

## Attachment 8 – Recommended Conditions

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### Deferred Commencement Condition

- (i) **The Development Consent shall not operate until Council has been satisfied as to the following matters:**
  - a **Road Closure**

The portion of the Ellen Street road reserve which forms part of the subject site shall be formally closed, acquired by the developer and consolidated with the five (5) allotments prior to the release of an operational consent. Evidence of registration of the plan of consolidation and acquisition of the road closure allotment by the developer shall be provided.
  - b **Loading Dock Access Management**

A detailed Car Parking and Traffic Management Plan is to be submitted which provides for proper forward planning of loading and deliveries to ensure that there is no conflict through vehicles meeting on the vehicle ramp or within the loading dock, and to prevent large vehicles standing on the public road waiting to gain access to the loading area.
  - c **Loading Dock Access Management**

A plan is to be provided which makes provision for the installation of traffic signals at the entrance to the loading dock on the Kenny Street frontage of the site and within the basement on approach to the access ramp, to indicate that the dock is occupied. The management plan in (b) above shall make provision for arrangements in relation to the installation and operation of the traffic signals.
- (ii) The information specified in Conditions (a), (b) and (c) must be received and must satisfactorily address the above matters (to Council's satisfaction) within 12 months of the date shown on the top of this consent.
- (iii) If compliance with the matters contained in conditions (a), (b) and (c) results in a substantial variation to the development approved deferred commencement, a new development application must be submitted.

**Once Council is satisfied that the matters contained in condition number (i) have been complied with and the developer has been notified in writing of such compliance, the following conditions shall apply in respect of the approved development:**

### Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on the plans to be listed by Council and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

### General Matters

- 2 **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.
- 3 **Construction Certificate**

A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

**Note:** The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of

the Construction Certificate, in the event that the Construction Certificate is not issued by Council.

**4 Disability Discrimination Act 1992**

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 (2009) – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

**5 Maintenance of Access to Adjoining Properties**

Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifying Authority indicating agreement by the affected property owners.

**6 Protection of Public Infrastructure**

Council must be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site, prior to commencement of any work.

Adequate protection must be provided for Council infrastructure prior to work commencing and during building operations.

Any damage to Council's assets shall be made good, prior to the issue of any Occupation Certificate or commencement of the operation.

**7 Geotechnical**

- Prior to commencement of construction a dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.
- Foundation systems are to be designed for Class P soils. Other foundation systems may be acceptable if supported by appropriate geotechnical advice.
- Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
- The structural designs for all foundations are to be endorsed by the geotechnical consultant that all known site geotechnical constraints have been accommodated in the designs.
- Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
- All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- All work is to be in accordance with the geotechnical recommendations contained in the report dated 26 September 2016 by Coffey Geotechnics and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.
- Equilibrium soil moisture conditions are to be maintained on adjoining properties as recommended by the geotechnical consultant.
- All earthworks including drainage, retaining wall and footing construction is to be subject to Level 1 geotechnical supervision as defined in Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Developments. Where necessary amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.
- All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

**8 Adaptable Units**

The nominated adaptable units within the development must be designed and constructed so as to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which

includes “pre-adaptation” design details to ensure visitability is achieved. Level access is required to be provided between the internal living space and balcony of the adaptable units and sufficient circulation space is required throughout.

**9 Occupation Certificate**

An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

**10 Restricted Vegetation Removal**

This consent permits the removal of trees and other vegetation from the site within three (3) metres of the approved buildings. This consent also permits the pruning of trees within three (3) metres of approved buildings in accordance with AS 4373-2007 Pruning of Amenity Trees. No other trees or vegetation shall be removed or pruned, without the prior written approval of Council.

**11 Street Tree Removal**

The developer shall remove existing the street trees along the property frontage indicated on the Landscape Plans by Taylor Brammer Landscape Architects, Issue Q, dated 18/09/17.

Tree removal costs are to be borne by developer. The removal of trees, including stumps, is to be carried out by suitably qualified tree contractor. This contractor must be appropriately insured to indemnify Council against any loss or damage incurred during the above works. They must also have appropriate WH&S policies and procedures (including traffic control) to ensure that works are carried out in a safe manner and in accordance in Council's own WH&S policies.

The developer must apply for (and be granted) permission under section 138 of the roads act to work within the road reserve. Tree removal must be carried out to the satisfaction of WCC Manager of Development Engineering.

**Prior to the Issue of the Construction Certificate**

**12 Demolition Plan**

Prior to the release of a Construction Certificate or the commencement of any works at the site, a detailed demolition work plan prepared by a suitably qualified person shall be submitted to and approved by Council. The plan shall be prepared in accordance with Australian Standard AS 2601- 2001 – The Demolition of Structures, and shall include the following details:

- Identification of any hazardous materials,
- the proposed method and timing of demolition works;
- the expected duration of the demolition works;
- an outline of the machinery and equipment to be employed to undertake the demolition works;
- precautions to be employed to minimise any dust nuisance and;
- the disposal methods for hazardous materials.

A Construction Certificate shall not be released by the Principal Certifying Authority and no demolition works shall commence until such time as Council's written approval has been obtained for the demolition plan. The approved demolition plan shall be complied with at times.

**13 Construction Management Plan**

Prior to the release of a Construction Certificate or the commencement of any works at the site, a detailed Construction Management Plan (CMP) prepared by a suitably qualified person shall be submitted to and approved by Council. The construction management plan shall include (but not be limited to) the following details:

- plan of proposed construction storage area;
- parking for construction workers during the demolition and construction phases;

- the type of materials/plant/ equipment to be transported to and stored at the site and how is it to be transported and stored;
- timing of delivery of materials;
- the proposed access points to the site during construction;
- treatment of barricading/ hoarding for construction/and restricting access;
- address all environmental aspects of the development's demolition and construction phases including soil and water management/erosion and sediment control plan; noise and vibration management plan; dust suppression/ dust management plan; waste management plan and litter control;
- construction noise mitigation measures; and
- timing of waste collection during construction.

A Construction Certificate shall not be released by the Principal Certifying Authority and no works shall commence until such time as Council's written approval has been obtained for the construction management plan. The approved construction management plan shall be complied with at times.

**14 Construction Environmental Management Plan**

Submit an excavated soil material disposal plan to the PCA prior to the release of a Construction Certificate, with the batching, sampling and analysis procedures as per the DECCW (2009) *Waste Classification Guidelines*. The plan shall be prepared by a suitably qualified and experienced consultant. A copy of the plan shall be forwarded to Council.

