

## **ATTACHMENT 6 – Draft Conditions**

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Drawing 18192-A-DA-004/16 dated 15 March 2019, 18192-A-DA-103/18, 18192-A-DA-301/18, 18192-A-DA-302/18 and 18192-A-DA-401/18 dated 21 March 2019 and 18192-A-DA-005/5, 18192-A-DA-101/7 and 18192-A-DA-102/7 dated 20 September 2019 prepared by NBRS Architecture and Green Travel Plan Trim No DT19/78898/2.0 dated 23 September 2019 prepared by Illawarra Shoalhaven Local Health District 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 shall be carried out in compliance with the provisions of the Building Code of Australia.
- 3 **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.
- 4 **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 should be removed or pruned, without the prior written approval of Council.

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

- 5 **Flows from Adjoining Properties**  
Flows from adjoining properties should be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary should be no higher than the existing upslope adjacent ground levels. The above requirements should be clearly shown on the plans to the Certifying Authority prior to the commencement of works.
- 6 **Structural Engineering Details**  
The submission of structural engineering details by a suitably qualified and experienced structural engineer (with appropriate insurance coverage) should be provided to the Certifying Authority, prior to the commencement of works addressing the following matters:
  - a Footings;
  - b reinforced concrete slabs;
  - c retaining walls;
  - d structural steelwork;
  - e wall bracing and tie-down requirements;
  - f the structural engineer, in producing a design is to complement the Geotechnical Engineer's Stability Report (Report No. GS7393-1A dated 29 October 2018 prepared by Aargus Pty Ltd) to make a clear statement that "any structure designed and erected in accordance with the plans and specifications will achieve the performance requirements described in Clause 1.3 of 2870 (1996) and any other relevant codes and standards."
- 7 **Fire Safety Schedule**  
Prior to the commencement of works the Certifying Authority should attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.

**8 Present Plans to Sydney Water**

Approved plans should 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 should ensure that Sydney Water has issued an approval receipt prior to the commencement of works.

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

**9 Endeavour Energy Requirements**

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

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

**10 Telecommunications**

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

**11 Crime Prevention through Environmental Design (CPTED) - Landscaping**

In order to reduce the opportunities for “hiding places” the proposed landscaping should:

- a use shrubs/plants which are no higher than one (1) metre adjacent to pathways.
- b the type of trees proposed should have a sufficiently high canopy, when installed and fully grown, so that pedestrian vision is not impeded.
- c Shrub planting to be set back minimum one (1) metre from the edge of the pathway. Groundcover planting acceptable.

This requirement should be reflected on the plans prior to commencement of works.

**12 Crime Prevention through Environmental Design (CPTED) - Lighting**

The proposed development should incorporate ‘low impact’ lighting to ameliorate any light spillage and/or glare impacts upon surrounding properties in accordance with Council's CPTED principles. The final design details of the proposed lighting system should be reflected on the plans to the Certifying Authority prior to commencement of works. The erection of the lighting system should be in accordance with the approved final design.

**13 Car Parking and Access**

The development should make provision for a total of 22 car parking spaces (including 4 dedicated carpool spaces for drivers with 2 or more passengers), a minimum of 10 secure (Security Class B) employee bicycle spaces and a minimum of 4 visitor bicycle spaces (Security Class C). This requirement should be reflected on the plans to the Certifying Authority prior to the commencement of works. Any change in above parking numbers shown on the approved DA plans should be dealt with via a section 4.55 modification to the development. The approved car parking spaces should be maintained to the satisfaction of Council, at all times.

