

Proposed Conditions of Consent
DA No. 5.2020.247.1
144 Magellan Street Lismore

Alterations and additions to a recreational facility (major) comprising the upgrading of two grandstands (Gordon and Crozier Pavilions), and a new Oakes Oval Grandstand.

A. GENERAL

Development in accordance with plans

- The development being carried out shall be substantially in accordance with the following as endorsed with Council's approval stamp, and the supporting documents submitted with the application, except where amended by the following conditions;

Plan Description	Drawn by	Drawing No.	Date
Scope of works site plan	Cox Architecture	11-12	25/09/20
Prefabricated grandstand setback	Cox Architecture	11-15	21/10/20
Oakes oval - 140 seat grandstand including wheelchair parking	Steelpost and rail	071117A	7/11/17
Oakes oval - 140 seat grandstand including wheelchair parking – End Elevation	Steelpost and rail	071117B	7/11/17
Oakes oval - 140 seat grandstand including wheelchair parking – Plan View Section A-A	Steelpost and rail	071117C	7/11/17
Oakes oval - 140 seat grandstand including wheelchair parking	Steelpost and rail	071117D	7/11/17
Oakes oval - 140 seat grandstand including wheelchair parking	Steelpost and rail	071117E	7/11/17
Crozier pavilion demolition plan ground	Cox Architecture	M15-11	18/09/20
Crozier pavilion demolition plan upper level	Cox Architecture	M15-12	18/09/20
Ground floor plan - tidal pavilion	Cox Architecture	M21-01	21/10/20
Upper floor plan - tidal pavilion	Cox Architecture	M21-02	21/10/20
Roof plan – tidal pavilion	Cox Architecture	M21-03	21/10/20
Function room layouts - tidal pavilion	Cox Architecture	M21-06	21/10/20
Reflected ceiling plan - ground - tidal pavilion	Cox Architecture	M26-01	21/10/20
Reflected ceiling plan - upper - tidal pavilion	Cox Architecture	M26-01	21/10/20
Floor finishes plan - ground - tidal pavilion	Cox Architecture	M27-01	21/10/20
Floor finishes plan - upper - tidal pavilion	Cox Architecture	M27-02	21/10/20
Elevations - tidal pavilion	Cox Architecture	M30-01	21/10/20
Elevations – tidal pavilion	Cox Architecture	M30-02	21/10/20
Sections - tidal pavilion	Cox Architecture	M40-01	21/10/20
Bridge details – tidal pavilion	Cox Architecture	M69-01	21/10/20
Demolition plan - ground – Gordon pavilion	Cox Architecture	X115-01	18/09/20
Demolition plan - upper – Gordon pavilion	Cox Architecture	X115-02	18/09/20

Demolition plan - upper floor RCP– Gordon pavilion	Cox Architecture	X115-04	18/09/20
Ground floor plan - Gordon pavilion	Cox Architecture	X121-01	18/09/20
Upper floor plan - Gordon pavilion	Cox Architecture	X121-02	18/09/20
Roof plan – Gordon pavilion	Cox Architecture	X121-03	18/09/20
Upper floor plan -Gordon pavilion -layout banquet	Cox Architecture	X121-07	22/09/20
Reflected ceiling plan – ground floor Gordon pavilion	Cox Architecture	X126-01	18/09/20
Reflected ceiling plan – upper floor Gordon pavilion	Cox Architecture	X126-02	18/09/20
Floor finishes plan– upper floor Gordon pavilion	Cox Architecture	X127-02	18/09/20
Elevations Gordon pavilion	Cox Architecture	X130-01	18/09/20
Elevations Gordon pavilion	Cox Architecture	X130-02	18/09/20
Sections Gordon pavilion	Cox Architecture	X140-01	18/09/20
Proposed 60° Carparking Plan View	Lismore City Council	7093	Nov 2020
External Finishes Schedule	Cox Architecture	90-01	10/11/20

In the event of any inconsistency between conditions of this approval and the drawings/documents submitted as part of the application, the conditions of this approval prevail.

Reason: To correctly describe what has been approved. (EPA Act Sec 4.15)

- The development shall be undertaken in accordance with the requirements of the *National Construction Code - Building Code of Australia Volume 1, 2019*, so as to achieve and maintain acceptable standards of structural efficiency, fire safety, health and amenity for the ongoing benefit of the occupants of the building and the community.

Reason: To ensure compliance with the *National Construction Code Vol. 1 – Building Code of Australia 2019*.

