

**COROWA AQUATIC CENTRE – Development Application 2019/223**  
**Lot 545 DP 1005541 & Part Lot 7002 DP 1115315 – Bridge Road COROWA NSW 2646**

**CONDITIONS (PROPOSED)**

- 1) CONSTRUCTION CERTIFICATE:** A construction certificate is required to be issued prior to commencement of any building work.
- 2) LONG SERVICE LEVY:** Payment of the Building and Construction Industry Long Service Levy will be required prior to the issue of a Construction Certificate.
- 3) HOURS OF WORK:** All construction works are restricted to the following times:  
Monday to Friday: 7 am to 6 pm. Saturday, Sunday and Public Holidays: 8 am to 6 pm. Noise from the site on Saturdays, Sundays and Public Holidays shall not exceed 5dB(A) above the background noise level when measured at the property boundary.
- 4) APPROVED CONSTRUCTION CERTIFICATE PLANS NOT TO BE DEPARTED FROM:** The approved plans and specifications shall not be departed from in any way, unless approval is first obtained from the Council's Building Surveyor. Applications to amend such plans and specifications must be submitted in writing to the General Manager.
- 5) STAGING OF THE DEVELOPMENT:**  
The following condition was added to the original draft conditions of consent.  
**Stage 1:** Construction of the pool building, 25 m pool, splash pool, 50 metre pool, plant room/ swim club room, shade structures solar generation.  
**Stage 2:** Construction of carpark and subdivision  
  
**Note:** All stages are to be completed within 3 years of commencement of works onsite.
- 6) SITE SIGN:** A sign must be erected in a prominent position on any site on which building work, subdivision or demolition work is being carried out:
  - a. Showing the name, address and telephone number of the principal certifying authority for the work, and
  - b. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c. Stating that unauthorized entry to the site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- 7) ON-SITE TOILET FACILITIES:** are to be provided prior to the commencement of any works.
- 8) OCCUPATION:** The building (or part thereof) shall not be used or occupied until:-  
It is completed in accordance with the approval; or  
The Council issues written authorisation to allow occupancy or use prior to completion.
- 9) BOUNDARIES:** Provide appropriate documentation that all building works are contained within the property without overhang or encroachment over any boundary.

- 10) DEVELOPMENT CONTROL PLAN 2013:** The development shall be completed in accordance with the provisions and requirements of Development Control Plan Section 4 (Commercial Development).
- 11) PROTECTION OF PUBLIC PLACE:** If the building or demolition work is likely to affect pedestrian or vehicle traffic in a public place a hoarding or fence is to be provided.
- 12) LIGHT AND VENTILATION:** Light and ventilation shall be provided to the building in accordance with the provisions of Part F4 of the Building Code of Australia.
- 13) NOISE LEVELS:** The noise level generated from within the premises metered in accordance with the requirements of the Protection of the Environment Operations Act 1997 (NSW) shall not exceed the background noise level by more than 5 dB(A) at any point in the closest affected adjoining or non-adjoining building.
- 14) SANITARY COMPARTMENTS:** The door to a fully enclosed sanitary compartment must open outwards or slide or be readily removable from the outside of the compartment, unless there is a clear space of 1.2 metres between the doorway and the closest pan. (BCA Pt 3.8.3)
- 15) SANITARY PLUMBING AND DRAINAGE:** All sanitary plumbing and drainage work shall only be carried out by a licensed plumber and drainer in accordance with the provision of the NSW Code of Practice for Plumbing and Drainage which adopts the National Plumbing and Drainage Code AS3500, with NSW variations. No work is to be covered over or concealed from view until it has been inspected and approved by the Approval Authority.
- 16) BACKFLOW PREVENTION:** A backflow prevention device (such as a dual check valve) and a stop cock is required to be installed on the supply line to any automatic pool filling device. Reason: To minimize the risk of cross contamination and to enable the automatic pool filling device to be turned off, eg. for maintenance or during water restrictions.
- 17) ACCESS TO PREMISES LEGISLATION:** The owner of the building shall ensure that, when completed, the works comply with the provisions and requirements of the Disability (Access to Premises – Buildings) Standards 2010.
- 18) TOILETS:** One toilet must be constructed to provide access for people with disabilities. (See Australian Standard AS 1428.1 on size etc.) Both toilets must be separated from the Staffroom by an air lock OR the toilet screened from view and the toilet fitted with an exhaust fan. See Clauses F4.8 and F4.9 of the Building Code of Australia. A urinal is required if there are more than ten (10) male employees.
- 19) DISABLED CAR PARKING:** Provide at least 2 (two) car parking spaces for people with disabilities (BCA, D3.5).
- 20) ACCESS FOR PEOPLE WITH DISABILITIES:** Provide access for people with disabilities to and within the entrance floor and parts of the building as prescribed. (BCA. D3.3).
- 21) FLOOD RESISTANCE:** The applicant shall submit with the Construction Certificate referred to in item (1) above a detailed report from an appropriate Consulting Structural Engineer that the building can withstand the force of flowing flood water including debris and buoyancy forces as appropriate.
- 22) FLOOD CAPABILITY:** Any portion of the building subject to inundation by a 1 in 100 year flood shall be built from flood compatible materials.

