

# Development consent

## Section 80 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I grant development consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Daniel James  
Team Leader  
Alpine Resorts Team  
Department of Planning and Environment

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2015

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### SCHEDULE 1

<b>Application No.:</b>	DA No. 6999
<b>Applicant:</b>	Central Road 2625
<b>Consent Authority:</b>	Minister for Planning
<b>Land:</b>	Shop 7 Friday Drive, Thredbo, Kosciuszko National Park
<b>Type of Development:</b>	General Development
<b>Integrated Bodies:</b>	Nil
<b>Approved Development:</b>	Extension of Central Road Café including: <ul style="list-style-type: none"><li>• extension into adjacent shop accessed by new door;</li><li>• installation of shelving, fridges, freezers, benches, sinks and floor waste; and</li><li>• other associated works.</li></ul>

## DEFINITIONS

Act	means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
Applicant	means Paul Antone of Central Road 2625.
Approval Body	has the same meaning as within Division 5 of Part 4 of the Act.
BCA	means the edition of the Building Code of Australia in force at the time of lodgement of an application for a Construction Certificate.
Certifying Authority	has the same meaning as Part 4A of the Act.
DA No 6999	means the development application and supporting documentation submitted by the applicant on 24 March 2015.
Department	means the Department of Planning and Environment, or its successors.
Minister	means the Minister for Planning, or nominee.
OEH	means the NSW Office of Environment and Heritage, or its successors.
PCA	means the principal certifying authority and has the same meaning as Part 4A of the Act.
Regulation	means the <i>Environmental Planning and Assessment Regulations, 2000</i> (as amended).
Secretary	means the Secretary of the Department, or nominee/delegate.
Secretary's approval, agreement or satisfaction	means a written approval from the Secretary or nominee/delegate.
Subject site	has the same meaning as the land identified in Part A of this schedule.
Team Leader	means the Team Leader of the Alpine Resorts Team within the Key Site Assessments division (or its successors) or a delegate of the Team Leader of the Alpine Resorts Team within the Department.

## SCHEDULE 2

### PART A – ADMINISTRATIVE CONDITIONS

#### A.1 Obligation to minimise harm to environment

In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

#### A.2 Development in accordance with approved documentation and plans

The development shall be in accordance with the Development Application No. DA 6999 submitted by Central Road 2625 on 24 March 2015 and in accordance with the supporting documentation submitted with that application including, but not limited to, the following:

Ref No.	Document	Title/Description	Author/Prepared by	Date	Document Reference
1	Statement of Environmental Effects (SEE)	Central Road Café Thredbo Village	-	-	-
2	Plan	Propose Fit Out	-	12 April 2015	-
3	Plan	Central Road 2625	-	-	-
4	Email	From centralroad2626 to Robin Ward	Applicant	30 April 2015 8.34pm	-

#### A.3 Inconsistency between documents

If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency.

#### A.4 Lapsing of consent

This development consent will lapse five years from the date of consent, unless the building, engineering or construction work relating to the development is physically commenced on the land to which this consent applies before the date on which the consent would otherwise lapse.

#### A.5 Prescribed conditions

All works shall comply with the prescribed conditions of development consent as set out in Part 6, Division 8A of the Regulation. In particular, your attention is drawn to:

- (a) clause 98, Compliance with Building Code of Australia; and
- (b) clause 98A Erection of signs during building and demolition works.

#### A.6 Australian standards

All works shall be carried out in accordance with current Australian Standards.

#### A.7 Legal notices

Any advice or notice to the consent authority shall be served on the Secretary.

## **A.8 Environmental Health**

The design and construction of the fit-out must comply with the *Food Act 2003* and the Australia New Zealand Food Standards Code. Additional guidance is also provided by Australian Standard 'AS4674–2004 *Design, construction and fit-out of food premises*'.

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## **PART B – PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

### **B.1 Construction certificate**

Prior to the commencement of any work (including demolition, excavation, clearing, construction, subdivision or associated activities), a construction certificate for the development must be obtained.

### **B.2 Food Premises detail and compliance with the BCA**

Prior to the issue of any construction certificate, the following information shall be submitted to, and be to the satisfaction of the certifying authority:

- (a) Kitchen and food storage area construction details that comply with:
  - (i) Australia New Zealand Food Standards Code – Standard 3.2.3 – Food Premises and Equipment ;
  - (ii) development consent DA 6999;
  - (iii) drawings and specifications comprising the construction certificate;
  - (iv) current and relevant Australian Standards;
- (b) Compliance with the BCA:
  - (i) Sufficient details to demonstrate that the proposal complies with the relevant provisions of the BCA.

### **B.3 Environmental Performance**

Prior to the issue of a construction certificate details to address the following shall be submitted to the satisfaction of the certifying authority:

- (a) Water Efficiency – All water associated fixtures, fittings and appliances installed in the building shall have a minimum three (3) star Water Efficiency Labelling and Standards (WELS) rating.
- (b) Energy Efficiency – Energy efficiency shall be maximised within the development including, but not limited to the following:
  - (i) energy efficient options for lighting are to be installed in all cases where possible;
  - (ii) 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 gas water heaters which are to have a rating of 5 stars or more).

### **B.4 Existing and Proposed Fire Safety Measures**

In accordance with Schedule 1 of the EP& A Regulations, the applicant shall provide the following information to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

- (a) a list of any existing fire safety measures provided in the existing Shop 4 and a list of the proposed fire safety measures to be provided as a consequence of the building work.

## **PART C – PRIOR TO THE COMMENCEMENT OF WORKS**

### **C.1 Notification to Department of the date of commencement of works**

Both the PCA and the Secretary or nominee shall be given written notice, at least 2 days prior to works commencing on site, of the date that works are proposed to commence.

