

Proposed Conditions of Development Application 0230/18

ADMINISTRATIVE CONDITIONS

1. Development Description:

Development consent is granted only to carrying out the development described in detail below:

Alterations and Additions to Existing Sports Stadium (Recreation Facility - major)

2. Development in Accordance with Plans:

The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No 0230/18).

Plan No.	Dated
Drawing Nos. 1-22	8/11/17

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

3. Development in Accordance with Documents:

The development shall be undertaken in accordance with the following documents:

- *Statement of Environmental Effects, prepared by GHD, dated September, 2017.*
- *Noise and Vibration Assessment, prepared by GHD, dated November, 2017*

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

4. Construction Certificate:

No building work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifying Authority has been appointed.

Note: Separate Construction Certificates are to be obtained for the **building works** and any **civil works**.

5. Road Design and Services (Building):

The following works:

- a) Sewer main reconstruction
- b) Stormwater drainage including WSUD requirements;

shall be provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

Note: The 150mm diameter sewer main under the northern annexure is to be replaced with 180mm diameter HDPE from manhole to manhole.

Plans and specifications are to be submitted to Council and a separate Civil Works Construction Certificate issued **prior to the issue of a Construction Certificate for the building works**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

6. Equitable Access:

The building being provided with access and facilities for people with disabilities to the extent required having regard to the *Disability (Access to Premises - Buildings) Standards 2010* and the Building Code of Australia.

Details indicating compliance must be submitted and approved by the certifying authority **prior to the issue of a Construction Certificate**.

7. Water Management Act 2000:

The Construction Certificate not being released until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

8. Food Premises - Fitout:

The food premises fitout is to comply with the Food Act 2003 and the National Food Safety Standard 3.2.3 (Food Premises and Equipment) and Australian Standard AS 4674-2004 (Design, Construction and Fitout of Food Premises). Design details of the food premises fitout, conforming to the Act and Standards, are to be submitted to and approved by Council's Environmental Health Officer or another suitably qualified Environmental Health Officer / Consultant. A copy of the approved details must be

submitted to the Accredited Certifier **prior to the issue of the Construction Certificate for the work.**

9. Stormwater Management Plan:

A Stormwater Management Plan complying with the relevant controls of Council's Water Sensitive Urban Design Policy being submitted to and approved by Council **prior to issue of the Construction Certificate.**

Please refer to the WSUD Information Sheet, Policy and Guideline available on Council's web site www.coffsharbour.nsw.gov.au.

The design is to incorporate a detention system that achieves compliance with the Coffs Harbour City Council WSUD Policy targets. Design details are to include calculations showing the effect of the proposed development on design stormwater run-off flow rates and the efficiency of proposed measures to limit the flows.

The design shall be accompanied by an Operation and Maintenance Plan for the system.

10. Construction Waste Management Plan:

Prior to issue of a Construction Certificate, the proponent shall submit to the satisfaction of Council a Waste Management Plan prepared by a suitably qualified person in accordance with Council's relevant waste policy.

The Plan shall include the following provisions: all waste building materials shall be recycled or disposed of to an approved waste disposal depot; no burning of materials is permitted on site.

11. Erosion and Sedimentation Control Plan:

An erosion and sediment control plan, together with a management strategy, detailing soil erosion and sediment control measures, shall be prepared by a qualified environmental or engineering consultant in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority **prior to issue of a Construction Certificate.**

12. Retaining Works:

A construction certificate is required for retaining walls exceeding 600mm in height. Timber retaining walls exceeding 600mm in height are not to be permitted within 1 metre of the boundary.

PRIOR TO COMMENCEMENT OF WORKS

13. Site Notice:

Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:

- (1) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
- (2) The approved hours of work;
- (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
- (4) To state that unauthorised entry to the site is not permitted.

14. Erosion and Sediment Control:

Prior to commencement of work on the site for each stage of the development, erosion and sedimentation control measures are to be installed and operational including the provision of a “*shake down*” area where required to the satisfaction of the Principal Certifying Authority.

DURING CONSTRUCTION

15. Approved Plans to be On-Site:

A copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.

16. Notice to be Given Prior to Commencement / Earthworks:

- (1) The Principal Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of earthworks on the site;
- (2) The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

17. Hours of Work:

Construction works are to be limited to the following hours:

Monday to Friday	7.00 a.m. - 6.00 p.m.
Saturday	7.00 a.m. - 1.00 p.m. if inaudible from adjoining residential properties, otherwise 8.00 a.m. - 1.00 p.m.

No construction work is to take place on Sunday and Public Holidays.

18. Fill:

All fill is to be placed in accordance with the requirements of Council’s Development Design and Construction Specifications and the approved Sediment and Erosion Control Plan.

19. Erosion and Sediment Control:

All erosion and sediment control measures, as designed in accordance with the approved plans are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbance by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

20. Cultural Heritage:

In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of the OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

21. Noise Mitigation Measures:

All noise mitigation measures specified in the Noise and Vibration Assessment, prepared by GHD, dated November, 2017 are to be carried out at all times during construction.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR COMMENCEMENT OF USE

22. Occupation Certificate:

A person must not commence occupation or use of the new building **prior to obtaining an Occupation Certificate** from the Principal Certifying Authority.

23. Acid Sulfate Soil Management Plan:

The Acid Sulfate Soil Management Plan prepared by GHD Appendix E of the SEE dated September 2017 and submitted with the application shall be implemented in full, with consideration to the following:

- (1) Consideration shall be given to impacts on adjacent areas of Potential Acid Sulfate Soils with regard to dewatering activities during earthworks and construction.
- (2) Any stormwater collected within the bunded treatment area must not be discharged to the stormwater system without the results of quality testing which demonstrates that the water satisfies ANZECC and NEPM Guidelines, particularly with regard to suspended solids, pH, aluminium and related parameters (the water must not contain any visible sediments).

- (3) All work undertaken on the site and with regard to implementing the Management Plan shall be undertaken in accordance with the sediment and erosion plan (as per condition 10 of this approval).
- (4) Approval for any variations/deviations from the Management Plan is to be sought from Council prior to implementation.

24. Food Premises Fitout - Certification:

Written certification from Council's Environmental Health Officer or another suitably qualified Environmental Health Officer / Consultant must be submitted to the Principal Certifying Authority **prior to the issue of the Occupation Certificate** to confirm that the food premises fitout has been constructed in accordance with the Food Act and specified Standards.

25. Food Premises - Food Safety Supervisor:

A Food Safety Supervisor being appointed and the NSW Food Authority being notified of such appointment **prior to the issue of an Occupation Certificate**.

26. Food Premises – Notification:

The food premises being registered with Council and the NSW Food Authority **prior to the issue of an Occupation Certificate**.

27. Stormwater Management Certification:

Prior to the issue of an Occupation Certificate the consultant design engineer / landscape architect shall issue a certificate to the Principal Certifying Authority to the effect that the stormwater treatment system has been installed and complies with the approved design.

28. Road Design and Services:

The following works:

- a) Sewer main reconstruction
- b) Stormwater drainage including WSUD requirements;

being provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (WSUD).

These works are to be completed **prior to the issue of an Occupation Certificate**.

All work is to be at the developer's cost.

OPERATIONAL MATTERS

29. External Lighting:

External lighting shall comply with *Australian Standard AS 4282: 1997 Control of Obtrusive Effects of Outdoor Lighting*.

29. Noise:

Noise emanating from the development shall at all times comply with the provisions of the Protection of the Environment Operations Act 1997.