**14 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas should be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the plans to the Certifying Authority prior to commencement of works.**

**15 Each disabled person's parking space should comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities. This requirement should be reflected on the plans to the Certifying Authority.**

- 16 The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details should be reflected on the plans to the Certifying Authority prior to the commencement of works.
- 17 **Structures Adjacent to Driveway**  
Any proposed structures adjacent to the driveway should comply with the requirements of the current relevant Australian Standard AS2890.1 (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement should be reflected on the plans to the Certifying Authority prior to commencement of works.
- 18 The edge of the driveway should be provided with a hob or dish drain to prevent surface water flows from entering the adjoining property. This requirement should be reflected on the plans to the Certifying Authority prior to commencement of works.
- 19 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) should be ascertained and reflected on the plans and supporting documentation.
- 20 **Details of Proposed Pit and Pipeline**  
Details of the proposed connecting pipeline to the Council pit, within the existing drainage system should be provided in conjunction with the detailed drainage design for the site. Connection should be made in accordance with Wollongong City Council Standard Drawings. This requirement should be reflected on plans and supporting documentation.
- 21 **Landscaping**  
The submission of a final Landscape Plan in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of this consent) should be provided for approval by the Certifying Authority, prior to the commencement of works.
- 22 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Certifying Authority prior to the commencement of works, confirming that the landscape plan and the drainage plan are compatible.
- 23 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 should be submitted with the Landscape Plan to the Certifying Authority prior to release of the Construction Certificate.
- 24 Bicycle parking facilities should have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities. This requirement should be reflected on the plans to the Certifying Authority prior to commencement of works.
- 25 **Property Addressing Policy Compliance**  
Prior to the commencement of works, the developer should ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer should 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 commencement of works. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling 4227 8660.
- 26 **Footpath Paving and Public Domain in Commercial Village Centres**  
The developer is responsible for the construction of footpath paving for the entire frontage of the development. In keeping with the surrounding commercial precinct (as per 59 Princes Highway Dapto) the type of paving for this development is Austral Bricks London paver (or approved equivalent); colour: Chestnut; Size: 230x114x65mm; Pattern: 45 stretcher bond. Paver header course is to be included along the back of kerb and the building alignment, and is to be Urbanstone 'Spinifex'; size: 600x400x60mm; finish: milled (or approved equivalent). Contrast paver banding to be included at approximately 8-10m centres, and is to be Urbanstone 'Spinifex'; size: 600x400x60mm; finish: milled (or approved equivalent).

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. There is not to be any 'zebra crossing' line markings or any other paint markings on the driveway surface.

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

Street Furniture: Provide two (2) seats, timber and aluminium Town and Park Metro seats, 2m long with 2 arm rests, leg foot, 2 anti skate edge guards, product code SPTP.SSD.T3.LF.AR2.EG2.2000.

Adjust service pits as required to achieve a level footpath with maximum 2.5% cross-fall.

A Landscape Plan will be provided to Council prior to the commencement of works showing proposed paving, footpath design levels, location of all services, adjustments to service pits, street furniture.

## 27 **Stormwater Drainage Design**

A detailed drainage design for the development should be submitted to and approved by the Certifying Authority prior to the commencement of works. The detailed drainage design should satisfy the following requirements:

- a Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the stormwater concept plan/s lodged for development approval, prepared by Jones Nicholson Pty Ltd, Reference No. 18010648, issue 4, dated 11 August 2019.
- b Include details of the method of stormwater disposal. Stormwater from the development should be piped to Council's existing stormwater drainage system.
- c Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d Overflow paths should 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 should be incorporated in the design. Overflow paths should also be provided in low points and depressions. Each overflow path should be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path should be shown on the detailed drainage design.

## 28 **Flood Level Requirements**

The following requirements should be reflected on the plans to the Certifying Authority prior to commencement of works:

- a Habitable floor levels should be constructed at a minimum of RL 12.12 metres AHD.
- b Any portion of the building or structure below RL 12.12 metres AHD 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 should be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.
- c The proposed development should be designed to withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 12.93 metres AHD.