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## **PART D – DURING CONSTRUCTION**

### **D.1 Approved plans and documentation to be on-site**

A copy of the approved plans and documentation shall be kept on site at all times and shall be readily available for perusal by the PCA, any person associated with construction works, or an officer of the Department.

### **D.2 Construction hours**

All work in connection with the proposed development shall be carried out between the hours of 7.00am and 6.00pm on Monday to Friday inclusive, and 7:00am to 1.00pm on Saturdays, with no work allowed on Sunday or Public Holidays, or as otherwise approved by the Secretary or nominee.

### **D.3 Construction period**

(a) 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 31 May or as otherwise approved by the Secretary or nominee.

### **D.4 Work Cover**

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

### **D.5 Storage of materials**

The applicant shall ensure that at all times during the construction period that no storage or disposal of materials shall take place beneath the canopy of any trees or on native heath vegetation.

### **D.6 Prohibition of hazardous materials**

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

### **D.7 Recycled Material**

Wherever possible, building material should be salvaged for reuse during the construction of the building or sent to a recycling facility to reduce landfill.

### **D.8 Noise and vibration management**

Excavation and construction shall be managed in accordance with AS 2436 *Guide to noise and vibration control on construction, demolition and maintenance sites* and to ensure that there is not an adverse impact for any neighbouring/affected tourist accommodation buildings during the construction period.

#### **D.9 Litter and building waste**

Building waste shall be minimised and shall be contained in receptacles so as not to escape by wind or water. These receptacles must only be located in previously disturbed areas and not beneath the canopy or over roots of any trees. The receptacle must be cleaned regularly.

#### **D.10 Loading and unloading of construction vehicles**

All loading and unloading associated with demolition and construction shall be restricted to those areas approved in the SEMP and conditions.

#### **D.11 Plumbing and drainage**

All plumbing and drainage works shall comply with AS/NZS 3500 Plumbing and drainage, and shall be carried out by an appropriately licensed plumber.

#### **D.12 Compliance with AS 2601-1991**

The demolition work shall comply with the provisions of AS 2601-1991 Demolition of structures.

#### **D.13 Asbestos**

- (a) The removal of any asbestos or other hazardous material found on the site shall be carried out in accordance with current Work Cover guidelines by an appropriately qualified contractor.
- (b) Any asbestos or other hazardous materials shall be disposed of at an authorised waste facility. Receipts shall be provided to the PCA as evidence of appropriate disposal.

#### **D.14 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) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (b) The approved hours of work, the name of the principal contractor for the work (if any), and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice;
- (c) 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.
- (d) The name, address and phone number of the PCA is to be identified on the site signage.

#### **D.15 Electrical works**

All electrical works shall be carried out by a qualified and licensed electrical contractor and installed in accordance with the relevant Australian Standards.

#### **D.16 Construction activities**

All construction activities shall be confined to within the lease area and within the fenced construction area.

#### **D.17 Maintenance of services**

The applicant and/or the lessee are responsible for costs associated with relocating any services. Any damage to any service including road infrastructure shall be immediately rectified by the applicant and/or the lessee.

## **PART E – PRIOR TO COMMENCEMENT OF USE**

### **E.1 Occupation certificate**

Prior to the occupation of the building or the commencement of use, an occupation certificate must be obtained from the PCA. A copy of the occupation certificate must be furnished to the Secretary or nominee prior to the occupation of the building or commencement of the use.

### **E.2 Site Clean Up**

Prior to commencement of use, the subject site shall be cleaned up to the satisfaction of the PCA.

### **E.3 Removal of site notice**

Any site notices or other site information signs shall be removed upon completion of the site works and prior to the commencement of use.

### **E.4 Fire safety certificate**

Prior to the issue of any occupation certificate, a fire safety certificate conforming to the Regulations shall be submitted to and be to the satisfaction of the PCA. A copy of the fire safety certificate shall be submitted to the Department with the copy of the occupation certificate.

### **E.5 Compliance Statement**

Prior to the issue of any occupation certificate (interim or final) the applicant shall submit a written statement, to the satisfaction of the PCA that all work complies with the relevant provisions of the Food Act 2003 and the Australia New Zealand Food Standards Code.

### **E.6 Plumbing and drainage**

All plumbing and drainage works shall comply with AS/NZS 3500 Plumbing and drainage and shall be carried out by an appropriately licensed plumber.

### **E.7 Environmental performance**

Prior to the issue of a final occupation certificate, the PCA is to be satisfied that the development complies with all requirements of condition B.3.

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## **PART F – POST OCCUPATION**

### **F.1 Annual fire safety statement**

An annual fire safety statement conforming to the Regulations shall be provided to the Department and the NSW Fire Brigade every 12 months commencing within 12 months after the date on which the Department received the initial Fire Safety Certificate (condition F.10).

### **F.2 Compliance with the Food Act**

The premise shall be operated in accordance with the requirements of the Food Act 2003, the Australia New Zealand Food Standards Code and supporting legislation.

### **F.3 Signage**

Signage shall be installed in accordance with the Department exempt development provision. Any signage outline the scope of the exempt development provisions would require a separate development application.

## **ADVISORY NOTES**

### **AN.1 Responsibility for other consents / agreements**

The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

### **AN.2 Disability Discrimination Act**

The applicant's attention is drawn to legislation regarding responsibility to provide an improved environment for disabled persons. The Disability Discrimination Act (DDA) is federal legislation and aims to increase the economic and social independence of people with a disability. The DDA applies to discrimination against any person on the grounds of disability in the areas of: accommodation; education; access to premises; provision of goods; services and facilities; the activities of clubs or sports; and the request for information. The applicant must satisfy themselves that they are familiar with and have considered the DDA.