



SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. DA 26-5-2007

ADDITIONS AND ALTERATIONS TO EXISTING SKI LODGE AT LOT 53, ALPENHOF LODGE, PERISHER VALLEY.

This consent is granted subject to the following:

PART A ADMINISTRATIVE CONDITIONS

A1 Development Description

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

- 1) Partial Demolition of Existing Ski Lodge,
- 2) Additions and Alterations to Existing Ski Lodge,
- 3) Landscaping and Drainage,
- 4) Disabled Access Car Park and Drop Off, and
- 5) Other Associated Works.

Note: This consent does not allow for any construction or excavation works to commence on site other than those listed above and/or as required by the conditions of this consent. Prior to any additional works being carried out, the appropriate consent must be obtained.

A2 Development in Accordance with Plans

The development shall be in accordance with Development Application No. DA 26-5-2007 submitted by Mr Julius Bokor, Julius Bokor Architect Pty Ltd on 14 May 2007 and in accordance with the supporting documentation submitted with that application including, but not limited to, the following:

- Architectural Drawings and Plans by Mr Julius Bokor, Julius Bokor Architect Pty Ltd titled 'Proposed Alterations and Additions to Alpenhof Lodge', labelled as follows:

DRAWING No.	PLAN TITLE	DATE
DA-01 Rev C	Existing Plans	7 March 2007
DA-02 Rev C	Existing Elevations and Sections	7 March 2007
DA-03 Rev C	Proposed Plans	7 March 2007
DA-04 Rev B	Proposed Elevations and Section	7 March 2007

- Structural Engineers Drawings and Plans by John Skurr Consulting Engineers Pty Ltd titled 'Proposed Extension, Alpenhof Lodge', labelled as follows:

DRAWING No.	PLAN TITLE	DATE
S1	Notes	Mar 07
S2	Ground Floor Plan	Mar 07
S3	First Floor Plan	Mar 07
S4	Second Floor Plan	Mar 07
S1	Structural Details (Section A-A)	Mar 07
S1	Structural Details (Section B-B)	Mar 07
S1	Structural Details (Section C-C)	Mar 07
S1	Structural Details (Section D-D & Typical New Opening)	Mar 07
S1	Structural Details (Section E-E)	Mar 07
C1	S/W Drainage & Erosion Plan	Mar 07
C2	Civil Details	Mar 07

- Plans by Northrop Building Services titled 'Alpenhof Lodge Alterations and Additions', labelled as follows:

DRAWING No.	PLAN TITLE	DATE
H.1 (2)	Hydraulic Services General Notes	10 April 2007
H.2 (3)	Hydraulic Services Site Plan and Floor Plans	10 April 2007

- Geotechnical Investigations by Scott Findlay of Coffey Geotechnics Pty Ltd titled 'Proposed Alterations to Kosciuszko Alpine Club Lodge' referenced GF8681AA-01 dated 11 May 2007.
- Form 4 signed by Weeks White of Coffey Geotechnics Pty Ltd dated 11 May 2007.
- Statement of Environmental Effects by Janet Thomson Planning Consultant
- Building Code of Australia Assessment by Urban Approvals Pty Ltd dated 26 March 2007.
- Letter by Ian Bruce of NPWS dated 2 April 2007.

A3 Inconsistency between documents

In the event of any inconsistency between conditions of this approval and the drawings/plans/documents referred to above, the conditions of this approval prevail.

A4 Prescribed Conditions

The Applicant shall comply with the prescribed conditions of approval under clause 98 of the Regulation.

A5 Lapsing of Consent

The development consent shall lapse 5 years after the determination date in Part A of Schedule 1 of this consent.

A6 Geotechnical Works

All works for the development are to comply with the Geotechnical Investigation prepared by Coffey Geotechnics Pty Ltd identified in *Condition A2*.

A7 Compliance with the Building Code of Australia (BCA)

All works must be carried out in accordance with the requirements of the Building Code of Australia (BCA). The Building shall be upgraded in accordance with the Building Code of Australia Assessment by Urban Approvals Pty Ltd dated 26 March 2007 identified in *Condition A2*.

PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 Commencement of Works

Demolition, excavation, clearing, construction, subdivision or associated activities must not commence until a Construction Certificate has been issued for the proposed development pursuant to the *Environmental Planning and Assessment Act, 1979*.

B2 Structural Details

The applicant shall submit the following details to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate:

- Structural drawings prepared and signed by an appropriately qualified practising Structural Engineer that comply with:
 - the relevant clauses of the Building Code of Australia;
 - relevant conditions of the development consent;
 - drawings and specifications comprising the Construction Certificate;
 - the relevant Australian Standards listed in the BCA (Specification A1.3);
 - all recommendations from the Geotechnical Engineer.
- A signed Design Certification Certificate from the appropriately qualified Structural Engineer or Civil Engineer.

B3 Essential Services

An Essential Services Plan prepared by a professional that is appropriately qualified is required to submit to the satisfaction of Certifying Authority prior to the issue of the Construction Certificate. The layout is to comply with the active system requirements of the BCA for a Class 3 of type A Construction building and the Department of Planning Building Classification Guideline. The plan must include the following essential fire safety measures as a minimum;

- a) **Fire Hydrant**; the BCA requires a hydrant to be provided for the building if the floor area of the building is greater than 500m². Given the development is made up of a total floor area of 1000+m² the building will require fire hydrants to be provided for the development.
- b) **Fire hose Reels**; fire hose reels must be installed in accordance with AS 2441, to the building, located at the level of egress of the building, either externally, or internally within 4m of the exit, and the nozzle end of the hose must be able to extend to all parts of each floor of the building.
- c) **Sprinklers**; not required as the building is not more than 25m in height.
- d) **Portable Fire Extinguishers**; The building must contain portable fire extinguishers, and have them installed in accordance with AS 2444-2001. In accordance with AS 2444 Condition 4.2.1, DIPNR shall require a 4.5kg ABE fire extinguisher to be installed within 15m travel distance from any point within a building. Additional to this, a 2.3kg ABE fire extinguisher must be installed in each kitchen.
- e) **Fire blankets**; a fire blanket will be required in each kitchen of minimum size 1.2m x 1.8m as per AS 2444-2001.
- f) **Automatic smoke detection system**; The building must be provided with an automatic smoke detection system complying with part 4 of specification E2.2 (a) of the Building Code of Australia. Please note the above DOP requirement for active fire systems to be equal of those for class 3 buildings. (DOP will accept a domestic standard fire indicator board for a Class 1b building.) Hence the requirement for the smoke detection system, given for this application the building is considered to be a two storey class 3 building.
- g) **System monitoring**; the smoke detection system in the building must be permanently connected with a direct data link or other approved monitoring system to a fire station or fire station dispatch centre.
- h) **Smoke Exhaust system**; not required in these buildings.
- i) **Emergency lighting**; required to be installed externally above every doorway opening to a road or open space.
- j) **Exit signage**; clearly visible exit signs must be installed in accordance with AS/NZ 2293.1, at the top of each stair providing egress to the exit at street level.
- k) **Operation of latches** is to comply with D2.2 Operation of Latch of Volume 1 of the BCA.
- l) All external doorways are to be provided in accordance with G4.3-External Doorways of Volume 1 of the BCA.
- m) Spandrel separation to be provided between openings in intervening floors in accordance with CI2.6 BCA
- n) The room containing boilers and hot water heaters to be separated from the remainder of the building with construction providing an FRL of not less than 120/120/120
- o) Doors to sole occupancy units are to be self closing -/60/30 fire doors
- p) External stairway and access path to be provided with tactile indicators.
- q) Doors to WCs to be in accordance with CI F2.5 BCA
- r) Cool room to be in accordance with requirements of CI G 4.3 BCA
- s) Energy Efficiency and Energy saving measures to be in accordance with the provisions of Section J of BCA details to be provided.