- Other than that approved, no advertising sign(s) shall be erected or displayed without prior submission of a development application to, and approval from, Council, unless the proposed signage is consistent with the terms and conditions of exempt development in *State Environmental Planning Policy No 64 –Advertising and Signage* or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or other relevant legislation at the time.

Reason: To preserve the amenity of the area and traffic safety.

- The development shall adopt the recommendations of, and operate in accordance with, the *Lismore Park Plan of Management* prepared by Lismore City Council and adopted 14 July 2009 and the *Traffic Impact Assessment (TIA)* prepared by Planit Engineering, dated 29 June 2017.

Reason: To correctly describe what has been approved. (EPA Act Sec 4.15)

Operational Management Plan

- The development shall operate in accordance with the approved site-specific *Operational Management Plan (OMP)*.

Note: more details on OMP requirements are provided in condition 38.

Reason: To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 4.15(b))

Event Management Plan

6. Major events (over 2,500 persons) at either recreational facility shall have an *Event Management Plan* (EMP). The EMP is to demonstrate compliance with the set OMP hours of operations, noise emission requirements, waste management, lighting and crowd control and be lodged for approval with LCC facilities management team (Open Space and Reserves Team or the equivalent).

The EMP is to also include a *Traffic Management Plan* to be reviewed by Council's Traffic Advisory Committee. Large events will be required to demonstrate that acceptable car parking can be provided.

Note: This may require securing the use of car parking locations offsite and using bus services to bring patrons to the venue.

Reason: To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 4.15(b))

B. CONDITIONS THAT REQUIRE MATTERS TO BE COMPLETED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

7. The undertaking of works, under the terms and conditions of this Development Consent, must not be commenced until:
- (a) Detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) The Council; or
 - (ii) An accredited certifier

Before work is commenced Council must be informed in writing of the name and accreditation number of the Principal Certifying Authority who has been appointed to do the work.

Reason: Required by Clause 6.3 of the *Environmental Planning and Assessment Act, 1979*.

8. The applicant shall bear the cost of all restoration works to Council's property damaged during the course of this development. The applicant shall advise Council by photographic or video record, of any existing damage to Council property before commencement of the development. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council **prior to the issue of any Construction Certificate**.
- Note:** This documentation will be used to resolve any dispute over damage to infrastructure. It is in the applicant's interest for it to be as full and detailed as possible.

Reason: To ensure the protection of existing built public infrastructure.

Flood Refuge

9. The building identified as *New Tidal Building* in stamped approved plan named *Scope of Works Site Plan, Drawn by Cox Architecture, Drawing no. 11-12, Dated 25/09/2020* shall be provided with a mezzanine level (with emergency exit for evacuation purposes) above the 1 in 500yr ARI flood level as an emergency flood refuge for employees. Details shall be provided with the design plans to the Certifying Authority to demonstrate compliance with these requirements **prior to the issue of any Construction Certificate**.

Reason: To comply with *Development Control Plan No. 1, Part A, Chapter 8*.

Structural Design – Floods

10. A risk analysis report prepared by a structural engineer certifying the design criteria adopted for all proposed structures will withstand the impacts of floodwaters and debris for floods up to the 1 in 500 year ARI and PMF events is to be completed for the development. A certificate prepared by an appropriately qualified and practising Civil Engineer, shall be provided with the design plans to the Certifying Authority to certify compliance with these requirements **for approval with the Construction Certificate.**

Note: The following flood information for the subject site shall be used to prepare the risk analysis report

Event	Height (m AHD)	Velocity (m/s)
1% AEP (1 in 100yr)	12.4	0.25
0.2% AEP (1 in 500yr)	13.3	0.55
PMF	16.1	0.85

Reason: To comply with Development Control Plan No. 1, Part A, Chapter 8.

Drainage

11. The proponent shall make satisfactory provision for stormwater to be directed through piped drains that are constructed in accordance with *Australian Standard AS3500 Plumbing and Drainage Part 3: Stormwater Drainage*. All roof water from any proposed building and/or surface water from paved areas shall be directed to a Council approved drainage system. All piped drainage lines over adjoining land are to be located within drainage easements. All costs shall be the responsibility of the proponent. Design plans are to be submitted to and approved by the Council **prior to the release of any Construction Certificate.**

Reason: To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 4.15(b))

12. **Prior to the issuing of any Construction Certificate**, a Section 68 application to carry out **stormwater drainage work** comprising stormwater treatment measures must be submitted to and be approved by the Consent Authority (LCC). The application details must be prepared by an appropriately qualified professional and shall comply with the requirements of *Lismore Development Control Plan – Chapter 22 – Water Sensitive Design (DCP)* and address all hard surfaces. The information submitted shall include commentary that clearly demonstrates compliance with the DCP including predevelopment and post development calculations. A comprehensive Water Management Plan must be developed and include maintenance and auditing/accountability systems. Responsible persons and contact details must be provided.