29 **On-Site Stormwater Detention (OSD) Design**

The developer should provide on-site stormwater detention (OSD) storage for stormwater runoff from the development. The design and details of the OSD system should be provided in conjunction with the detailed drainage design and approved by the Certifying Authority prior to the commencement of works. The OSD design and details should satisfy the following requirements:

- a Should be prepared by a suitable qualified engineer in accordance with Chapter E14 of the Wollongong DCP 2009.
- b Should include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site in accordance with Section 12.2.4 of Chapter E14 of the Wollongong DCP2009.
- c The OSD facility should be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy vehicles), hydrostatic, earth, and buoyancy forces. Details should be provided demonstrating these requirements have been achieved.
- d The OSD facility should incorporate a minimum 600mm x 600mm 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.
- e Should include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 12.2.6 and 12.5.4 of Chapter E14 of the Wollongong DCP2009.
- f Details of the orifice plate including diameter of orifice and method of fixing should be provided.
- g Should include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque should include the following information and should be installed prior to the issue of the completion certificate:
  - The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
  - Identification number DA-2019/493;
  - Any specialist maintenance requirements.
- h Should include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP2009.

30 **Site Filling**

Filling on the site being within the floodplain should be restricted to within the proposed building footprint. No wholesale filling of the site within the floodplain is permitted. This requirement should be reflected on the plans to the Certifying Authority prior to commencement of works.

31 **Council Footpath Reserve Works – Driveways and Crossings**

All redundant vehicular crossings and laybacks rendered unnecessary by this development should be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary should 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 should 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 should be designed in accordance with Wollongong City Council Standards. Details and locations should be shown on the plans to the Certifying Authority prior to commencement of works.

32 **Site Environmental Management Plan**

A site environmental management plan should be prepared and address as a 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 security, working hours, contact information, incident response and contingency management.

The site environmental management plan should also include “unexpected findings protocol” and be prepared in consultation with the environmental consultant as recommended by the Preliminary Site Investigation for waste classification of excavated material. The unexpected contamination or hotspots on a site should be taken into account for any site health and safety plan. Precautions should be included in the plan, including:

- workers trained to recognise potential contamination and danger signs eg odours or soil discolouration.
- precautions if signs of unexpected contamination or hot spots are found, such as:
  - stop work.
  - report signs to the site supervisor immediately.
  - isolate the area with a physical barrier.
  - assume the area is contaminated until an assessment proves otherwise.
  - assess the area to identify contaminants in the soil or spoil.

A copy of site environmental management plan should be submitted to PCA.

**33 Additional Site Investigation**

Additional soil sampling should be undertaken after the demolition of the buildings as recommended by Preliminary Site Investigation (PSI) report and findings of the investigation should be considered in the Site Environmental Management Plan.

**34 Sign – Supervisor Contact Details**

Before commencement of any work, a sign should 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 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 should be maintained while the work is being carried out and removed upon the completion of the construction works.

**35 Temporary Toilet/Closet Facilities**

Toilet facilities should 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 should 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 should be provided on-site, prior to the commencement of any works.

**36 Enclosure of the Site**

The site should 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.

**37 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 SafeWork NSW.

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.

**38 Demolition Notification to Surrounding Residents**

Demolition should not commence unless at least two (2) days written notice has been given to adjoining residents of the date on which demolition works will commence.

**39 Hazardous Material Survey**

At least one week prior to demolition, the applicant should prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. **Hazardous materials** includes, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report should include at least the following information:

- a The location of hazardous materials throughout the site;
- b a description of the hazardous material;
- c the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- d an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- f identification of the disposal sites to which the hazardous materials will be taken.

**40 Asbestos Hazard Management Strategy**

An appropriate hazard management strategy should 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 should be submitted to the Certifying Authority and Council (in the event that Council is not the Certifying Authority), prior to the commencement of any works.

The approved strategy should be implemented and a clearance report for the site should be prepared by a licensed asbestos assessor and submitted to the Certifying Authority and Council (in the event that Council is not the Certifying Authority), prior to the issue of a Completion Certificate or commencement of the development. The report should 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.

**41 Consultation with SafeWork NSW – Prior to Asbestos Removal**

A licensed asbestos removalist shall give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.

**42 Waste Management**

The developer should provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle should be regularly emptied and waste should 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.

**43 Dilapidation Report**

The developer should submit a Dilapidation Report to the Certifying Authority recording the condition of the existing streetscape, street trees and adjoining reserve prior to work commencing and include a detailed description of elements and photographic record.