B4 Compliance with the Building Code of Australia (BCA)

Details are to be provided to the satisfaction of the Certifying Authority, with the application for a Construction Certificate, which demonstrate that the proposal complies with the requirements of the BCA. Compliance with the requirements can only be achieved by:

- a) complying with the Deemed to Satisfy Provisions, or
- b) formulating an alternative Performance Solution which;
 - i) complies with the Performance Requirements ,or
 - ii) is shown to be at least equivalent to the Deemed to Satisfy Provisions, or
- c) a combination of (a) and (b).

B5 Final Stormwater Plan

The 'Stormwater Management System' by John Skurr Consulting Engineers Pty Ltd is approved in conceptual form only. Prior to the issue of the Construction Certificate the applicant shall provide a Final Stormwater Plan, to the satisfaction of the Certifying Authority that addresses the following:

- The plan shall be designed in accordance with all recommendations of the Geotechnical Engineer.
- Drainage shall be installed under all drip lines to ensure that runoff from the roof of the lodge is collected and directed away from the footings of the building via the pit and pipe system.
- Runoff from the disable car park and new access ramp shall be collected and directed to the road drainage system or the pipe and pit system within the lease area.
- The plan shall be endorsed by the Stormwater Engineer and the Geotechnical Engineer.

B6 Hydraulics Plan

A hydraulics plan incorporating hot & cold water supply, sanitary drainage & plumbing shall be prepared by an appropriately qualified Hydraulics Engineer. The Hydraulic Engineer shall certify that the design of the systems complies with AS 3500, AS 1221, AS 2419 and where relevant AS 2118. This plan shall also detail the location of all fire hose reels, fire hydrants both internal and external, fire brigade booster connection points and any proposed sprinkler locations. The plan and certification shall be submitted to the satisfaction of the Certifying Authority and approved prior to the issue of the Construction Certificate.

B7 Car Space for Disabled Persons

Prior to the issue of the Construction Certificate the applicant shall provide a design of the car space for disabled persons, to the satisfaction of the Certifying Authority that addresses the following:

- The disable car space shall comply with Section 2.4.5 of AS 2890.1:1993.
- The driveway gradients and transitions shall comply with AS 2890.1:2004.
- The disable car space and driveway shall be constructed of 40 MPa concrete that contains a black colouring compound so that it is darker than the Road.
- The plan shall be endorsed by the Civil Engineer and the Geotechnical Engineer.

B8 Food Preparation Area (Kitchen)

Prior to the issue of the Construction Certificate the applicant shall provide a design of food preparation area, to the satisfaction of the Certifying Authority that addresses the following:

- The plan shall be designed in consultation with DECC MSU and the following recommendations:
 - The food preparation area shall be designed in accordance with "AS 4674-2004 Design, Construction and Fit-out of Food Premises".

B9 Mechanical Ventilation

All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.

B10 Disabled Access

Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy and the Commonwealth *Disability Discrimination Act 1992* and shall include the following:

- A complying ramp or the like shall be provided between the two lounges on the first floor to provide access to the bar area or alternative similar facilities shall be provided in an accessible location.
- Access shall be provided to the following unique facilities:
 - A ski locker

- A laundry.
- A drying area/facility.
- The accessible bedroom shall contain carer's facilities i.e. a bed etc.

Prior to the issue of the Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

B11 Long Service Levy

Prior to the issue of the Construction Certificate, receipt of payment to the Long Service Payments Corporation in accordance with Section 34 of the Building Construction Industry Payments Act 1986 must be presented to the Certifying Authority.

B12 Landscape and Rehabilitation Plan

Prior to the issue of a Construction Certificate, a Landscape plan shall be submitted and approved by the Certifying Authority. The Landscape Plan shall:

- be prepared by a qualified Landscape Architect, Landscape Designer, or similarly qualified person/s;
- include only endemic species (from Table 1 in the Advisory Notes);
- detail location, numbers, and species to be planted;
- detail location of proposed boulders;
- planting techniques shall include the removal of all exotic species from the rehabilitation areas;
- rehabilitation shall use only native endemic species except for grasses which may use a mix of Chewings fescue and native *Poa sp*; and
- address site assessment and proposed techniques.