**15 Site Validation Report and Site Audit Statement**

The submission of a site validation report to is required, prior to the commencement of construction of the building. The validation report shall verify that:

- all site remediation works have been satisfactorily completed;
- the site is not affected by any soil strata and/or groundwater table contamination, above NSW EPA threshold limit criteria; and
- the site is rendered suitable for the proposed development.

The submission of a site audit statement (SAS) and site auditor's report (SAR) is required from an accredited auditor pursuant to the provisions of Part 4 of the Contaminated Land Management Act 1997 confirming that the site has been satisfactorily remediated and is suitable for the proposed development. The SAS and SAR must be submitted to Council.

**16 Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Builders and Developers" section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then search to "Find a Water Servicing Coordinator". Alternatively, telephone 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice of Requirements must be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.

**17 Present Plans to Sydney Water**

Approved plans must be submitted online using Sydney Water Tap, available through [www.sydneywater.com.au](http://www.sydneywater.com.au) to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

The Certifying Authority must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) or telephone 13 20 92 for further information.

**18 Endeavour Energy Requirements**

The submission of documentary evidence from Endeavour Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supplies to the development, prior to the

release of the Construction Certificate.

**Note:** Applications should be made to Customer Connections – South Coast, Endeavour Energy PO Box 811 Seven Hills NSW 1730.

19 **Electricity Substation Requirements**

Documentary evidence must be provided to Council of Endeavour Energy's approval of the design plans for the construction and installation of a chamber style substation within the proposed building. The substation shall be designed in accordance with Endeavour Energy's requirements and standards for access, security, drainage, ventilation and fire rating.

20 **Telecommunications**

The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.

21 **Utility Services**

Should a proposed Vehicular Crossing be located where it is likely to disturb or impact upon a utility installation (ie power pole, Telstra pit etc) written confirmation from the affected supplier that they have agreed to the proposed impacts shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

22 The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifying Authority which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to the release of the Construction Certificate.

23 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

24 **Dilapidation Report Prior to Construction**

A Dilapidation Report detailing the current structural condition of adjoining buildings, infrastructure and roads shall be prepared and endorsed by a qualified structural engineer. The report shall be submitted to the satisfaction of the certifying authority prior to issue of the Construction Certificate. The report shall also identify the condition of all Council assets in the vicinity of the proposed works.

A copy of the report is to be forwarded to Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

25 **Groundwater Management Plan**

Prior to the release of the Construction Certificate, a groundwater management plan must be prepared. The plan must be prepared by a qualified and experienced geotechnical engineer, and must include (but not limited to):

- a) The necessary requirements to manage infiltration of groundwater into the basement excavation. This includes infiltration, storage, testing and pump-out requirements during construction. Water Quality targets for pump-out must be specified and be in-accordance with relevant guidelines.
- b) The necessary design requirements to ensure the structural and hydraulic design of the building considers long term groundwater impacts and management requirements.
- c) The mitigation requirements of groundwater drawdown to ensure no impacts on adjoining properties and adjacent public infrastructure as a result of potential groundwater draw down and associated settlement

This information must be to the satisfaction of the Principal Certifying Authority.

26 **Awnings**

Awnings erected over the street frontages of the site shall comply with the specifications contained within Clause 3.5 Awnings of Chapter D13 (Wollongong City Centre) of Wollongong Development Control Plan 2009.

- 27     **External Finishes**  
The building shall be constructed and finished in accordance with the approved schedule of finishing materials and colours except where amended by conditions of this consent. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.
- 28     **Glass Reflectivity Index**  
The reflectivity index of the glass and other finishing materials used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.
- 29     Pedestrian access ways, entry paths, arcades and lobbies must be constructed with durable materials commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours.
- 30     **Finish of Vehicular Entries**  
Vehicular entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No ducts or pipes are to be visible from the street.
- 31     **Placement of Air Conditioning Units**  
Air conditioning systems are to not to be located where they are visible from the public streets abutting the site. Plans submitted to the Principal Certifying Authority prior to issue of the Construction Certificate are to identify any external components of air conditioning systems to ensure they meet the requirements of this condition.
- 32     **Integration of Rooftop Structures in Approved Building Envelope**  
All rooftop or exposed structures including lift rooms, plant rooms together with air conditioning units, ventilation and exhaust systems are to be integrated within the approved rooftop envelope. This requirement shall be reflected on the Construction Certificate plans.
- 33     **Mechanical Ventilation of the Car park**  
The car park shall be mechanically ventilated, to be ducted to the roof. Details demonstrating compliance shall be provided with the Construction Certificate.
- 34     **Permeable Garage Shutter**  
Any shutters provided within the basement car parks shall be permeable so as to improve basement ventilation, as per the requirements of 3J-4 of the Apartment Design Guide.
- 35     **External Lighting**  
Any lighting of external areas within the development such as the communal open space areas, shall be designed and located in a manner to prevent light spill and/ or glare impacts on neighbouring properties. Light placement and design shall be indicated on the construction certificate drawings.
- 36     **Wind Effects**  
The recommendations contained within the Pedestrian Wind Environment Study prepared by WINDTECH Consultants Pty Ltd (report reference WC860-01F02(REV0) - WE Report dated 8 September 2016) shall be illustrated on the plans provided with the Construction Certificate.
- 37     **Design and Certification of Loading Dock Access Management**  
The applicant shall provide a Car Parking and Traffic Management Plan detailing how the proposed loading dock signals will operate. The report shall also outline how the proposed signals system will be maintained and managed by the appropriate Body Corporate. The responsibilities of the required upkeep and maintenance shall be detailed and referenced in the Car Parking and Traffic Management Plan. The satisfactory operation of the signals is to be certified by an experienced and qualified Traffic Engineer. These details shall be demonstrated prior to the issue of the Construction Certificate.
- 38     **Car Parking and Access**  
The development shall make provision for the following car parking, motorcycle and bicycle spaces:
- Residential**
- 187 residential car parking spaces (including 21 spaces capable of adaption for people with disabilities)

- 41 residential visitor car parking spaces
- 14 residential motorcycle spaces
- 68 secure class 2 residential bicycle spaces
- 17 class 3 visitor bicycle spaces

#### **Commercial/ Retail**

- A minimum of 106 commercial car parking spaces (including 3 disabled car parking spaces)
- 4 commercial motorcycle spaces
- 22 secure class 2 staff bicycle spaces
- 7 class 3 visitor bicycle spaces

This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.