**23)FOOD AREAS:** Areas of the building which are to be used for the preparation, storage, handling or manufacturing of food shall comply with the Council's Code for Food Premises

**24)FOOD PREMISES:** The construction of the premises and the installation of fixtures and equipment shall comply with the provisions of the Food Act 2003 as amended, and Regulations made thereunder and with the Food Standards Code.

**25)KITCHEN EXHAUST FANS AND DUCTS:** Exhaust fans and ducts provided in a kitchen must be installed in accordance with the provisions of AS 1668 "SSA Mechanical Ventilation and Air Conditioning Code". A flue must be provided to discharge exhaust gases to the outside atmosphere.

**26) DELIVERIES -CHEMICALS:**

- a. All motor vehicle movements to and from the premises shall be made in a forward moving direction on the adjoining lot.
- b. Access details: Access must be made available to each plant room including: Driveway for delivery vehicles; Stopping/loading bay for deliveries; and Outside door access for deliveries.

**27)LOADING OF VEHICLES:** For the purposes of safety and preventing obstruction, all vehicles being loaded and/or unloaded shall stand wholly within the site.

**28)REQUIRED EXIT DOORS:** A door in a required exit, forming part of a required exit or in the path of travel to a required exit, must be readily operable without a key from the side that faces a person seeking egress, by a single handed downward action or pushing action on a single device which is located between 900 mm and 1.2 metres from the floor (BCA, D2.21). NOTE: Door must swing in direction of travel (outwards), or a sliding door openable under a force of not more than 110 Newtons.

The exit must not be blocked at the point of discharge. Suitable barriers, such as bollards must be provided to prevent vehicles blocking the exit or access to it.

**29)LOCATION OF EXIT SIGN:** Every required exit sign must:

- a. be clear and legible;
- b. be illuminated at a level clearly visible at all times when the building is occupied by any person having the right of legal entry to the building; and
- c. be installed so that if the normal power supply fails, emergency illumination is provided to the sign (BCA,E4.8).

**30)PORTABLE FIRE EXTINGUISHERS:** Provide portable fire extinguishers in accordance with Clause E1.6 of the Building Code of Australia.

**31)EMERGENCY LIGHTING:** An emergency lighting system must be installed:

- a. in every *storey* of a Class 5, 6, 7, 8 and 9 building where the *storey* has a *floor area* more than 300m<sup>2</sup>:-
- b. be automatic in operation; and
- c. provide sufficient illumination without undue delay for safe evacuation of all areas of the building where it is required; and
- d. if it is a central system, be suitably protected from damage by fire (BCA, E4.4(a));
- e. must comply with AS 2293-1.