B13 External Finished Materials and Colours

Prior to the issue of a Construction Certificate, details of the external finished materials and colour scheme shall be submitted and approved by the Certifying Authority. The external colour scheme shall blend in with the natural summer environment.

PART C PRIOR TO COMMENCEMENT OF WORKS

C1 Notification to Department of the Date of Commencement of Works

The Department shall be given written notice, at least 2 days prior to works commencing on site, of the date work is proposed to commence. A Site Environmental Management Inspection will be undertaken by the Department in accordance with *Condition D1*.

C2 License for Development

A licence under the National Parks and Wildlife Act 1974 shall be obtained from the Department of Environment and Climate Change (DECC) for all works located outside of the existing lease area. Evidence of which shall be submitted to the PCA and the Department (if the Department is not the PCA) prior to the commencement of works.

C3 Construction Management Plan

Prior to the commencement of works, a Construction Management Plan shall be submitted to the satisfaction of the PCA. The Plan shall address, but not be limited to, the following:

- 1) contact details of site manager,
- 2) traffic and pedestrian management including,
 - ingress and egress of vehicles to the site,
 - loading and unloading, including construction zones,
 - the location of storage areas (*see Condition D9*),
 - parking of construction and contractor vehicles,
- 3) waste and recycling management,
- 4) erosion and sediment control (*see Condition C4*),
- 5) flora and fauna management (*see Condition C5*),

- 6) suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters, and
- 7) any relevant recommendations of the demolition 'works plan' (see *Condition C7*).

Any occupation / use of adjacent land or road reserve (i.e. land outside of the lease area) for construction activities or storage will require the approval by DECC prior to that occupation / use occurring.

C4 Erosion and Sedimentation Control

Temporary erosion control, sediment containment and controls to manage the dispersion of any concentrated runoff shall be installed in accordance with the approved 'Stormwater Drainage and Erosion Control Plan' prior to the commencement of works. Finalisation of the erosion sediment control for the site development will be considered at the 'Site Environmental Management Inspection' (see *Condition D1*) and must be to the satisfaction of the Director General or nominee prior to the commencement of works.

C5 Protection of adjacent vegetation areas

Site management shall ensure that appropriate measures are in place to ensure that vehicles and machinery do not enter into areas of vegetation that are not part of the proposed development.

C6 Licensed Demolition Contractor

All demolition works shall be undertaken by a Licensed Demolition Contractor. The name and contact number of the contractor shall be provided to the PCA at least 2 days prior to demolition work commencing on site.

C7 Statement of Compliance with Australian Standard 2601-1991: 'Demolition of Structures'

The demolition work shall comply with the provisions of Australian Standard AS 2601-1991 'Demolition of Structures'. The work plans required by AS 2601-1991 shall be accompanied by a written statement from the licensed demolition contractor, to the effect that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plan is to include details of the method of identification, methods of handling and disposal of asbestos products and compliance with Work Cover Authority requirements. The work plans and the statement of compliance shall be submitted to the satisfaction of the PCA prior to the commencement of works.

C8 Inspection by Department of Environment and Climate Change, Municipal Services Unit.

In accordance with *Condition D13*, DECC MSU shall be contacted at least 2 days prior to work commencing on site.

PART D DURING CONSTRUCTION

D1 Inspections to be undertaken by the Department of Planning as the PCA

Where the Department has been appointed as PCA for the development, the following inspections are required to be carried out. At least 24 hours notice shall be given prior to any inspection being undertaken:

- (i) Site Environmental Management Inspection (Prior to works commencing on site).
- (ii) Footing inspections.
- (iii) Slab inspections.
- (iv) Pre-sheet inspections.
- (v) Water proofing of wet areas prior to lining of walls.
- (vi) Plumbing and Drainage inspections.
- (vii) Hot and cold water rough-in.
- (viii) Stormwater rough-in and connection.
- (ix) Final Occupancy of completed works.