- 39 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 Construction Certificate plans.
- 40 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 Construction Certificate plans.
- 41 The designated loading/unloading facility shall be kept clear for that purpose at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.
- 42 The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.
- 43 Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). This requirement shall be reflected on the Construction Certificate plans.
- 44 **Bicycle End of Trip Facilities for Staff**  
The following bicycle 'end of trip facilities' are to be provided for staff:
  - 3 shower and change cubicles either as 'unisex' or separate male and female facilities.
  - 22 personal lockers.
 These details shall be demonstrated prior to the issue of the Construction Certificate.
- 45 **Security Roller Shutter**  
The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting documentation for the endorsement of the Principal Certifying Authority prior to the release of the Construction Certificate.
- 46 Gradients of ramps and access driveways shall be provided in accordance with the current relevant Australian Standard AS2890.1 - Off Street Car Parking. This requirement shall be reflected on the Construction Certificate plans.
- 47 A change in driveway paving is required at the entrance threshold to clearly show motorists they are crossing a pedestrian area. The developer must construct the paving in accordance with the conditions, technical specifications and levels to be obtained from Council's Manager Works. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

- 48 Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.
- 49 **Detailed Drainage Design**  
A detailed drainage design shall be submitted with the Construction Certificate documentation for the proposed development. This detailed drainage design shall be prepared by a suitably qualified civil engineer 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 following:
- Stormwater Drainage Concept Plan Basement Level 4, Job Number 8201607002, Drawing Number C1001, Revision 2, dated 20/10/2017 by Cardno
  - Stormwater Drainage Concept Plan Ground Level, Job Number 8201607002, Drawing Number C1002, Revision 2, dated 20/10/2017 by Cardno
  - Stormwater Drainage Concept Plan Basement Level 1, Job Number 8201607002, Drawing Number C1001, Revision 2, dated 20/10/2017 by Cardno
  - Stormwater Drainage Concept Plan Basement Level 2, Job Number 8201607002, Drawing Number C1004, Revision 2, dated 20/10/2017 by Cardno.
- 50 **Habitable Floor Levels**  
Habitable floor levels must be constructed at a minimum of the highest adjacent 100 year flood level as determined by a suitably qualified civil engineer plus 0.5 metre freeboard. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.
- 51 **Flood Compatible Materials**  
Any portion of the building or structure below the highest adjacent 100 year flood level as determined by a suitably qualified civil engineer plus 0.5 metre freeboard should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009. These requirements shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.
- 52 **Overflow Paths**  
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 building entrances shall be provided with a suitable freeboard above the adjacent local blocked pipe situation 100 year ARI water surface level. These requirements shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.
- 53 Provision shall be made along the boundary of the property at the vehicular crossing/s to prevent waste and surface water entering the road reserve. This requirement shall be reflected on the Construction Certificate plans.
- 54 The rear of the stair risers adjacent to the street frontages of the site shall be closed in a manner to prevent the entry of vermin and litter without impeding the entry of floodwater. The method of enclosure shall be of a high standard to ensure that it is durable and aesthetically pleasing. Details of the finish shall be provided to Council for approval prior to the issue of a Construction Certificate.
- 55 **On-Site Detention**  
Details of the proposed method of connection of the On-site Detention (OSD) facility to Council's drainage system must be provided with the detailed drainage design for the site. The details must be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.



- 56 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. Details of the detention facility and SSR/PSD values must be submitted with the Construction Certificate application.
- 57 **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 the issue of the Construction Certificate.
- 58 **On-Site Detention - Maintenance Schedule**  
A maintenance schedule for the on-site stormwater detention system must be submitted with the Construction Certificate plans for the proposed development. The maintenance schedule must be in accordance with Chapter E14 of the Wollongong DCP2009.
- 59 **On-Site Detention – Design Criteria**  
The on-site stormwater detention facility shall incorporate a minimum 900mm x 900mm square lockable grate for access and maintenance purposes, provision for safety, 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 Construction Certificate plans.
- 60 **On-Site Detention – Identification**  
The construction certificate 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 the issue of the occupation certificate:  
  
The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.  
  
Identification number – DA-2016/1354  
  
Any specialist maintenance requirements.
- 61 **Orifice/Weir Calculations**  
Orifice and weir calculations for the on-site detention facility shall be provided to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate. The orifice shall be of circular shape, designed to allow free discharge and have no influence from any tailwater levels in the downstream drainage system.
- 62 **Roofwater Drainage**  
All 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 Construction Certificate plans.
- 63 **Council Footpath Reserve Works**  
All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter to match the existing. The verge from the back of kerb to the boundary must be removed and the area appropriately graded, topsoiled and turfed in a manner that conforms with adjoining road reserve. The area forward of the front boundary must be kept smooth, even and free from any trip hazards. All alterations of public infrastructure where necessary are at the developer's expense.  
  
All new driveway laybacks and driveway crossings must be designed in accordance with Wollongong City Council Standards. Details and locations are to be shown on the Construction Certificate Plans.
- 64 **Flows from Adjoining Properties**  
Flows from adjoining properties shall be accepted and catered for within the site. Where existing adjacent developments (ie/ 39 and 41 Atchison St) are offset from the boundary the development must be designed to ensure flows are catered for within the site and the stormwater pit designed to cater for the catchment must be able to be accessed from within

the development site to allow maintenance. No nuisance stormwater ponding on the property boundary is to occur and the design must not rely on works on adjoining properties. Details and locations of acceptance method are to be shown on the Construction Certificate Plans.

65 **Atchison, Ellen and Kenny Street – Detailed Civil Engineering Design – Council Land**

A detailed civil engineering design shall be provided for the proposed footpath works within the road reserve and/or Council Land. The detailed civil engineering design shall be prepared by a suitably qualified practicing civil engineer in accordance with the relevant Council engineering standards. The detailed civil frontage design shall include:

- a Levels and details of all existing and proposed infrastructure/services such as kerb and gutter, public utility, pits, poles, fencing, stormwater drainage, adjacent road carriageway crown, street signs (clearly identifying the type of sign) and footpath levels, and shall extend a minimum of 5 metres beyond the limit of works.
- b Footpath longitudinal sections, and cross-sections at 10 metre intervals as well as including building entrance points, existing service pit locations and transitions to existing at the property boundary demonstrating compliance with the latest versions of AS 1428.1, AS/NZS 2890.1, the Disability Discrimination Act and the AUSTRROAD road design standards.
- d Where any adjustments to public utilities are proposed the applicant shall submit documentary evidence that they have the consent of the owner of the public utility authority.
- e All construction must be in accordance with the requirements of Council's Subdivision Code. Evidence that this requirement has been met must be detailed on the engineering drawings.
- f Details are to be provided regarding the type of materials used for construction. They should conform to the adjacent road reserves.