**44 Works in Road Reserve – Major Works**

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.

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. An application should be submitted to and consent obtained from Wollongong City Council's Development Engineering Team prior to any 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.

Restoration should be in accordance with the following requirements:

- a All restorations are at the cost of the Applicant and should be undertaken in accordance with Council's standard document, "Specification for work within Council's Road reserve".
- b Any existing damage within the immediate work area or caused as a result of the work/occupation, should also be restored with the final works.

#### 45 **Tree Protection**

Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development should be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970-2009).

Tree protection zones should be established prior to the commencement of any work associated with this approved development.

No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones.

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

#### 46 **Survey Report for Floor Levels**

A Survey Report should be submitted to the Certifying Authority verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey should 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.

#### 47 **Piping of Stormwater to Existing Stormwater Drainage System**

Stormwater for the land should be piped to the existing stormwater management system.

#### 48 **No Adverse Run-off Impacts on Adjoining Properties**

The design and construction of the development should ensure there are no adverse effects to adjoining properties, as a result of flood or stormwater run-off. Attention should be paid to ensure adequate protection for buildings against the ingress of surface run-off.

Allowance should be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off should not adversely affect any other property.



- 49 **Copy of Consent to be in Possession of Person carrying out Tree Removal**  
The Developer/Applicant should ensure that any person carrying out tree removal is in possession of this development consent and/or the approved landscape plan, in respect to the tree(s) which has/have been given approval to be removed in accordance with this consent.
- 50 **Restricted Hours of Construction Work**  
The developer should not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the Certifying Authority and Council. No work is permitted on public holidays or Sundays.  
Any request to vary these hours should be submitted to the **Council** in writing detailing:
- a the variation in hours required (length of duration);
  - b the reason for that variation (scope of works);
  - c the type of work and machinery to be used;
  - d method of neighbour notification;
  - e supervisor contact number;
  - f any proposed measures required to mitigate the impacts of the works.
- 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.
- 51 **Excavation/Filling/Retaining Wall Structures**  
Any proposed filling on the site should not:
- a encroach onto the adjoining properties, and
  - b adversely affect the adjoining properties with surface run-off.
- 52 All proposed cut and filling works should be adequately retained with all battered slopes being no steeper than 2H: 1V and comply with Council's Development Control Plan.
- 53 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 should preserve and protect the adjoining building from damage; and
  - b if necessary, should underpin and support the building in an approved manner; and
  - c should, 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.
- 54 All excavations and backfilling associated with the erection of a building should be executed safely and in accordance with appropriate professional standards.
- 55 All excavations and backfilling associated with the erection of a building should be properly guarded and protected to prevent them from being dangerous to life or property.
- 56 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**  
The removal of any asbestos material shall 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> > ).

- 57 **Asbestos Waste Collection, Transportation and Disposal**  
Asbestos waste should be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste should only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt should 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.
- 58 **Acid Sulfate Soils**  
The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by classes 3, 4 or 5 Acid Sulfate Soils. Acid Sulfate Soils contain iron sulfides which, when exposed to air due to drainage or disturbance, may produce sulfuric acid and release toxic quantities of iron, aluminium and heavy metals. The Acid Sulfate Soils Map is an indication only and you are advised that you may encounter acid sulfate soils during the excavation for the proposed development.
- Any spoil material extracted or excavated from the foundations should be neutralised with commercial lime (calcium bicarbonate) by the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site. Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to pouring concrete.
- Council suggests the applicant refer to the Acid Sulfate Soils Assessment Guidelines contained in the Acid Sulfate Soils Manual, prepared by NSW Acid Sulfate Management Advisory Committee, August 1998 for further information.
- 59 **Provision of Waste Receptacle**  
The developer should provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle should be regularly emptied and waste should not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.
- 60 **Excess Excavated Material – Disposal**  
Excess excavated material shall be classified according to the 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.
- 61 **Provision of Taps/Irrigation System**  
The provision of tamper proof taps and/or an irrigation system should be provided to guarantee that all landscape works are adequately watered. The location of tamper proof taps and/or irrigation system should be implemented in accordance with the provided Landscape Plan.
- 62 **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 should 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
- 63 **Fences**  
Any new fences constructed on the site and located in the flood plain should be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.