If the Department has not been appointed as PCA, the Department will still be required to carry out the following inspections;

- (a) Site Environmental Management Inspection (Prior to works commencing on site)
- (b) Plumbing and Drainage inspections.
- (c) Hot and Cold Water Rough-In Inspections.

- (d) Plumbing and drainage Final Inspection.

At least 24 hours notice shall be given prior to any inspection being undertaken.

D2 Approved Plans to be On-Site.

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

D3 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (c) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice;
- (d) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.
- (e) If the PCA is not the Department then the name and contact details of the PCA are to be identified on the site signage.

D4 Protection of Trees

All trees within and adjacent the site, other than those trees identified elsewhere in this approval, shall be protected at all times during construction. The damage or removal of trees may warrant action to be undertaken in accordance with the *National Parks and Wildlife Act 1974* or the *Environmental Planning and Assessment Act 1979*.

D5 Dirt and Dust Control Measures

Adequate measures shall be taken to prevent dirt and dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (a) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;
- (b) Covers are to be adequately secured;
- (c) Cleaning of footpaths must be carried out regularly;
- (d) Roadways must be kept clean;
- (e) Gates are closed between vehicle movements;
- (f) Gates are fitted with shade cloth; and,
- (g) The site is hosed down when necessary.

D6 Loading and Unloading of Construction Vehicles

All loading and unloading associated with demolition and construction shall be restricted to those areas approved in the Traffic Management Plan (see *Condition C4*).

D7 Hours of Work & Construction Activities

The following requirements apply to the hours of demolition, excavation and construction work on the development:

- (a) All work, including building/demolition and excavation work in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Friday inclusive, and 8:00am to 5.00pm on Saturdays, with no work allowed on Sunday or Public Holidays, or as otherwise approved by the Director General or nominee;
- (b) All construction activities are limited to the "summer" period. For this development this period means commencing after the October long weekend and ceases no later than 30 May or as otherwise approved by the Director General or nominee. By 30 May the applicant must ensure that the site is made safe and secure by undertaking the following:
 - Removal of all waster materials;

- Removal and/or securing of all stockpiles of soil and gravel;
 - Construction materials are removed from around the building and stored within the building or contained within designated areas;
 - The construction site is fenced with para-webbing or other suitable visible protection fencing around the perimeter of the site to limit access to and from the site;
 - Ensure appropriate signage is erected outlining that unauthorised access to the site is prohibited and that the site is a construction zone;
 - External scaffolding to be dismantled and removed from the site;
 - All external plumbing and drainage works are to be completed; and
 - Any other specific matters raised by Departmental staff during the course of construction.
- (b) Prior to the commencement of the works the applicant shall forward to the Department a 24 hour telephone number and shall ensure that the number is continually attended by a person with authority over the works for the duration of the development.
- (c) This development consent does not extend to the use of appliances, which emit noise of a highly intrusive nature (such as pile drivers and hydraulic hammers). A separate application for approval to use any of these appliances must be made to the Department.

D8 Storage of Materials

The applicant shall ensure that at all times during the construction period no activities, storage or disposal of materials shall take place beneath the canopy of any trees other than those approved by the Construction Management Plan (see *Condition C3*).

D9 Geotechnical Requirements

At all times during demolition, excavation and construction, the contractor shall adhere to the recommendations contained with the Geotechnical Investigation prepared by Scott Findlay of Coffey Geotechnics Pty Ltd identified in *Condition A2*.

D10 Work Cover

All demolition and construction works shall be carried out in accordance with current Work Cover guidelines.

D11 Plumbing and Drainage Works

All plumbing and drainage works undertaken as part of this approval shall comply with AS 3500 and are to be carried out by an appropriately licensed plumber in accordance with the approved plans.

D12 Construction Site Fencing.