The detailed civil engineering design and supporting documentation shall be submitted to and approved by Wollongong City Council's Development Engineering Manager prior to the issue of a Construction Certificate.

66 **Basement Waterproofing**

Full engineering details of the proposed wall around the basement car park shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. These shall include construction details indicating that no ingress of stormwater is possible into the basement levels. This applies to any proposed opening such as doors or ventilation louvres. The problem of backwater from the stormwater pipeline entering the basement car park level shall be addressed by a method such as a flap gate or one-way valve system.

67 **Pump System**

A pump system shall be provided in association with the detailed drainage design for the site to cater for stormwater from a prolonged/extreme storm event entering the basement. The pump system shall be designed by a suitably qualified and experienced civil engineer and reflected on the Construction Certificate plans and supporting documentation.

68 **Structural Design Report**

The submission of a design report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the issue of the Construction Certificate. This design report is required to explain the design features to be adopted in the construction of the proposed development such that a structural certification can be issued by the engineer at the completion of the works, in accordance with this consent. The structural certification will be required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the highest adjacent Probable Maximum Flood (PMF) as determined by a suitably qualified civil engineer plus 0.5 metres freeboard.

69 **Maintenance of Flood Conveyance and Impacts**

The detailed design of the development shall be generally in accordance with the documents listed below, to ensure no reduction in the flood flow conveyance capacity of the site and no increase in flooding elsewhere as a result of the development. Details of the proposed subfloor flood conveyance area including invert/obvert levels, internal vertical clearance heights, maintenance access points, and proposed steps fronting Atchison Street, shall be reflected on the Construction Certificate plans. Evidence that these requirements have been

satisfied shall be submitted to the Principal Certifying Authority prior to the release of a Construction Certificate.

- The Water Cycle Management Study – by Cardno – Job Number 0201607002 – Version 4 – dated 28 September 2017

70 **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 Construction Certificate plans and supporting documentation.

71 **Landscaping**

The submission of a final Landscape Plan will be required in accordance with the requirements of Chapter E6 of Wollongong DCP 2009 and the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate. The landscape plan shall also include the design and specifications for the construction of the proposed green wall and roof gardens to include the following information:

- Appropriate load-bearing capacity of the structure to accommodate proposed dead and live loads, determined in a structural engineer's report.
- Management of waterproofing and drainage measures to ensure the building provides a healthy environment for its occupants.
- Compliance with energy efficiency performance standards for new buildings, including evidence of the contribution of the proposed green roof, wall or facade to these performance standards.
- Suitable plant species selection for the viable long term health of the green wall and roof gardens.
- The manufacturing and installation of waterproofing membranes should comply with the Australian Standard for membranes used to waterproof exterior areas of buildings (AS 4654.2-2012 Waterproofing membranes for external above ground use – Design and installation). Waterproofing membranes used for internal walls should be manufactured and tested to AS/NZS 4858:2004 Wet area membranes.
- Irrigation must be available as soon as the plants are installed in the wall system. The irrigation system requires a water meter to monitor irrigation volume, and a pressure gauge to monitor the even application of water. The need for ongoing regular irrigation and the expectation that water will be used sustainably means that stored (harvested or recycled) water should be used whenever possible, so a pump is necessary.

72 The final Landscape Plan shall be provided to the Principal Certifying Authority prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirement:

- a) deletion of the access roads at the entrances to the basements on Atchison and Kenny Streets. The vehicle crossing pavement must be in accordance with the City Centre Public Domain Technical Manual.

73 The completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of Occupation Certificate.

74 **Landscape and Drainage Compatibility**

The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

75 **Landscape Maintenance Program**

The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months 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 prior to release of the Construction Certificate.

76 **Footpath Paving City Centre**

The developer is responsible for the construction of footpath paving for the entire frontage of the development for the full width of the verge. The type of paving for this development shall be in accordance with the Wollongong City Council Public Domain Technical Manual.

A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained within the property boundary.

The driveway entry threshold from the property boundary line to the face of kerb is to match the footpath material and be designed to withstand predicted traffic loadings.

The driveway threshold finish within property boundary line is to contrast with driveway entry.

The footpath and driveway entry on the council property must be installed to the satisfaction of WCC Manager of Development Engineering.

A Landscape Plan is to be submitted to Council for approval prior to the issue of the Construction Certificate showing proposed paving, footpath design levels, street tree details and location of all services.

77 **Street Trees City Centre**

The developer must address the street frontage by installing street tree planting. The number and species for this development are to be in accordance with the species nominated within the Landscape Plans by Taylor Brammer Landscape Architects, Issue Q, dated 18/09/17, 200 litre container size in accordance with AS 2303:2015 Tree stock for landscape use. Tree pit detailing is to be in accordance with the Wollongong City Council Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

Tree pits must be adequately mulched, plants installed and tree guard/staking/tree grille/edging installed to the satisfaction of WCC Manager of Development Engineering.

These requirements shall be reflected on the Construction Certificate plans and any supporting documentation.

78 **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 issue of the Construction Certificate. 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, where applicable:

- 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) reinforcing and joining details of the bends in the wall at the passing bay of the accessway;
- g) the assumed traffic loading used by the engineer for the wall design.

79 **Property Addressing Policy Compliance**

Prior to the issue of any construction certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems & Support – Property Addressing** ([propertyaddressing@wollongong.nsw.gov.au](mailto:propertyaddressing@wollongong.nsw.gov.au)), for the site addressing prior to the issue

of the construction certificate. Enquiries regarding property addressing may be made by calling 4227 8660.

80 **External Lighting**

Any lighting of external areas within the development such as the podium and rooftop communal open space, driveways and car parking entries, shall be designed and located in a manner to prevent light spill and/ or glare impacts on neighbouring properties. Light placement and design shall be indicated on the Construction Certificate drawings.

81 In order to maximise visibility in the basement carpark, the ceiling shall be painted white. This requirement shall be reflected on the Construction Certificate plans.

82 **Crime Prevention Measures**

The recommendations contained within the report prepared by Harris Crime Prevention Services dated September 2016 shall be implemented. Details demonstrating incorporation of the measures identified within the report shall be provided on the Construction Certificate drawings and implementation of the recommendations shall be made prior to the release of an Occupation Certificate.