- 32)EMERGENCY LIGHTING LOCATION:** An emergency lighting system must be installed in every passageway, corridor, hallway or the like, having a length of more than 6 metres from the entrance doorway of any sole occupancy unit to the nearest doorway opening directly to a road or open space (BCA,E1.4).
- 33)HOSE REELS:** Provide adequate hose reels so that the nozzle end of a fully-extended fire hose fitted to the reel and laid to avoid any partitions or other physical barriers will reach every part of the floor of the storey (BCA,E1.4).
- 34)FINAL FIRE SAFETY CERTIFICATE:** Upon completion of the building the owner shall cause the Council to be furnished with a Certificate in relation to each fire safety measure included in the Schedule attached to the Approval.
- 35)ANNUAL FIRE SAFETY STATEMENT:** The owner shall supply to the Council an Annual Fire Safety Statement which is to state that each fire safety measure installed in the building has been inspected and tested by a competent person and that the service was or was not designed, installed and capable of operating at the required standard.
- 36) SMOKE DETECTION SYSTEM:** Provide an approved automatic smoke detection and alarm system in accordance with the BCA Table E2.29 and AS1670.
- 37)FIRE SAFETY SEPARATION:** 90/90/90 Fire separation required on the north eastern elevation.
- 38) PRIOR TO OR AT THE TIME OF CONSTRUCTION CERTIFICATE LODGMENT PLEASE PROVIDE THE FOLLOWING TO BE ENDORSED BY COUNCIL AND WILL THEN FORM PART OF THE CONSENT:**
- a. Details of Parent/infant change area
  - b. Details of additional surrounding shade structures to replace trees which have been removed.
  - c. Detailed landscaping plan
  - d. Waste management Plan
  - e. Facility Management Plan (prior to Occupation Certificate)
  - f. Hydraulics Plan
  - g. Electrical Plan
  - h. Traffic Management Plan
  - i. Detailed Design: Detailed design of plant room equipment and pool filtration and treatment systems to be provided with construction certificate application.  
*Reason: Determine compliance with Public Health Act 2010 and Public Health Regulation 2012.*
  - j. Further detailed plans showing extension to swim club rooms.
- 39) SECTION J REPORT:** Section J Report to be provided in accordance with BCA requirements.
- 40)SUBDIVISION:** A Subdivision to prior to Occupation Certificate is required to ensure all elements of the development are contained within one lot.
- 41)WATER SAFETY:** Development to be compliant with NSW Water Safety - Practice Note 15

## **ENGINEERING CONDITIONS**

**Federation Councils Project and Development Engineer advises if approval is granted for this proposal, Federation Council include the following in the conditions of approval**

### **42) DRAINAGE DISCHARGE PLAN**

- Prior to issuing of the Construction Certificate, a properly prepared drainage discharge plan with computations must be submitted to, and approved by, Federation Council. The plans must be drawn to scale with dimensions. The information submitted must show the details listed in Council's Engineering Guidelines for Subdivisions and Development Standards and be designed in accordance with the requirements of that manual.
- All stormwater and surface water discharging from the site, buildings and works must be conveyed to a legal point of discharge by underground pipe drains to the satisfaction of Federation Council. No effluent, polluted or domestic waste water of any type may be allowed to enter the Council's stormwater drainage system or any road, stream, river or other waterway.
- The information and plan must include catchment details and computations demonstrating how the works on the land are to be drained to the approved discharge point.
- Prior to issuing of the Occupancy Certificate, the drainage detailed in the approved Drainage Discharge Plan must be constructed to the satisfaction of the Federation Council.