The construction site shall be clearly delineated with suitable safety fencing to limit access to authorised personal only.

D13 Maintenance of Municipal Services

The applicant shall consult with DECC MSU at least 2 days prior to works commencing on site, to arrange an inspection to identify and peg the location of water, sewer and fire hydrant infrastructure at the site. Following excavation and prior to backfilling, the site shall be inspected by DECC MSU to ensure that all services are intact.

All costs associated with relocating any services shall be bourn by the applicant.

Any damage to any service including road infrastructure shall be immediately rectified by the applicant at their expense.

D14 Flora and Fauna

Any excavations left open at night shall be left with ramps or openings such that any fauna entering these excavations have a means of escape during the night.

D15 Site Rehabilitation

Landscape and rehabilitation works must be commenced as soon as practicable following the completion of works to minimise exposed areas and shall be undertaken in accordance with the Final Landscape Plan (see *condition B12*). All disturbed areas are to be rehabilitated to the satisfaction of the Director General or nominee.

D16 Aboriginal Heritage

Should any material suspected of being an Aboriginal object become unearthed in the course of works associated with the proposed works, all work at that location shall cease immediately as per Section 90 of the *National Parks and Wildlife Act, 1974*. The proponent is required to immediately contact the Department and the Department of Environment and Climate Change DECC to arrange for representatives to inspect the site. All workers on the site are to be made aware of this condition.

Upon the request of the Department and/or the DECC, the applicant is to provide the Department and DECC personnel safe access to the construction site for the purposes of undertaking further cultural heritage related assessments as considered appropriate by the DECC.

D17 Re-Fuelling

Appropriate controls shall be put in place for ensuring no spillage when re-fuelling all vehicles and machinery associated with the works.

D18 Disposal of Excess Spoil

All clean excess spoil shall be disposed of at an authorised land fill site. Any contaminated spoil shall be disposed of at an authorised waste facility.

D19 Removal of Underground Storage Tanks (UST)

- a) The UST decommissioning and removal work shall be undertaken by an experienced and approved contractor.
- b) The UST decommissioning and removal work shall be completed in accordance with the document, Australian Institute of Petroleum, Code of Practice – The Removal and Disposal of Underground Petroleum Storage Tanks 1994.
- c) After the UST has been removed and prior to backfilling, assessment and validation of the soil below (and around) the UST excavation shall be completed by a consultant experienced in contaminated land assessment. The results of the assessment and validation shall be submitted to the Department within seven (7) days of the UST being removed.
- d) If contaminated soil is present on site, works shall cease and contingencies shall be made to address the contaminated soil, as it is not feasible to temporarily stockpile the excavated soil on-site, any contaminated excavated material must be disposed at an EPA Approved Landfill and Contaminated Waste Remediation site.
- e) If contaminated soil is present on site, a remediation plan shall be prepared in accordance with the Contaminated Land Planning Guidelines and submitted and approved by the Department prior to remediation action being undertaken. Should additional excavation works be required as part of the remediation, these works will need to be certified by a suitably qualified geotechnical engineer in accordance with the Department's Geotechnical Policy.
- f) Following remediation, a validation report is to be submitted to the Department in accordance with the Contaminated Land Planning Guidelines and the EPA guidelines for Consultants Reporting on Contaminated Sites.
- g) If there is not contamination present on site, works may continue.

D20 Disposal of Redundant Tanks

The redundant tank shall be disposed of at an authorised waste facility. Receipts shall be provided to the Department as evidence of appropriate disposal.

D21 Fill Material

Under no circumstances shall fill material be imported from outside of Kosciuszko National Park (KNP). If fill material is required, DECC should be contacted in relation to available sources from within KNP.

D22 Reflectivity

The visible light reflectivity from building materials used on the facades of the building shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

D23 Water Ratings

All water fixtures installed within the premises are to have a AAA water rating or more. The Applicant shall submit to the PCA a statement demonstrating compliance with the requirements of this condition.

