

Please be advised that Council's Development Engineers have no objections to this application subject to the imposition of the following conditions:
I have also included conditions imposed by Council's Traffic Engineer, Ever Fang, in this email.

A. General Conditions

A.5 Approved Plans & Supporting documents

Reference	Description	Author/Drawn	Date(s)
311015-00051-001	Coastal Studies	Advisian P/L	June 2020
19587-P01	Overland Flow & Flooding Investigation	Robert Bird Group P/L	03.06.20
29837ZRpt	Geotechnical Report	JK Geotechnics	15 November 201
19587	Structural Design Report	Robert Bird Group P/L	29 June 2020
19587	Civil Drawings	Robert Bird Group P/L	
RBG-ZZ-XX-DR-CV-80-000-P03			29/06/2020
RBG-ZZ-XX-DR-CV-80-005-P03			29/06/2020
RBG-ZZ-XX-DR-CV-81-001-P02			24/06/2020
RBG-ZZ-XX-DR-CV-83-000-P03			29/06/2020
RBG-ZZ-XX-DR-CV-83-001-P03			29/06/2020
RBG-ZZ-XX-DR-CV-83-002-P03			29/06/2020
RBG-ZZ-XX-DR-CV-83-003-P03			29/06/2020
RBG-ZZ-XX-DR-CV-83-010-P02			24/06/2020
RBG-ZZ-XX-DR-CV-83-015-P02			24/06/2020
RBG-ZZ-XX-DR-CV-86-010-P02			24/06/2020

A.8 Ancillary Aspect of the Development (S80A(2) of the Act)

B. Conditions which must be satisfied prior to the demolition of any building or construction

B.7 Public Road Assets prior to any work/demolition

C. Conditions which must be satisfied prior to the issue of any construction certificate

C.5 Security Deposits

Property Damage Security Deposit (S138)	\$161,910	No	T115
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C.25 Soil and Water Management Plan – Submissions & Approval

C.35 Structural Adequacy of Existing Supporting Structures

C.36 Professional Engineering Details

C.40 Geotechnical and Hydrogeological Design, Certification and Monitoring

C.49 Stormwater Discharge to Existing Stormwater Drainage System

C.50 Stormwater Discharge to Harbour

C.54 Flood Protection

The Construction Certificate plans and specifications, required by clause 139 of the *Regulation*, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL) detailing:

- a. A permanent flood risk management plan shall be installed in a prominent area of the toilet/change room area.
- b. Permanent brass plaques are to be fixed on the seawall in a prominent location indicating the current extreme max sea level (RL2.94m AHD) and the 2100 extreme max sea level (RL3.77m AHD) the plaques are to include the warning "This area is subject to inundation during storm events and high seas, please avoid this area during these times."
- c. Flood compatible materials shall be used for all flood exposed construction.
- d. All flood exposed electrical wiring and equipment is to be waterproofed.

Flood protection is to comply with Woollahra DCP 2015, Part E General Controls for All Development, Chapter E2 –Stormwater and Flood Risk Management.

Note: The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1 – 2004, Part 1: *Off-street car parking*. The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.
Standard Condition C.54 (autotext CC54)

D. Conditions which must be satisfied prior to the commencement of any development work

D.6 Adjoining buildings founded on loose foundation materials

D.9 Construction Management Plan

D.10 Works (Construction) Zone – Approval & Implementation

D.14 Erosion and Sediment Controls – Installation

E. Conditions which must be satisfied during any development work

E.3 Compliance with Construction Management Plan

E.7 Maintenance of Vehicular and Pedestrian Safety and Access

E.11 Maintenance of Environmental Controls

E.12 Compliance with Geotechnical / Hydrogeological Monitoring Program

E.13 Support of Adjoining Land Owners

E.14 Vibration Monitoring

E.15 Erosion and Sediment Controls – Maintenance

E.17 Disposal of Site Water during Construction

E.20 Check Surveys – boundary location, building location, building height, stormwater drainage system and flood protection measures relative to AHD

**F. Conditions which must be satisfied prior to any occupation or use of the building
(Part 4A of the Act and Part 8 Division 3 of the Regulation)**

F.7 Commissioning and Certification of Systems and Works

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

Nil

**H. Conditions which must be satisfied prior to the issue of a Final Occupation
Certificate (S109C (1) (c))**

Nil

I. Conditions which must be satisfied during the ongoing use of the development

Nil

J. Miscellaneous Conditions

Nil

K. Advisings

Nil

Thanks



Robert Lam
Team Leader, Development Engineering

Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

t: 02 9391 7136

f: 02 9391 7044

e: robert.lam@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au