#### **Prior to the Issue of the Completion Certificate**

64 **Car Park Management Plan**

A Site Car Parking and Traffic Management Plan will be provided to Councils Traffic Section prior to the issue of the Completion Certificate. The Car Parking and Traffic Management Plan should clearly demonstrate how the Dapto HealthOne Community Health Centre will manage traffic on-site to minimise the possibility of any overflow traffic and parking occurring in nearby streets. It should also clarify internal parking management/loading procedures and provide details of internal traffic and car parking signage.

65 **A Section 73 Certificate should be submitted to the Certifying Authority prior to completion of the development.**

66 **Site Contamination Validation Report**

The submission of a site contamination validation report prepared by certified environment practitioner should be provided to Council prior to the issue of the Completion Certificate. This validation report should verify that:

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

WDCP2009 Chapter E20 Contaminated Land has been reviewed and recognises contaminated land consultant certification schemes to ensure those consultants dealing with contaminated sites have the necessary competencies to carry out the work (Stage I to IV site assessment report as per the Contaminated Land Management Act 1997). These certification schemes include:

- the Environment Institute of Australia and New Zealand's (EIANZ) Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)); or
- the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.

67 **Fire Safety Certificate**

A Fire Safety Certificate should be issued for the building prior to the issue of an Completion Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- 67.1 Should cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner Fire and Rescue New South Wales, and
- 67.2 Should cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

68 **Drainage**

The developer should 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 should be submitted. These plans and certification should satisfy all the stormwater requirements stated in Chapter E14 of the Wollongong DCP2009. This information should be submitted to the Certifying Authority prior to the issue of the Completion Certificate.

69 **Restriction on Use – On-site Detention System**

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

“The registered proprietor of the lot burdened should 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’ should 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, should be submitted to the Certifying Authority for endorsement prior to the issue of the Completion Certificate and the use of the development.

**70 Positive Covenant – On-Site Detention Maintenance Schedule**

A positive covenant should 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 should be submitted to the Certifying Authority for endorsement prior to the issue of the Completion Certificate and the use of the development.

**71 On-Site Detention – Structural Certification**

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Certifying Authority should be provided prior to the issue of the Completion 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 plans submitted to the Certifying Authority prior to the commencement of works.

**72 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.

**73 Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Certifying Authority is required, prior to the issue of the Completion 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 Probable Maximum Flood (PMF) plus freeboard being RL 12.93 metres AHD or greater.

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

**74** The Green Travel Plan developed by Illawarra Shoalhaven Local Health District, Trim Number DT19/78898, dated September 2019, should be implemented by the Dapto HealthOne Community Health Centre within 6 months after first occupation of the development. The Dapto HealthOne Community Health Centre should ensure that the measures listed under Section 3 of the document are implemented, monitored and reviewed. A report containing information on the monitoring of all measures and progress towards the Section 4 mode shift target should be provided to Council’s Traffic Section on an annual basis.

**75** With the exception of all waste services generally provided by WCC, all other waste collection should be carried out from within the site. Only general waste and recycling is permitted from the street.

**76** All waste servicing is to be carried out prior to 8:00am to ensure that vehicles are able to turn and exit in a forward direction without being obstructed by other vehicles using the car park or causing safety issues.

**77 CCTV**

A closed circuit television system (CCTV) should be installed to record all images of the rear car park. The camera views are not to be obstructed by temporary or permanent structures, signage or other impediments. The camera should operate 24 hours a day.

**78 Access to Car Park**

Access to the car park for clients should be maintained at all times during the operating hours of the facility.

**79 Fire Safety Measures**

All new and existing fire safety measures shall be maintained in working condition, at all times.

**Loading/Unloading Operations/Activities**

All loading/unloading operations are to take place at all times wholly within the confines of the site or within the road reserve under an approved traffic control plan.