D24 Water Conservation

Water saving showerheads shall be fitted to all showers within the development to reduce water consumption and promote energy efficiency.

D25 Energy Efficiency

Energy efficiency is to be maximised within the development including but not limited to the following:

- (a) energy efficient options for lighting are to be installed in all cases where possible,
- (b) all classes of appliances that are available with an energy label or a Minimum Energy Performance Standard to be installed within the premises are to have an energy star rating of 4 stars or more (excluding clothes dryers which are to have a rating of 2.5 stars or more and natural gas water heaters which are to have a rating of 5 stars or more),
- (c) all baths, hot water pipes and ceiling spaces are to be insulated,
- (d) air conditioners to be installed are to have a variable speed compressor or inverter drive and their outdoor components are to be positioned out of direct sunlight while still allowing access to outside air,
- (e) doors and windows are to be fitted with draught seals and weather stripping,
- (f) energy efficient water heaters are to be installed e.g. solar, heat pump or gas, and
- (g) where washing machines are to be installed they are to be front loading machines.

PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

E1 Occupation Certificate

An Occupation Certificate must be obtained from the PCA and a copy furnished to the Department prior to the occupation of the building or commencement of the use.

E2 Fire Safety Certificate

A Fire Safety Certificate shall be submitted to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of an Occupation Certificate. A copy of the Fire Safety certificate must be submitted to the Department by the PCA.

E3 Structural Certification

Where the Department has been appointed as PCA for the development, a Structural Engineer's certificate is required to be submitted to the PCA prior to issue of an Occupancy Certificate. This certificate is to verify that structural works have been completed in accordance with approved plans and specifications. In all cases the structural certification is to comply with the provisions of the BCA and relevant standards.

E4 Electrical Installation Certification

Certification that all electrical works have been installed by a qualified and licensed Electrician and installed in accordance with the relevant Australian Standards must be submitted to the satisfaction of the PCA prior to the issue of an Occupation Certificate.

E5 Removal of Temporary Structures – Builder's Signs

Any temporary builder's signs or other site information signs are to be removed upon completion of the site works and prior to the occupation of the building(s) or commencement of the use.

E6 Site Clean Up

Prior to the issue of the Occupation Certificate, the subject site is to be cleaned up and appropriately rehabilitated to its original condition, subject to any changes as part of the approval to the satisfaction of the Director General or nominee. The site clean up includes but is not limited to the removal of any waste generated from the works and the like.

E7 Termite Protection

The new building works shall be protected from attack from subterranean termites in accordance with Australian Standard AS 3660.1-1995: Protection of Building Form Subterranean Termites – New Buildings.

On completion of the installation of the barrier, the PCA shall be furnished with a certificate from the person responsible, stating that the barrier complies with AS 3660.1.

A durable notice shall be permanently fixed to the building in a prominent location, such as the meter box or the like indicating:

- i) the method of protection;
- ii) the date of installation of the system;
- iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- iv) the need to maintain and inspect the system on a regular system.

E8 Landscape Works

The landscape works identified in the Final Landscape Plan shall be completed prior to the issue of an Occupation Certificate (see *Condition B12*). On completion of the Landscape works and tree planting, the Landscape Architect or qualified Landscape Designer shall submit a report certifying correct installation, faithful to the landscape plan as required to the satisfaction of the PCA, prior to the issue of the occupation certificate.

E9 Stormwater Drainage System

The Stormwater Engineer shall provide the certification to the PCA that the stormwater drainage system has been installed in accordance with the approved stormwater plan (see *Condition B5*), prior to the issue of the occupation certificate.

PART F POST OCCUPATION

F1 Prohibition of Hazardous Materials

Hazardous or toxic materials or dangerous goods shall not be stored or processed on the site at any time.

F2 Annual Fire Safety Statement

An Annual Fire Safety Statement must be provided to the Department and the NSW Fire Brigade every 12 months (commencing within 12 months after the date on which the Department has received the initial Fire Safety Certificate).