The application must include a certification that the design proposal complies with the DCP. The requirements of the approval must be complied with.

Reason: To protect the environment, to satisfy the requirements of the Local Government Act, 1993, and to ensure the environmental management of stormwater complies with contemporary standards.

13. **Prior to the issue of any Construction Certificate** the proponent shall obtain approval under Section 68 of the Local Government Act, 1993 for the **water supply, sewerage and liquid trade waste works** required for this development. The proponent shall submit the appropriate Activity Application Forms accompanied by a full set of Hydraulic Services design plans including any details or specifications by a suitable qualified consultant, as required, to a standard necessary for construction purposes. **Note:**

- a) The proponent shall not commence construction of any part of the water supply and sewerage works prior to receiving an Activity Approval specifically for the water supply and sewerage works and plans with Council's stamp of approval.
- b) A fee applies to the Activity Application. The fee is as adopted at the time of payment and is as set out in Council's Fees and Charges.

Reason: *To comply with Section 68 (s68) of the Local Government Act, 1993.*

C. CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

14. Erosion and sediment control measures shall be put into place and be properly maintained to prevent soil erosion and the transport of sediment from the development site or into natural or constructed drainage lines or watercourses.

The measures must:

- maximise the diversion of clean waters
- minimise the extent and duration of site disturbance
- provide for appropriate water quantity and quality treatment and management
- include devices and practices to prevent sediment being carried from the site by vehicles and plant and including their tracks and tyres
- properly manage all dust generated by the development.

All control measures shall be properly designed and be regularly inspected and be managed and maintained to ensure the measures operate to the design requirements and to meet all relevant environment protection standards. Control measures shall remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion or the transport of sediment from the development site.

Reason: *To ensure the proper management of the site with regard to soil erosion and sedimentation.*

15. Temporary toilet facilities shall be provided on the site, prior to commencement of building if permanent facilities are not available. Pit or pan toilets are not permitted without the prior consent of Council.

Reason: *To ensure the provision of minimum amenities to the site.*

16. All plumbing works shall be subject to a 'Notice of Work' issued by the licensed plumber prior to works commencing. Inspection fees apply. Fees are in accordance with Council's schedule of fees and charges and are required to be paid prior to any inspection/s. It is the licensed plumber's responsibility to monitor the requirements for inspection and payment of inspection fees.

Reason: *Required by Clauses 12 and 13 of the Plumbing and Drainage Act 2011.*

D. CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

17. Noise emissions and vibration shall be minimised where possible and work is to be carried out in accordance with Environment Protection Authority guidelines for noise emissions from construction/demolition works and must also comply with the provisions of the *Protection of the Environment Operations Act 1997*.

Reason: *To ensure residential amenity is maintained in the immediate vicinity.*

18. Building, civil and/or excavation works shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works shall be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only.

Note: For the purposes of this condition;

“Building construction” means any physical activity on the site involved in the erection of a structure, cladding, external finish, formwork, fixture, fitting of service installation and the unloading of plant, machinery, materials or the like.

“Demolition works” means any physical activity to tear down or break up a structure (or part thereof) or surface, or the like, and includes the loading of demolition waste and the unloading of plant or machinery.

“Civil/Excavation work” means the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders, or the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site and includes the unloading of plant or machinery associated with excavation work.

The builder and excavator shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

Reason: *To ensure that works do not interfere with reasonable amenity expectations of residents and the community.*

19. Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand) and a suitable sign to this effect shall be erected adjacent to the street alignment.

Reason: *To ensure public safety and amenity on public land.*

20. Roofing materials shall be factory pre-finished with low glare and reflectivity properties to be compatible with the colours of neighbouring buildings. The selected roofing material must not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties. In the event that a glare nuisance does arise from the use of a material, Council reserves the right to require materials to be treated to address the glare nuisance.

Reason: *To ensure that excessive glare or reflectivity nuisance from roofing materials does not occur as a result of the development.*

21. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
- (a) stating that unauthorised entry to the work site is prohibited;
 - (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - (c) showing the name, address and telephone number of the Principal Certifier for the work.