83 Any internal arcades, lobbies and vehicle ramps shall be secured after business hours to prevent unlawful or unauthorised entry to the building.

84 **Site Management, Pedestrian and Traffic Management Plan (Where Works are Proposed in a Public Road Reserve)**

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) for approval of both the Principal Certifying Authority and Council is required, prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:

- a) proposed ingress and egress points for vehicles to/from the construction site;
- b) proposed protection of pedestrians, adjacent to the construction site;
- c) proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- d) proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- e) proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- f) proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- g) proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Maritime Service's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. – "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- h) proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in Civil Engineering; and
- i) proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan shall be implemented, prior to the commencement of any works upon the construction site.

**Note:** Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

85 **Works in Road Reserve**

Prior to the issue of a Construction Certificate, the owner or contractor shall provide evidence to the Council of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works. The policy is to note Council as an interested party.

86 **Supervision of Works within Road Reserve**

The works within Council's road reserve shall be supervised by a suitably qualified and experienced Civil Engineer or Civil Engineering Foreman. The supervisor's name, address and contact details (including telephone number), together with a written construction program and anticipated duration of the construction works shall be submitted to Council's Development Engineering Manager prior to the commencement of works within the road reserve.

87 **Section 94A Levy Contribution**

Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Wollongong City Council Section 94A Development Contributions Plan, a contribution of \$1,670,360.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

The contribution amount will be subject to indexation until the date of payment. The formula for indexing the contribution is:

Contribution at time of payment = \$C x (CP2/CP1)

Where

\$C is the original contribution as set out in the Consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website Catalog No. 6401.0 - Consumer Price Index, Australia.

METHOD	HOW	PAYMENT TYPE
Online	<a href="http://www.wollongong.nsw.gov.au/applicationpayments">http://www.wollongong.nsw.gov.au/applicationpayments</a> Your Payment Reference: 759598	· Credit Card
In Person	Wollongong City Council Administration Building Customer Service Centre Ground Floor 41 Burelli Street WOLLONGONG	· Cash · Credit Card · Bank Cheque
PLEASE MAKE CHEQUES PAYABLE TO: Wollongong City Council (Personal Cheques not accepted)		

A copy of the Wollongong City Council Section 94A Development Contributions Plan and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au).

The reason for Section 94A is to provide high quality and diverse public amenities and services to meet the expectations of the existing and new residents of Wollongong City Council.

## 88 **Design and Construction of Food Premises**

The construction and fit out of the premises must comply with *AS-4674/2004: Design, Construction and Fit-Out of Food Premises* and the following conditions:

### **Floor Construction**

The floor must be finished to a smooth, even non-slip surface, graded and drained to the floor waste (AS4674-2004-Section 3).

### **Floor Waste**

The floor waste(s) in the food premises must be fitted with a sump removable basket and grate and constructed in all stainless steel finish (AS4674-2004-Section 4.1.8).

### **Coving**

Recessed coving must be provided at all intersections of the floor with the walls. All coving must have a minimum concave radius of 25mm and be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. "Feather edge skirting" and non-rebated coving are not permitted (AS4674-2004 – Section 3.1.5).

### **Penetrations**

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling or fixed on brackets so as to provide at least 25mm clearance between the pipe and adjacent vertical surfaces and 100mm between the pipe or conduit and any adjacent horizontal surface (AS4674-2004-Section 3.2.9)..

### **Wall Requirements**

All walls must be of solid construction and be finished to provide a smooth impervious surface capable of being easily and effectively cleaned, in accordance with Table 3.2 of AS4674-2004. Cavity walls are not permitted (AS4674-2004 – Section 3.2).

### **Ceiling Construction**

All ceilings must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light-coloured washable paint. The intersection of the walls and ceiling must be right-joined, sealed and dustproof. Drop-in panel style ceilings are not permitted (AS4674-2004 - Section 3.2).

### **Light Fittings**

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with the ceiling; or
- b. Designed to ensure that no horizontal surface exists that would allow dust and grease to accumulate (AS4674-2004 – Section 2.6.2).

### **Hand Basin(s) and Hand Towels**

A suitable number of hand basins must be provided in accessible and convenient locations within all food handling areas and in or adjacent to toilet facilities used by food handlers. The basins must be freestanding, serviced with hot and cold water through a single outlet and able to be mixed at a temperature of at least 40°C (AS4674-2004 – Section 4.4).

Hand basins within food handling areas must be located no further than 5m from any place where food handlers are handling open food.

A disposable paper hand towel dispenser must be installed adjacent to each hand basin. Air dryers installed as the sole means of drying hands are not permitted (AS4674-2004 - Section 4.4).

### **Double Bowl Sinks**

A double bowl wash sink of adequate size and capacity must be provided for washing food handling equipment and utensils (AS4674-2004 - Section 4.1).

### **Water Service**

Any equipment washing or preparation sink must be serviced with hot and cold water through a single outlet (AS4674-2004-Section 4.1).

**Cleaner's Sink**

Where floor wastes are not installed as a means of disposing of wastewater, a cleaner's sink serviced with hot and cold water through taps fitted with hose connectors must be provided and located outside or areas where open food is handled (AS4674-2004-Section 4.1.8).

**Tap Fittings**

Where floor wastes are installed as a means of disposing of wastewater, hot and cold wall mounted taps fitted with hose connectors and positioned at least 600mm above the floor must be installed in a convenient and accessible location outside of areas where open food is handled (AS4674-2004 – Section 4.1.8).

**Fittings**

All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS4674-2004.

**Food Preparation Benches**

All food preparation benches must be constructed in stainless steel (AS4674-2004- Section 4.2).

**Benches**

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, and free of cracks, gaps, crevices or exposed joints (AS4674-2004-Section 4.2).

**Storage Cabinets**

Storage cabinets, both internally and externally, must be finished in a smooth and non-absorbent material, and be free of cracks, gaps, crevices or exposed joints (AS4674-2004-Section 4.2).

**False Bottoms**

False bottoms and cavities under fittings are not permitted (AS4674-2004-Section 4.2 and 4.3).

**Installation of fittings and fixtures**

All fittings and fixtures must be built into the wall and floor so to be free from joint, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following:

- a. Plinths – Plinths must be an integral part of the floor, constructed of solid materials, at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth.
- b. Wheels or Castors – The wheels and castors must be capable of supporting and easily moving a full loaded fitting and be provided with a restraining device.
- c. Legs – Fittings and fixtures may be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and cervices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

**Shelving**

All shelving must be located at least 25mm off the wall. Alternatively, the intersection of the shelf and the wall is to be completely sealed to the satisfaction of Council (AS4674-2004-Section 4.2).