### **43) PROVISIONS FOR TRAFFIC MANAGEMENT**

- As a minimum the car park associated with the proposed development including through road design and location, internal aisle widths, parking bay dimensions and loading bays shall be in accordance with AS 2890.1-2004 "Off-street car parking", AS 2890.2-2018 "Off-street commercial vehicle facilities", AS 2890.5-1993 "On-street parking", AS 2890.6-2009 "Off-street parking for people with disabilities" and the Austroads Guide to Traffic Management Part 11: Parking. Prior to issuing of the Construction Certificate, a properly prepared parking layout plan and traffic management plan must be submitted to, and approved by, Federation Council. When approved, the plans will be endorsed and will then form part of the consent.
- The swept path of the largest vehicles entering and exiting the subject site and manoeuvrability through the site is to be in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Council's satisfaction. For road safety reasons, all vehicle access, and the internal layout of the development, shall be designed to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the adjoining road reserve.
- Pedestrian access into the site is to be provided separate to the vehicle through road and internal parking aisles and is to cater for all forms of pedestrian mobility. Access shall direct pedestrians to the defined pedestrian access point.
- Facilities are to be provided to facilitate safe pedestrian movements throughout the site. Traffic calming devices are to be installed to minimise conflict between pedestrians and vehicles within the site. Pedestrian crossing stripes are not to be installed as these resemble pedestrian crossings on the road and create confusion as to who has priority.
- Prior to issuing of the Construction Certificate, a properly prepared pedestrian mobility layout plan must be submitted to, and approved by, Federation Council. When approved, the plans will be endorsed and will then form part of the consent.

#### **44) CONSTRUCTION MANAGEMENT**

A management plan to address construction activity, access and parking, is to be prepared to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from the road reserve of Federation Avenue. The storage of any material within the existing parking area is denied. Appropriate signage and fencing is to be installed and maintained to effect this requirement.

#### **45) ENVIRONMENTAL MANAGEMENT**

- A site specific environmental management plan to address construction activity must be submitted and approved by Federation Council. The plan must demonstrate conformance to “Managing Urban Stormwater – Soils and Construction – Volume 1, 4th Edition.
- Prior to issuing of the Construction Certificate, a properly sediment and erosion control plan must be submitted to, and approved by, Federation Council. When approved, the plans will be endorsed and will then form part of the consent.

#### **46) SEPARATE POTABLE WATER SERVICE**

A separate potable water service connection must be provided to the proposed development. The services must be installed in accordance with Council’s standard drawing SD800

#### **47) SEPARATE SEWER SERVICE**

A separate sewerage service connection must be provided to the proposed development. The services must be installed in accordance with Council’s standard drawing SD700.

#### **48) EXISTING EXTERNAL SERVICES**

Any alterations to existing water and sewer mains must be undertaken to the satisfaction of Federation Council. All works must be in accordance with Federation Council’s Engineering Guidelines for Subdivisions and Development Standards. Works as executed plans must be submitted prior to the issuing of the Occupation Certificate.

#### **49) EXISTING INTERNAL SERVICES**

Any existing services that become redundant in the proposed development must be removed and disposed of in accordance with the relevant authorities’ requirements.

#### **50) CONFORMANCE TO COUNCILS STANDARDS**

All works are to be carried out in accordance with Federation Council’s Engineering Guidelines for Subdivisions and Development Standards, Standard Drawings and Construction Inspection Regime.

#### **51) WORKS AS EXECUTED PLANS**

Works as executed plans will be required to be submitted at the completion of works and prior to the issuing of the Occupation Certificate.

### **ENVIRONMENTAL HEALTH CONDITIONS**

**Federation Councils Environmental Health Officer advises if approval is granted for this proposal, Federation Council include the following in the conditions of approval**

#### **52) TRADE WASTE**

- a) The Applicant must lodge a completed liquid trade waste application with Council. The application needs to include all existing, as well as proposed liquid trade waste discharges from the business activities to Council’s sewerage infrastructure. This includes all direct and indirect (tankered)

discharges. The Applicant must allow in the design for all required trade waste pre-treatment equipment to be installed.

*Reason: requirement pursuant to Clause 75 of the Local Government Act 1993 and Clause 32 of the Local Government (General) Regulation 2005 and to ensure that the proposed development can be appropriately serviced*

Advice to the applicant to submit the liquid trade waste application early, as concurrence from the Department of Industry might be required.

**b) Prior to the release of the construction certificate:**

The Applicant must ensure that a valid Liquid Trade Waste Approval has been granted for the discharge of liquid trade waste to Council's sewerage infrastructure.

