. A qualified archaeologist is to be contacted and the appropriate procedure followed.

Site Requirements

- 17 Construction or demolition works involved with the development may only be carried out between the hours of 7.00 am and 5.00 pm Monday to Saturday with no construction or demolition works associated with the development permitted to be carried out at any time on a Sunday or a public holiday.
- 18 During the construction phase of the development, all building materials, plant and equipment must be placed on the site of the development in order to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure.

Prior to Release of Occupation Certificate:

The following conditions must be satisfied prior to the release of an Occupation Certificate.

Bicycle and Motorcycle Parking Requirements

- 19 Prior to the issue of an Occupation Certificate, bicycle and motor cycle parking must be provided to accommodate a minimum of 45 bicycles and 9 motorcycles. These works are to be suitably located near the building and must be completed prior to the issue of an Occupation Certificate.

Building Code of Australia – Compliance Requirements

- 20 Prior to the issue of an Occupation Certificate, the building shall be completed in accordance with the relevant provisions and requirements of the Building Code of Australia.

External Colours/Finishes Requirements

- 21 Prior to the issue of an Occupation Certificate, the completed development must comply with the schedule of external colours and materials submitted with the application and as shown on the materials board/model/photomontage.

Food Act Requirements

- 22 No food handling, (as defined by the NSW Food Act 2003), is permitted in the food premises prior to the issue of the Occupation Certificate.
- 23 All liquid trade waste is required to pass through a basket arrestor with fixed screens, fitted to all floor wastes and sinks, before being discharged into the sewerage system.
- 24 Compliance with the requirements of the New South Wales Food Act 2003, the Food Regulation 2015, and AS4674–2004 – Design, Construction and Fitout of Food Premises, and AS1668, Part 11 – Mechanical Ventilation, for all food preparation and food storage areas, including liquor areas.

- 25 The installation of hand wash facilities with a minimum dimension of 500mm x 400mm providing warm running water through a common mixing spout with hands-free tap operation (consisting of elbow or wrist operated tap levers, foot or hip operated tap levers, or electronic sensor tap operation).

Landscaping Requirements

- 26 Prior to the issue of an Occupation Certificate, to ensure landscaping works are properly completed, the landscape designer must provide certification to the Principal Certifying Authority certifying that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent.

Traffic Management Plan

- 27 Prior to the issue of any Occupation Certificate a Traffic Management Plan (TMP) is required to be prepared for major events. The TMP is required to include details of, but not limited to:
- Overflow and off-site parking arrangements including shuttle bus details.
 - Details of public transport arrangements.
 - The location of traffic controllers and marshals and accreditation.
 - Contact details for on-site traffic management personnel are to be provided to Police, Council and Roads and Maritime Services.

Water and Sewer Services/Infrastructure – Compliance Requirements

- 28 The obtaining of a satisfactory final plumbing & drainage inspection advice or Section 307 Certificate of Compliance under the *Water Management Act 2000* for water and sewer requirements for the development from Wyong Shire Council as the Water Supply Authority, prior to issue of the Subdivision/Occupation Certificate. All works for the development must be approved by Council prior to the issue of a Certificate of Compliance.

Ongoing Operation:

The following conditions must be satisfied during use / occupation of the development.

Advertising Sign Requirements

- 29 No advertising sign/s shall be erected on or in conjunction with the use and/or development without prior development consent unless the advertisement is an 'approved sign' under Development Control Plan 2013, Chapter 2.6 - *Signage*.

Site Appearance, Maintenance and Security Requirements

- 30 Maintenance of all buildings, surrounds and parking areas within the site shall be carried out in such a manner to render the site to be neat, tidy and clean at all times.

The staff responsible for the preparation of the report, recommendation or advice to any person with delegated authority to deal with the application have no pecuniary interest to disclose in respect of the application.

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Reporting Officer

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Reviewing Officer

The staff authorised to determine the application have no pecuniary interest to disclose in respect of the application. The report is endorsed and the recommendation contained therein.

Approved/Refused:

..... Date ____/____/____