**Display Units**

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Regulation 2004, AS 4674-2004-Section 4.2).

**Cool Room – Floor**

The cool room floor must be finished to a smooth even surface and graded to drain to the door. A sanitary floor waste must be located outside the cool room and adjacent to the door.

**Cool Room – Metal Work**

All metal work in the cool room must be protected to resist corrosion.



**Cool Room – Access**

The cool room must be provided with a door which can at all times be opened from inside without a key and an approved alarm device located outside the cool room, but controllable only from inside.

**Condensation Collection**

Condensation from the refrigeration units/cool room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

**Mechanical Exhaust**

Mechanical exhaust ventilation must be provided to the cooking appliances and comply with *AS-1668.2/2012: The Use of Ventilation and Air-conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Contaminant Control* (AS4674-2004-Section 2.5, AS1668.2-2012).

**Doors**

Doors to the internal toilet and air lock must be fitted with a self-closing device. Toilet and air lock doors must not be able to be held in an open position (AS4674-2004 – Section 5.2).

**Hot Water Service**

A hot water service of adequate capacity must be provided. The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted a minimum 150mm above floor level on a stand of non-corrosive metal construction (AS4674-2004-Section 4.3).

**Toilet Facilities**

Adequate toilet facilities must be provided on the premises for staff. A hand basin must be located within or directly adjacent to toilets (AS4674-2004 – Section 5.2).

**Storerooms**

Storerooms must be constructed in accordance with Section 3.2 of AS4674-2004. Shelving or storage racks must be impervious and constructed to enable easy cleaning.

**Self-Service Appliances**

Self-service food appliances must be constructed so as to comply with Food Regulation 2004 and the NSW Self-Service Food Industry Code of Practice. Details of the appliances must be submitted to Council and approved prior to installation.

**Food Storage**

Any appliance used for the storage of hot or cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance (Food Regulation 2004).

**Fly Protection**

Tight-fitting, washable fly screens or other approved means of excluding flies must be provided to all window and door openings (AS4674-2004-Section 2.1.5).

**Storage Facilities**

Sufficient facilities must be provided for the storage of cleaning materials, office materials, employees' clothing and personal belongings (AS4674-2004 – Section 5.1).

**Waste Management Plan**

Garbage containers, containers for recyclable materials and compacters must be stored in an external area or in a room specifically for that purpose (AS4674-2004 – Section 2.4).

**Registration**

The food business is required to be registered with Council. A *Food Business Notification Form* must be submitted prior to business operations commencing. The appropriate form can be completed on Councils' web page. Alternatively, contact Council's Regulation and Enforcement Division on (02) 4221 7737 to obtain a registration form.

**Eating Areas**

Any enclosed eating area must be smoke free. "No Smoking" signs must be displayed within the eating areas to ensure all patrons comply with this requirement (Smoke Free Environment Act 2000).

The above requirements must be reflected on construction certificate plans and supporting documentation, prior to the issue of a Construction Certificate.

#### **Prior to the Commencement of Works**

**89 Temporary Road Closure(s)**

If a road closure is required, an approval must be obtained from City of Wollongong Traffic Committee and Wollongong City Council.

**Note:** It may take up to eight (8) weeks for approval. An application for approval must include a Traffic Control Plan prepared by a suitably qualified person which is to include the date and times of closure and any other relevant information. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742-Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

**90 Prior approval from Council for any works in Road Reserve**

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person must be submitted for approval and the appropriate fees paid a minimum of five working days prior to the expected implementation. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

**Note:** This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.

**91 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.

**92 Detailed Site Assessment Report, Remediation Action Plan and Risk Management Plan**

The Stage II (detailed site assessment report) is required to be submitted to Council to assess the nature and volumes of soil contamination and identify any areas of environmental concern (AEC). Based on the Stage II assessment report, a Stage III (Remediation Action Plan - RAP) must be prepared to render the site suitable for the proposed development. The Stage II and III reports must be prepared as per the Guidelines for Consultants Reporting on Contaminated Sites, published by NSW Office of Environment & Heritage dated August 2011 and shall be submitted to Council for approval prior to the issue of a Construction Certificate.

Where the detail site investigation concludes the site is suitable for the proposed use, it is to be peer reviewed by a NSW EPA Accredited Site Auditor.

If a Stage III (Remediation Action Plan - RAP) is required, it shall be accompanied by a detailed risk assessment considering any risk to human health and the environment which may arise during site remediation.

93 **Construction Environmental Management Plan**

Prior to the commencement of work, a construction environmental management plan shall be provided to the PCA. The plan shall address as minimum the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site waste management, site security, working hours, contact information, incident response and contingency management. The plan shall be implemented at all times during the course of demolition and construction.

94 **Soil Excavation Plan**

Submit an excavated soil material disposal plan to site auditor, with the batching, sampling and analysis procedures as per the DECCW (2009) *Waste Classification Guidelines*. The plan shall be prepared by a suitably qualified and experienced consultant.

95 **Appointment of Principal Certifying Authority**

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
- b) notify Council in writing of their intention to commence work (at least two days notice is required).

The Principal Certifying Authority must determine when inspections and compliance certificates are required.

96 **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.

97 **Temporary Toilet/Closet 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.

Each toilet provided must be:

- a) a standard flushing toilet; and
- b) connected to either:
  - i) the Sydney Water Corporation Ltd sewerage system or
  - ii) an accredited sewage management facility or
  - iii) an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

98 **Structural Engineer's Details**

Structural engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork must be submitted to the Principal Certifying Authority, prior to the commencement of any works on the site.

99 **Enclosure of the Site**

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

100 **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

101 **Demolition Works**

The demolition of the existing structures 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.

102 **Asbestos Hazard Management Strategy**

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>). The strategy shall be submitted to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority), prior to the commencement of any works.

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a licensed asbestos assessor and submitted to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority), prior to the issue of an Occupation Certificate or commencement of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for the development.

103 **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.

104 **Support for Neighbouring Buildings**

This consent requires the preservation and protection of neighbouring buildings from any damage and if necessary, requires the underpinning and support of any neighbouring building in an approved manner. The applicant or the contractor carrying out the work must at least seven days in advance of any excavation works below the level of the base of the footings of a building on an adjoining allotment, including a public road or place, give written notice of intention to carry out such works to the property owner of the affected adjoining building and furnish specific written details and supporting plans or other documentation of the proposed work.