*Reason: to comply with Section 68 Part C (4) of the Local Government Act 1993*

**c) Prior to the release of the occupation certificate:**

The Applicant is required to obtain a final certificate of compliance from Council to ensure the liquid trade waste pre-treatment installation complies with the applicable standards and legislation.

*Reason: to ensure compliance of the installation with the Work Health & Safety Act 2011, the Plumbing Code of Australia, Australian Standard 3500, the Local Water Utility's (LWU's) requirements and the manufacturer's instructions*

### **53) ENVIRONMENTAL HEALTH**

**a) Prior to the release of the occupation certificate:**

The applicant must apply to be registered with Council under the Food Act 2003 and obtain a final certificate of compliance from Council to ensure the canteen/kiosk complies with applicable standards and legislation.

*Reason: to ensure compliance with the Food Act 2003 and AS4674-2004 Design, construction and fit-out of food premises.*

### **54) FOOD SAFETY**

The kitchen / café will be required to be registered with Council under the Food Act 2003.

### **55) ADVICE**

- a) Recommend the staff area is located in a position to allow viewing of indoor and outdoor pool areas from one location.
- b) At a minimum an additional station should be provided on the outdoor pool deck to allow for adequate supervision of pool activities.
- c) Toilets and change rooms should be in close proximity to staff areas to allow adequate supervision.
- d) Applicant should refer to the NSW Health Public Swimming Pools and Spa Pools Advisory Document

### **PUBLIC HEALTH UNIT ALBURY**

**The NSW Public Health Unit (Albury) recommends that, if approval is granted for this proposal, Federation Council include the following in the conditions of approval:**

- 56) The design and operation of the pools and Splash Park must comply with the Public Health Act 2010 and Public Health Regulation 2012.**

**ENVIRONMENT PROTECTION AUTHORITY:**

The EPA recommends that, if approval is granted for this proposal, Federation Council include the following in the conditions of approval:

- 57) The proponent must take all necessary precautions and implement measures to prevent pollution of waterways during the construction and operational phases of the project;
- 58) The proponent must prepare and implement an erosion and sediment control plan in accordance with Managing Urban Stormwater: Soils and Construction (Landcom, 2004) to prevent the pollution of waters during the construction phase of the project;
- 59) During the construction phase of the project, the proponent must implement measures to control and minimize dust from the premise;
- 60) The proponent must implement best practice standards and site specific feasible and reasonable noise control measures in accordance with the Interim Guidelines for Construction Noise (DECC 2009), including the implementation of a construction management plan which includes measures to minimize noise impacts during the construction phase of the project;
- 61) Wastes generation during the construction and operational phases of the project must be classified in accordance with the EPA's Waste Classification Guidelines (EPA, 2014) and taken to a place that can lawfully accept and dispose of them.

**Reasons For Conditions**

The above conditions are imposed for the following reasons:-

- (a) To ensure compliance with the terms of the Environmental Planning and Assessment Act, Building Code of Australia and relevant Australian Standards.
- (b) To minimise environmental impact, degradation of natural resources, and to enhance amenity.
- (c) To provide for a quality environment, safe efficient movement of people and to ensure public safety.
- (d) To ensure services are connected in accordance with current standards and past statements.

**Environmental Planning and Assessment Amendment Regulation 1998  
Schedule 1 Amendments**

**Other Approvals** (list *Local Government Act 1993* approvals granted under s 78A(5):

NIL

General terms of other approvals integrated as part of the consent (list approvals):

NIL

**Right of Appeal:**

If you are dissatisfied with this decision section 8.7 of the *Environmental Planning and Assessment Act 1979*



gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Alternatively, you may request a review of the decision under Section 8.2 of the *Environmental Planning and Assessment Act 1979*, within 6 months of the date of this notice (note: Section 8.2 is not applicable to integrated or designated development). This applies if the matter was determined by a Council officer under delegation of Council. A fee is payable. For further information, please contact Council on 02 6033 8999.