Any such sign must be maintained while to building work or demolition work is being carried out but must be removed when the work has been completed. This condition does not apply to building works being carried out inside an existing building.

Reason: *Prescribed – Statutory.*

22. Within two (2) days of commissioning works the licensed plumber shall submit to Council a Certificate of Compliance and a “sewerage service diagram” using the NSW Fair Trading pre-formatted Service Plan template.

Reason: *Required by Clauses 15 and 16 of the Plumbing and Drainage Act 2011.*

23. All materials used in the building, fixtures and power outlets below the adopted standard flood level of 12.4m (AHD), shall be flood compatible.

Reason: *To ensure adequate protection from frequent flooding. (EPA Act Section 4.15(c))*

24. The existing buildings may have materials which contain asbestos. Any material that is scheduled for removal or disturbance that may contain asbestos must be demolished, and be disposed of, strictly in accordance with NSW Workcover Guidelines and contemporary environmental practice. Copies of Workcover Guidelines can be obtained by contacting the Workcover Assistance Service on 131050 or visit www.workcover.nsw.gov.au and download a copy of the publication.

Reason: *To ensure the safe and proper management of asbestos products.*

25. **Within seven (7) days of the completion of the demolition and asbestos removal work** the licensed asbestos removal contractor must provide the Consent Authority (LCC) with a certificate that states that all the asbestos materials have been removed from the land as required by this Consent and in accordance with all NSW WorkCover and NSW EPA Guidelines and good environmental practice. The certification must include details of the quantities of all asbestos materials demolished and written verification from the landfill operator that the quantity of asbestos materials have been disposed of at a licensed landfill.

Reason: *To provide quality assurance and to ensure that all asbestos materials have been demolished and disposed of in accordance with good environmental practice.*

26. Where not already provided, the development is to install the following;
- a) Quality CCTV system throughout the facility with coverage of all entry/exit points.
 - b) Security lighting – to improve overnight visibility and surveillance opportunities.
 - c) Clearly marked entry/exit points – wayfinding signage should be clearly visible.
 - d) Perimeter security fencing and gates.

Reason: *For security and to comply with NSW Police recommendations.*

27. Access for people with a disability shall be provided at the main point of entry to the buildings from the allotment boundary in accordance with D3 of the *National Construction Code - Building Code of Australia Volume 1, 2019* and the *Disability (Access to Premises-Buildings) Standard-2010*.

Reason: *To ensure equity in access*

28. Wheelchair seating spaces shall be provided in the Gordon Pavilion, Tidal Pavilion, Crozier Pavilion and the new grandstand in accordance with Clause D3.9 and Table D3.9 of the *National Construction Code - Building Code of Australia Volume 1, 2019*.

Reason: *To ensure equity in access*

29. Accessible paths of travel from the lifts to the wheelchair seating spaces shall comply with AS 1428.1-2009 – *Design for access and mobility – General requirements for access*.

Reason: *To ensure equity in access.*

30. To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all building work in connection with the occupation or use of the premises for the preparation and storage of food shall be designed and carried out in accordance with the requirements of the:
- a) Food Act (as amended)
 - b) Food Regulation (as in force);
 - c) Food Standards Code
 - d) AS4674 (Design, Construction and Fit-Out of Food Premises);
 - e) Lismore Water - Trade Waste Section;
 - f) AS 1668 Part 1;
 - g) AS 1668 Part 2;
 - h) the Protection of the Environment Operations Act; and
 - i) the Building Code of Australia;

The relevant matters to be taken into account under this approval relate to:

- a) construction, materials and finishes;
- b) installation of fixtures, fittings and equipment;
- c) washing facilities, other facilities and special requirements;
- d) mechanical ventilation and exhaust discharges; and
- e) temperature control

The premises must be registered with Council **prior to the commencement of the use.**

Reason: *To ensure compliance with acceptable standards for the construction of food premises established under environmental health and safety legislation.*

31. The floor finish in all kitchens must meet the requirements of AS 4674 – 2004. If floor tiles are used they shall be epoxy grouted, impervious and free of gaps, cracks and crevices and be capable of being easily cleaned. The floor shall have a slip rating of no greater than 10.

Reason: *To meet the requirements of AS 4674 – 2004 Design, construction and fit-out of food premises.*

32. A cleaners sink, appropriate floor waste, or easy access to a similar facility connected to drainage that is not intended to prepare food, wash any equipment or for hand washing shall be provided for the disposal of wastewater (mop water) for each food preparation area.