F3 Requirements of Public Authorities for Connection to Services

The applicant shall comply with the requirements of any public authorities (e.g. Country Energy, Telstra NPWS, ELGAS, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the applicant.

F4 Landscaping

All landscaping shall be permanently maintained in good condition in accordance with the Final Landscape Plan (see *Condition B12*).

F5 Signage

Any signage for the new lodge shall comply with the exempt development provision of the SEPP applying to the area or alternatively a separate development application is required.

PART G GENERAL TERMS OF APPROVAL

G1 NSW Rural Fire Service

The NSW Rural Fire Service is prepared to grant a Bush Fire Safety Authority subject to the following conditions:

1. Construction shall comply with AS3959-1999 Level 1 'Construction of Buildings in bushfire prone areas'.
2. At the commencement of building works and in perpetuity the entire property shall be managed as an 'Inner Protection Area' as outlined in Planning for Bushfire Protection 2006 and the Service's document 'Standards for asset protection zones'.

PART H ADVISORY

Table 1: Recommended Landscaping Species.

	Species	Common Name	
Forbs	<i>Acaena novea-zelandiae</i>	Bidgee-widgee	
	<i>Asperula gunnii</i>	Mountain Woodruff	
	<i>Brachyscome spathulata</i>	Spoon Daisy	
	<i>Celmisia pugioniformis</i>	Dagger-leaf Celmisia	
	<i>Celmisia tormentella</i>	Snow Daisy	
	<i>Craspedia lamicola</i>	Shiny-leaf Billy-button	
	<i>Craspedia maxgrayi</i>	Wooly Billy-button	
	<i>Helichrysum rutidolepis</i>	Pale Everlasting	
	<i>Leptorhynchos squamatus</i>	Scaly Buttons	
	<i>Microseris lanceolata</i>	Native Dandelion	
	<i>Oreomyrrhis eriopoda</i>	Australian Caraway	
	<i>Ozothamnus alpinus</i>	Alpine Everlasting	
	<i>Ozothamnus hookeri</i>	Kerosene Bush	
	<i>Ranunculus gunnianus</i>	Gunn's Alpine Buttercup	
	<i>Scleranthus biflorus</i>	Twin-flower Knawel	
	<i>Senecio gunni</i>	Gunn's Groundsel	
	<i>Senecio pinnatifolius</i>	High Groundsel	
	<i>Stellaria pungens</i>	Starwort	
	<i>Stylidium graminifolium</i>	Grass Trigger-plant	
	Grasses Rushes	<i>Austrodanthonia alpicola</i>	Crag Wallaby-grass
<i>Carex breviculmis</i>		Common Grass Sedge	
<i>Carex gaudichaudiana</i>		Tufted Sedge	
<i>Deyeuxia monticola</i> var.		Mountain Bent-grass	
<i>Luzula novae-cambriae</i>		Coarse Woodrush	
<i>Poa costiniana</i>		Prickly Snow-grass	
<i>Poa fawcettiae</i>		Smooth-blue Snow-grass	
<i>Poa hiemata</i>		Soft Snow-grass	
<i>Uncinia flaccida</i>		Compact Hook-sedge	
Shrubs		<i>Baeckea gunniana</i>	Alpine Baeckea
		<i>Bossiaea foliosa</i>	Small Leaved Bossiaea
		<i>Grevillea australis</i>	Alpine Grevillea
		<i>Hovea montana</i>	Alpine Hovea
	<i>Leucopogon montanus</i>	Snow Beard-heath	
	<i>Olearia algida</i>	Alpine Daisy-bush	
	<i>Olearia phlogopappa</i>	Dusty Daisy-bush	
	<i>Podocarpus lawrencei</i>	Mountain Plum-pine	
	<i>Podolobium alpestre</i>	Alpine Podolobium	
	<i>Prostanthera cuneata</i>	Alpine Mint-bush	
<i>Tasmannia xerophila</i>	Alpine Pepper		
Trees	<i>Eucalyptus pauciflora</i>	Snow Gum	