The adjoining property owner of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

- 105 **Site Management Program – Sediment and Erosion Control Measures**  
A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.
- 106 **Sediment Control Measures**  
The developer must ensure that sediment-laden runoff from the site is controlled at all times subsequent to commencement of construction works. Sediment control measures must be maintained at all times and checked for adequacy at the conclusion of each day's work.

#### **During Demolition, Excavation or Construction**

- 107 **Restricted Hours of Work**  
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 6.00 pm, Monday to 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.
- 108 **Minimise Nuisance**  
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.
- 109 The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.
- 110 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**  
The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>).
- 111 **Asbestos Waste Collection, Transportation and Disposal**  
Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the Principal Certifying Authority, and a copy submitted to Council (in the event that Council is not the Principal Certifying Authority), prior to commencement of the construction works.
- 112 **Asbestos Clearance Certificate**  
The internal floor area affected or likely to be affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building, is to be cleaned by vacuuming by a contractor approved by SafeWork NSW. A Clearance Certificate to certify that the site area is free of asbestos is to be submitted to Council by a licensed asbestos assessor within fourteen (14) days of the completion of renovations (or prior to the Occupation Certificate being issued).
- 113 **During removal of old Underground Storage Tanks (USTs) and Site Remediation**  
Removal of any Underground Storage Tanks (USTs) and site remediation works must be undertaken in accordance with the Stage III Remediation Action Plan peer reviewed by a NSW EPA Accredited Site Auditor. Any risks to human health and the environment arising

from the works must be managed in accordance with the associated Risk Management Plan prepared in accordance with Condition 92 of this consent.

**114 Groundwater Management**

The requirements/ recommendations of the groundwater management plan required by Condition 25 shall be implemented at all times during the course of excavation and construction.

**115 Waste Management**

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 reusable materials.

**116** The building site must be kept free of rubbish at all times. All refuse capable of being wind blown must be kept in a suitable waste container.

**117** Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

**118 Dust Suppression Measures**

Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust. All sealed surfaces intended to carry vehicular traffic must be managed with the aim of preventing windblown dust emissions.

**119 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.

**120 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.

**121 Piping of Stormwater to Existing Stormwater Drainage System**

Stormwater for the land must be piped to Council's existing stormwater drainage system.

**122 Supervision of Engineering Works**

All engineering works associated with the development are to be carried out under the supervision of a practicing engineer.

**123 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.

**124 Protection of Excavations**

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 adjoining allotment of land, the person causing the excavation to be made:

- a) must preserve and protect the adjoining building from damage; and
- b) if necessary, must underpin and support the building in an approved manner; and
- c) must, at least seven (7) days before excavation 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.

**125** All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.

**126** All excavations and backfilling associated with the erection of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

- 127 **Excess Excavated Material - Disposal**  
Excess excavated material shall be classified according to NSW Environment Protection Authority's Waste Classification Guidelines - Part 1: Classifying Waste (2014) prior to being transported from the site and shall be disposed of only at a location that may lawfully receive that waste.
- 128 **Importation of soils to site**  
Prior to importing any soils to site for the purpose of back-filling also requires validation testing following the EPA (1995) *Sampling Design Guidelines* to confirm suitability for the proposed land use.
- 129 **Façades Glazing for acoustic requirement**  
All the residential units in the building LAeq levels are not to be exceeded:-  
· in any bedroom in the building : 35dB(A) at any time 10pm–7am  
· anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time.
- 130 **Mechanical Plants and Exhaust Ventilation system**  
**Mechanical Exhaust**  
Centralised mechanical exhaust ventilation must be provided to the building and all commercial kitchens such as cafes and restaurants cooking appliances installation as per AS4674-2004, AS1668.2-1991 and the grease filters to comply with AS1530.1.  
**Outdoor Air Conditioning or refrigeration units**  
The outdoor units for refrigeration system including air conditioners shall have suitable acoustic enclosure to comply with the noise guidelines.  
**Duct system**  
The ducting within the building must be mounted on vibration reducing pads to minimise vibration effect for residential and commercial spaces to comply with the vibration guidelines.
- 131 **Water Sensitive Urban Design**  
Water sensitive urban design concept stated in WSUD Design plan by Cardno Engineering must be implemented.
- 132 **Pipe Connections**  
All pipe connections to existing pits within the road reserve shall be constructed flush with the pit wall in accordance with good engineering practice. The developer shall ensure that the condition of the pit is not compromised and that the service life of the pit is not reduced as a result of the connection.
- 133 **Survey Report for Floor Levels**  
A Survey Report must be submitted to the Principal Certifying Authority verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.
- 134 **Provision of Taps/Irrigation System to Landscaped Areas**  
The provision of common taps 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 implemented in accordance with the approved Landscape Plan.
- 135 **Podium Planting**  
All podium planting areas are to have a waterproofing membrane that can provide a minimum 10 year warranty on product. Protective boarding is to be installed to protect membrane from damage.  
  
All podium planting areas to be provided with an adequate drainage system connected to the stormwater drainage system. The planter box is to be backfilled with free draining planter box soil mix.  
  
If selected mulch is decorative pebbles/gravel, the maximum gravel pebble size is 10mm diameter.

136 **BASIX**

All the commitments listed in each relevant BASIX Certificate for the development must be fulfilled in accordance with Clause 97A(2) of the Environmental Planning & Assessment Regulation 2000.

A relevant BASIX Certificate means:

- A BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Environmental Planning & Assessment Act 1979, a BASIX Certificate that is applicable to the development when this development consent is modified); or
- if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000."

137 **Electricity substation requirements**

The installation of an electricity substation must be in accordance with the design plans approved by Council and Endeavour Energy's standards and requirements.

**Prior to the Issue of the Occupation Certificate**

138 **Redundant Crossings**

Any existing vehicular crossings rendered unnecessary by this development must be removed and the footpath and normal kerbing and guttering must be restored. This work shall be carried out by a Council recognized concrete contractor at the developer's expense.

139 **Installation of Loading Dock Traffic Signals**

The Car Park Signals must be installed as per the recommendations of the Car Parking and Traffic Management Plan. Details of such compliance are to be demonstrated prior to issue of Occupation Certificate.

140 **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 the issue of the Occupation Certificate 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.

141 **Post Dilapidation Report**

The developer shall provide Wollongong City Council with a post construction dilapidation report, identifying the condition of Council assets and all land in the vicinity of the proposed works at the completion of works.

142 **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 stated in Chapter E14 of the Wollongong DCP2009. This information must be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

143 **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 the issue of the final Occupation Certificate and the use of the development.