Reason: *To comply with the requirements of AS 4674 – 2004 Design, construction and fit-out of food premises.*

33. Mechanical ventilation is required in the kitchen if there is heated air with or without water or grease vapour produced by cooking equipment and has a maximum input exceeding 8 kW for an electrical appliance, or total gas input of 29 MJ/h for a gas appliance, or any deep fryer appliance.

Reason: *To comply with Australian Standard AS 1668.2 - 2012 and relevant legislative requirements.*

34. A toilet facility for staff must be provided for the food handlers to a toilet at the premises within a reasonable distance of travel. (If the toilet is for the sole use of food handlers the hand wash basin in the toilet shall be connected to warm running water.

Reason: *To comply with the Food Standards Code*

E. CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

35. The buildings are not to be occupied until an Occupation Certificate is issued by the Principal Certifier and in this regard, all matters relating to this Development Consent are to be completed prior to the issue of the respective Occupation Certificate.

Reason: *To meet statutory requirements and to ensure compliance with this approval.*

36. **Prior to the issue of any Occupation Certificate** the proponent shall submit to Council a Flood Evacuation Plan for the development. This plan shall identify the following:

- The height at which the Lismore (Wilsons River) Rowing Club station (Station No 058176) needs to reach before evacuation procedures begin;
- The procedure for evacuation of staff and the actions taken to minimise damage to equipment, goods or other property stored in the development;
- The available evacuation routes out of Lismore.

Reason: *To ensure the safe evacuation of the development during a flood event*

Line Marking

37. **Prior to the issue of any Occupation Certificate** the line marking and signage works detailed in stamped approved Plan No: 7093, prepared by Lismore City Council shall be completed. Any additional works (road widening or kerb and gutter installation) required to facilitate the line marking shall also be undertaken.

Reason: *To increase capacity of the on-street parking network.*

Operational Management Plan

38. The development shall be supported by, and operated in accordance with, a site-specific Operational Management Plan (OMP).

The objective of the OMP is to ensure the development does not have any adverse impact upon the amenity of the locality, particularly adjoining residential properties and to ensure the safe and effective management of patrons. The OMP is to set limitations including, patron capacity, hours of operations, noise emission, waste management, lighting and car parking and traffic control. Noise management measures are to include monitoring procedures, and processes for handling complaints.

The OMP is to be developed in accordance with applicable policies and in consultation with key event operators, the local community, Council's Traffic Advisory Committee, Open Space and Reserves Team and other key agencies such as NSW Police and Transport for NSW.

Prior to the issue of any Occupation Certificate, the applicant shall submit, and receive approval for, a site specific OMP from Lismore City Council.

Reason: *To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 4.15(b))*

39. **Prior to the issue of any Occupation Certificate**, a Certificate of Compliance issued by Lismore City Council (and on behalf of Rous Water) under s.305-307 of the *Water Management Act 2000*, must be obtained and submitted to the Certifying Authority in relation to contributions payable.

Notes:

- a) The Certificate of Compliance confirms that all contributions levied under s.64 of the *Local Government Act 1993* have been paid and existing infrastructure has the capacity to service the proposed development. In this regard, Lismore City Council also acts as an agent for Rous Water for the collection of contributions

and the issue of the Certificate.

- b) There is a schedule attached to the end of this notice that details the Water and Sewer Contributions applicable to this development that must be paid prior to the issue of the Compliance Certificate.
- c) If the proposed development requires public water/sewer infrastructure works, those requirements will be specified in conditions of this consent or under a separate approval under s.68 of the *Local Government Act 1993*.
- d) An application under s.305 of the *Water Management Act 2000* must be made (the form is available on Council's website) and the applicable application fee paid in order for a Compliance Certificate to be issued.

Reason: *To ensure compliance with the statutory requirements of the Local Government Act and Water Management Act in relation to the provision of water and sewer infrastructure to service the development.*

40. **Prior to the issue of any Occupation Certificate**, the proponent shall obtain approval under Section 68 of the Local Government Act, 1993 for the **Discharge of Liquid Trade Waste** into the sewer of Council. The proponent shall submit the appropriate Activity Application Forms accompanied by any relevant supporting documentation regarding the completed liquid trade waste installation and operational plan of the proposed activity.

Note: The proponent shall not commence any discharge of liquid trade waste prior to receiving an Activity Approval specifically for the management of liquid trade waste from the completed development.