**144 Evacuation Report**

An effective evacuation report and procedure shall be prepared by an appropriate consulting engineer. The report shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate. A copy of the report shall be provided to Council for record keeping purposes. The report shall incorporate an effective evacuation process and procedure for upper floor evacuation during the peak of storm events up to and including the highest adjacent Probable Maximum Floor (PMF) Level as determined by a suitably qualified civil engineer plus a 0.5 metre freeboard in this instance.

Notification of the presence of the evacuation report and procedure will be placed on the section 149 certificate for the property to ensure future property owners are made aware of the procedure in the case of flood.

**145 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 Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule (application number to be referenced).

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

**146 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 the issue of the final Occupation Certificate. 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 approved Construction Certificate plans.

**147 Works-as-Executed Plans – Works within Council Road Reserve**

The submission of a Works-As-Executed (WAE) plan for works within Council Road Reserve must be submitted to Council's Development Engineering Manager for assessment, prior to the release of the occupation Certificate. The Works-As-Executed plans shall be certified by a registered surveyor indicating that the survey is a true and accurate record of the works that have been constructed. The Works-As-Executed dimensions and levels must also be shown in red on a copy of the approved Construction Certificate plans. The Works-As-Executed (WAE) plans must include:

- Final locations and levels for all works associated with the development within Council road reserve

**148 Completion of Engineering Works**

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective must be to the satisfaction of Council's Manager Development Engineering. The total cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the issue of the Occupation Certificate.

**149 Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the highest adjacent Probable Maximum Flood (PMF) as determined by a suitably qualified civil engineer plus 0.5 metres freeboard.

150 **Flood Affectation Certification**

The submission of a report from a suitably qualified and experienced civil (hydrology) engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate or commencement of use. This report is required to certify that the 'as constructed' development will not have any adverse effects to adjoining properties or upon the land with respect to the loss of flood storage, changes in flood levels and alteration of flood conveyance, as a result of flooding or stormwater run-off.

151 **Acoustic Compliance Report**

The developer shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) in relation to the noise attenuation requirements stated in Conditions 129 and 130. If it is found that the attenuation measures are not performing in the manner anticipated, the acoustic engineer's recommendations for achieving compliance shall be implemented and validated prior to the release of an Occupation Certificate. A copy of the acoustic compliance report must be submitted to the PCA and a copy forwarded to Council prior to the release of an Occupation Certificate.

152 **Completion of Landscape Works**

The completion of the landscaping works as per the final approved Landscape Plan is required prior to the issue of Occupation Certificate.

153 **BASIX**

A final occupation certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifying Authority must not issue the final occupation certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.

154 **Mailboxes & Street Numbering**

The developer must install mailboxes in accordance with Australia Post Guidelines and Clause 4.5.2 of Chapter D13 of Wollongong Development Control Plan 2009. The mailboxes must be provided in one accessible location adjacent to the main entrances of the residential lobbies of the development, integrated into a wall if possible and constructed of materials consistent with the appearance of the building. Letterboxes shall be secure and large enough to accommodate articles such as newspapers, parcels and the like.

Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet. The developer must install minimum two (2 No.) reflective paint house number on face of kerb along street frontage of the property to assist emergency services/deliveries/visitors.

**Operational Phases of the Development/Use of the Site**

155 **Separate Consent for Use of commercial and retail spaces**

Consent must be obtained for the use of each of the commercial and retail spaces within the building.

156 **Restricted Hours of Operation**

The hours of operation of the retail spaces, commercial spaces, cafes, deli café, fresh food market, gymnasium, medical centre and medical imaging centre shall be restricted to 8.30am to 6.00pm Monday to Friday; and 8.00 am to 5.00 pm Saturdays only.

Any alteration to the approved hours of operation will require separate Council approval.

157 **Restricted Delivery Hours**

Any vehicular movements associated with deliveries or collections from the site shall be limited to 7.00am to 7.00pm daily, Mondays to Fridays and 8.00am to 5.00pm Saturdays only (none to occur on Sundays or Public Holidays). Any alteration to the approved delivery hours will require the separate approval of Council.

- 158 **External Storage of Materials/Equipment**  
Any external storage of materials/equipment including waste bins etc, which are likely to cause pollution or be potentially hazardous during a flood event, shall be adequately secured or located above the 1 in 100 year flood level plus 0.5 metres freeboard.
- 159 **Waste Collection**  
All waste collection is to be undertaken from within the site. On-street collection of waste is not permitted at any time.
- 160 **Storage of Waste Bins and Waste**  
All waste and bins associated with the development shall be stored within the waste storage rooms at all times. No waste shall be allowed to accumulate or shall be stored on or adjacent to the street frontage of the site at any time.
- 161 **Loading/Unloading Operations/Activities and Maintenance Vehicles**  
Vehicles associated with deliveries to the building and any maintenance shall park within the building/site where possible.
- 162 **Loading zone operations**  
The traffic signals and any convex mirrors within the car parking levels must be maintained in a good state of repair and operational at all times. In the event a future strata or stratum subdivision is contemplated, the maintenance schedule for the strata/ stratum plan should include ongoing maintenance of the lights and mirrors.
- 163 **Landscape Maintenance**  
All components of the landscape works shall be regularly maintained for the life of the building inclusive of replacement of any failed plantings. Should a stratum and/ or strata plan be prepared for this development in the future, it should include mechanisms to ensure the ongoing maintenance for the life of the building.
- 164 **Graffiti Removal**  
Any graffiti shall be removed immediately from the exterior of the building or any associated structures including any fences, site services and retaining/ planter bed walls.
- 165 **Strata Plan Requirements**  
Should a Strata Plan be prepared for this development in the future, the following matters must be addressed:
- 165.1 Garbage and recycling rooms must be contained within the common area;
  - 165.2 Provision shall be made for the regular and ongoing inspection and maintenance of the flood storage void;
  - 165.3 Motorbike and bicycle storage areas and visitor car parking must be contained within the common area; and
  - 165.4 Appropriate allocation of carparking and storage areas to the dwellings.
- 166 **Clothes Drying on Balconies/Terrace Areas Prohibited**  
The use of the balconies/terrace areas for the external drying of clothes is strictly prohibited.
- 167 **Residential Storage**  
Each residential unit shall be allocated storage within the residential storage area provided within the building. The residential storage area shall be appropriately secured and fitted with CCTV surveillance. This requirement shall be reflected on the Construction Certificate plans.