Reason: *To comply with Section 68 (s68) of the Local Government Act, 1993.*

41. **Prior to the issue of any Occupation Certificate**, all water supply, sewerage and liquid trade waste works required in accordance with this consent notice or by any approvals issued under s68 of the Local Government Act shall be complete. A Certificate of Compliance in accordance with the *Plumbing and Drainage Act 2011* shall be issued by the Licensed plumber.

Reason: *Required by Clause 15 of the Plumbing and Drainage Act 2011.*

42. Prior to the occupation of the building, the owner shall cause the Principal Certifier and Lismore City Council to be furnished with a Final Fire Safety Certificate from a competent person in respect of each essential fire service or other safety measures. Such assessment must be carried out within the period of 3 months prior to the date on which the final safety certificate is issued.

Reason: *To ensure the fire safety measures are installed in the building and are capable of performing to the standard required by the current fire safety schedule*

F. ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

43. At all times, the operation and management of the property and facilities shall be carried out in accordance with any terms and conditions as stated in an approval issued by Council under s68 of the *Local Government Act 1993* for the discharge of liquid trade waste into the sewer of Council.

Reason: *Condition imposed by Council to ensure protection of the environment, protection of the public sewerage system and health and safety of sewerage maintenance workers.*

44. The paths of egress and areas immediately adjacent to exit doors shall be maintained clear at all times of any obstructions.

Reason: *To ensure unimpeded egress at all times from the building.*

45. The essential fire or other safety measures detailed on the Fire Safety Schedule and installed in the buildings are to be maintained in accordance with the relevant provisions of the *National Construction Code Vol.1 – Building Code of Australia 2019* and relevant Australian Standards.

Reason: *Required by Clause 182 of the Environmental Planning and Assessment Regulation 2000.*

46. The grounds are to be closed and secured when not in use for organised sporting events/training.

Reason: *For security and to comply with NSW Police recommendations.*

47. Perimeter trees/shrubs are to be maintained to improve visibility from the surrounding streets.

Reason: *For security and to comply with NSW Police recommendations.*

G. CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO FINAL COMPLETION

48. **Prior to operation** and at the completion of works, any food business shall to be inspected by Council's Public Health Officer.

The food business must notify Council with its business details in the format prescribed by Council and pay any associated fee when notifying Council.

Reason: *To assess compliance with AS 4674 – 2004 Design, construction and fit-out of food premises, the Food Act 2003, the Food Standards Code and associated legislation.*

Table A

Local Government Act - Section 64 Contributions

The developer shall pay to Council all Water and Sewerage levies deemed necessary by Council and in accordance with Section 64 of the Local Government Act 1993. The rates and amounts applying at the date of this notice, totalling **\$41,503.20**, are set out below for your information. Such levies shall be paid, as required by Council, prior to being issued with a Section 307 - Certificate of Compliance.

Charges are levied to provide funds for the provision of services and facilities identified in Lismore City Council's and Rous Water's Development Servicing Plans as required by an increase in population or development activity (Water Management Act 2000, Sec 306).

Levy Area	Account No.	No. of ET's	Cost Per ET	Amount Payable
Water and Sewerage Development Servicing charges are levied under Section 306 of the Water Management Act 2000 and amounts payable are set out below.				
Water Supply				
Urban Reservoir Zone – Lismore Water	503	2.4	\$1,492	\$3,580.80
Rous County Council (Except Nimbin)	509	2.4	\$8,872	\$21,292.80
Sewerage Services				
Lismore Sewer	507	2.4	\$6,929	\$16,629.60
Total				\$41,503.20

IMPORTANT TO NOTE

The rates and amounts shown against the various items above are those applicable as at date of this Notice. Development Servicing Plans are reviewed every 3-5 years. The charges nominated in the Development Servicing Plans increase by CPI each year for the life of the plan.

Lismore Council and Rous Water Development charges are the adopted Development Servicing Charges per Equivalent Tenement (ET) current at the time of payment multiplied by the assessed number of ET's for the development - not the charge current at the time of consent adjusted by CPI to the time of payment.

The cost per ET is in accordance with the relevant Development Servicing Plan as at the date of this Notice.

Levies Correct – Accounting Finance Officer **Date**
...../...../.....

Total levies at current rates (actual amount to be calculated when final plan submitted).

A COPY OF THIS ADVICE MUST BE PRESENTED WHEN MAKING PAYMENT

DATE:

CASHIER:

RECEIPT NO:

