

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.

Mark Brown

Mark Brown
Acting Team Leader
Alpine Resorts Team
Department of Planning and Environment

Jindabyne *18 August* 2015

SCHEDULE 1

Application No.:	DA No. 7073
Applicant:	Kosciuszko Thredbo Pty Ltd
Consent Authority:	Minister for Planning
Land:	House of Ullr, Lot 815, Thredbo Village, Thredbo Alpine Resort, Kosciuszko National Park
Type of Development:	Integrated Development
Integrated Bodies:	NSW Rural Fire Service
Approved Development:	Works including: <ul style="list-style-type: none">• conversion of a commercial lodge containing twenty suites and a managers flat to nine self-contained apartments for tourist accommodation;• construction of an additional storey on the south-western corner;• extension and refurbishment of the ground floor bar and restaurant;• alterations and additions to existing building; and• associated works.

DEFINITIONS

Act		means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
Applicant		means Kosciuszko Thredbo Pty Ltd.
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 7073		means the development application and supporting documentation submitted by the applicant on 18 May 2015.
Department		means the Department of Planning and Environment, or its successors.
Director		means the Director of Industry and Key Sites or a delegate of the Industry and Key Sites within the Department.
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, 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 Industry and Key Sites 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 7073 submitted by Kosciuszko Thredbo Pty Ltd on 18 May 2015 and in accordance with the supporting documentation submitted with that application including, but not limited to, the following:

	Document	Title/Description	Author/Prepared by	Date	Document Reference
1	Statement of Environmental Effects (SEE)	Additions and Alterations including Conversion of Lodge into Nine Self Contained Apartments House of Ullr	Dabyne Planning	April 2015	46-14
2	Site Environmental Management Plan	Site Environmental Management Plan Appendix B of SEE	Dabyne Planning	April 2015	-
3	Bushfire Assessment Report	Bushfire Assessment Report – House of Ullr	Dabyne Planning	March 2015	46-14
4	Geotechnical Certification	Form 4 Minimal Impact Certification	JK Geotechnics	29 June 2015	-
5	Geotechnical Report	Geotechnical Assessment	JK Geotechnics	29 June 2015	28248RHrpt
6	BCA Report	BCA Compliance Report for DA Submission	James Alexander & Associates	27 July 2015	1275 Rev D
7	Plan	Elevation Sketch	Myson + Berkery Architects	April 2015	A0.00
8	Plan	Site + Roof Plan	Myson + Berkery Architects	April 2015	A0-01
9	Plan	Site Analysis Plan / Existing Floor Plan	Myson + Berkery Architects	April 2015	A0.02
10	Plan	Ground Level Plan	Myson + Berkery Architects	April 2015	A1-00
11	Plan	Level 1 Plan	Myson + Berkery Architects	April 2015	A1-01
12	Plan	Level 2 Plan	Myson + Berkery Architects	April 2015	A1-02
13	Plan	Level 3 Plan	Myson + Berkery Architects	April 2015	A1-03

14	Plan	Section	Myson + Berkery Architects	April 2015	A2-01
15	Plan	North Elevation	Myson + Berkery Architects	April 2015	A2.02
16	Plan	West Elevation	Myson + Berkery Architects	April 2015	A2.03
17	Plan	South Elevation	Myson + Berkery Architects	April 2015	A2.04
18	Plan	East Elevation	Myson + Berkery Architects	April 2015	A2.05
19	Bushfire Safety Authority	Integrated Development for 815/1119757	NSW Rural Fire Service	14 July 2015	D15/1402

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;
- (b) clause 98A, Erection of signs during building and demolition works; and
- (c) clause 98E, Condition relating to shoring and adequacy of adjoining property.

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.

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 Documentation for the construction certificate

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

- (a) Structural drawings and design statement - prepared and signed by an appropriately qualified practising Structural Engineer that comply with:
 - (i) the BCA;
 - (ii) the development consent DA 7073;
 - (iii) drawings and specifications, including cross section design of retaining walls, comprising the construction certificate; and
 - (iv) current and relevant Australian Standards.
- (b) Compliance with the BCA - sufficient details to demonstrate that the proposal complies with the relevant provisions of the BCA relating to a Class 3 and 6 building.

B.3 Upgrading of Building

The building is assessed as Building Code of Australia 2015 class 3 and 6. Prior to the issue of any construction certificate, plans and specifications demonstrating building upgrading to provide conformity with the following BCA Performance Requirements shall be submitted to, and be to the satisfaction of the certifying authority:

- (a) CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9;
- (b) DP1, DP2, DP3, DP4, DP5, DP6;
- (c) EP1.1, EP1.2, EP1.3, E1.5, EP2.1, EP2.2, E4.1, E4.2, E4.3;
- (d) FP2.5, FP5.1, FP5.2, FP5.3; and
- (e) GP1.3, GP2.1, GP2.2, GP4.1, GP4.2, GP4.3 and GP4.4

Details of the method (deemed to satisfy provision or alternative solution) to meet each Performance Requirements nominated above shall be submitted with the application for the construction certificate. If the Department is not the certifying authority, copies of the above information shall be submitted to the Department with the construction certificate.

B.4 Payment of the long service levy

Prior to the issue of any construction certificate, evidence shall be provided to the certifying authority, in the form of a receipt, confirming payment of the Long Service Levy to the Long Service Payments Corporation in accordance with Section 34 of the *Building Construction Industry Payments Act 1986*.

B.5 Bushfire safety authority

Prior to the issue of any construction certificate, the certifying authority must be satisfied that the documentation for the construction certificate demonstrates compliance with the relevant conditions of the bush fire safety authority.

B.6 Environmental Health

The commercial kitchen design and construction shall comply with the Food Act 2003 and the Australia New Zealand Food Standards Code. Additional guidance is also provided by Australian Standard 'A54674-2004 Design, construction and fit-out of food premises'.

The applicant shall submit detailed plans and specifications of the commercial kitchen to the Office of Environment and Heritage (OEH) and obtain written endorsement from the NPWS Senior Environmental Health Officer.

A copy of the written endorsement shall be submitted to the certifying authority prior to the issue of the relevant construction certificate. If the Department is not the certifying authority, a copy of the written endorsement shall be submitted to the Department with the construction certificate.

B.7 Final stormwater drainage plan

- (a) Prior to the issue of a construction certificate, a final stormwater drainage plan and design statement prepared and signed by an appropriately qualified and practising stormwater or civil engineer, shall be submitted to and be to the satisfaction of the certifying authority and Kosciuszko Thredbo Pty Ltd.
- (b) The final stormwater drainage plan and design statement shall address the following:
 - (i) the stormwater system shall be designed in consultation with Kosciuszko Thredbo Pty Ltd and evidence of consultation shall be provided;
 - (ii) Kosciuszko Thredbo Pty Ltd shall provide confirmation that the drainage system that the development is to connect to is capable of handling the stormwater generated by the development and the discharge points are appropriate; and
 - (iii) volume calculations of the stormwater system shall be provided.
- (c) Details of each of the above shall be submitted with the application for the construction certificate. If the Department is not the certifying authority, copies of the above information shall be submitted to the Department with the construction certificate.

B.8 Hydraulics plan

Prior to the issue of a construction certificate, a hydraulics plan in accordance with the relevant and current Australian Standards, prepared and signed by an appropriately qualified person, shall be submitted to and be to the satisfaction of the certifying authority and Kosciuszko Thredbo Pty Ltd. If the Department is not the certifying authority, a copy of the plan shall be submitted to the Department with the construction certificate.

B.9 Energy efficiency

All works shall comply with Section J of the BCA. Details indicating compliance with these requirements and a Design Statement are to be submitted to the satisfaction of the certifying authority prior to the issue of a construction certificate.

B.10 Structural adequacy of existing building and retaining walls

A certificate prepared and signed by an appropriately qualified practising Structural Engineer indicating that the existing footings, retaining walls and structure which are to remain are capable of supporting the new loads imposed by the proposed development shall be provided prior to the issue of the Construction Certificate.

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.

C.2 Temporary fencing

Prior to works commencing, the construction works area shall be fenced with temporary fencing. This fencing is to clearly delineate the construction area and shall keep the disturbance area to a minimum. This is to restrict access and also prevent unauthorised persons entering the work area.

C.3 Termite Protection

The new works shall be protected from attack from subterranean termites in accordance with AS 3660 *Termite management*. Details are to be submitted to the PCA prior to the commencement of works.

C.4 Implementation of site environmental management measures

Prior to works commencing, all site environmental management measures in accordance with the approved documentation and plans (Condition A.2) shall be in place and in good working order, and shall be inspected and approved as being satisfactory by the PCA.

C.5 Environmental performance

- (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 clothes dryers which are to have a rating of 2.5 stars or more and gas water heaters which are to have a rating of 5 stars or more);
 - (iii) all baths, hot water pipes and ceiling spaces are to be insulated;
 - (iv) if air conditioners are installed they 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;
 - (v) doors and windows are to be fitted with draught seals and weather stripping; and
 - (vi) energy efficient water heaters are to be installed e.g. solar, heat pump or gas.

C.6 Traffic & pedestrian management plan

Prior to the commencement of works, a Traffic and Pedestrian Management Plan shall be submitted to the satisfaction of Kosciuszko Thredbo Pty Ltd and the PCA. The Plan shall address, but not be limited to, the following matters:

- (a) access to the car parking areas for neighbouring buildings along Mowamba Place and Bobuck Lane shall be maintained throughout the construction period;
- (b) the predicted traffic volumes, types and routes shall be provided;
- (c) nomination of parking areas for construction and contractor vehicles and where this is off-site, details of how workers will access the construction site;
- (d) nomination of ingress and egress points for vehicles needing to access the site;
- (e) nomination of loading and unloading zones;
- (f) identification of construction machinery required for various stages of the project;
- (g) use of cranes, excavators and other construction machinery which must be confined to within the construction zone unless a temporary road closure approval has been obtained from Kosciuszko Thredbo Pty Ltd and in this case, the machinery must be confined to the existing road corridor only;
- (h) procedures and personnel responsible for full and partial road closures ; and
- (i) any road closures must be approved and co-ordinated by Kosciuszko Thredbo Pty Ltd.

C.7 Decommissioning of oil tank

- (a) Prior to the commencement of any construction works, unless otherwise agreed by the Secretary or nominee, the UPSS situated on the subject site shall be decommissioned and the site validated.
- (b) The decommissioning and validation of the underground fuel tanks shall be undertaken in accordance with the Occupational Health and Safety (Dangerous Good) Regulation 2001,

Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008, and the document, Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 (DECCW) and the relevant Australian Standards.

- (c) The works shall be undertaken by experienced and qualified contractors and consultants.
- (d) Prior to the commencement of any works relating to the decommissioning and/or removal of the UPSS, details of the contractors and consultants undertaking the works and the proposed start date of the works shall be submitted to the PCA.
- (e) The assessment and validation of the soil below (and around) the UPSS excavations shall be completed by a consultant experienced in contaminated land assessment. The results of the assessment and validation shall be submitted to the PCA, the Secretary or nominee, and the NSW Office of Environment and Heritage.
- (f) If it is found that the tank is unable to remain in situ and removal is required, disposal of the UPSS shall be undertaken in accordance with the Australian Standard AS 4976-2008 - The removal and disposal of underground petroleum storage tanks (AS 2008b).
- (g) If contaminated soil is found to be present on site, works shall cease and contingencies shall be made to address the contaminated soil. A remediation plan shall be prepared and implemented. 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. Any contaminated soil from the subject works may be temporarily stockpiled as long as appropriate containment measures are in place.
- (h) On completion of remediation and validation, all contaminated soils shall be disposed of at an EPA approved landfill and contaminated waste remediation facility.
- (i) The results of the remediation and validation shall be submitted to the PCA, the Secretary or nominee, and the NSW Office of Environment and Heritage.

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.
- (b) By 31 May the applicant shall ensure that that the site is made safe and secure by undertaking the following:
 - (i) removal of all waste materials;
 - (ii) removal and/or securing of all stockpiles of soil and gravel;
 - (iii) demolition and construction materials are removed from around the building and are stored within the building or contained within designated areas;

- (iv) the subject 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;
- (v) appropriate signage shall be erected outlining that unauthorised access to the site is prohibited and that the site is a construction zone;
- (vi) any external scaffolding shall be dismantled and removed from the site;
- (vii) all external plumbing and drainage works are to be completed;
- (viii) all disturbed ground is stabilised and made erosion resistant;
- (ix) any excavations are made safe and secure; and
- (x) any other specific matters related to making the site safe and secure raised by the PCA or the Secretary or nominee.

D.4 Work Cover

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

D.5 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.6 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.7 Prohibition of hazardous materials

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

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 Aboriginal heritage

Should any material suspected of being an Aboriginal relic or artefact become unearthed in the course of works, all works impacting the objects or artefacts shall cease immediately as per Section 90 of the *National Parks and Wildlife Act 1974*. The applicant must immediately contact the OEH to arrange for representatives to inspect the site. All workers on the site are to be made aware of this condition.

D.11 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.12 Plumbing and drainage works

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.13 Geotechnical requirements

At all times during excavation and construction, all persons associated with the construction activities shall adhere to the Departments Geotechnical Policy and the geotechnical recommendations prepared by JK Geotechnics in their report (Reference 5, Condition A.2). This includes but is not limited to the following:

- (a) bearing pressure of existing footings;
- (b) design and requirements for new footings; and
- (c) design and requirements for retaining wall.

D.14 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.

D.15 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.16 Dirt and Dust Control Measures

- (a) Adequate measures shall be taken to prevent dirt and dust from affecting the amenity of the neighbourhood during construction.
- (b) In particular, the following measures must be adopted:
 - (i) 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;
 - (ii) covers are to be adequately secured;
 - (iii) cleaning of footpaths must be carried out regularly;
 - (iv) roadways must be kept clean;
 - (v) gates are closed between vehicle movements;
 - (vi) gates are fitted with shade cloth; and
 - (vii) the site is hosed down when necessary.

D.17 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.18 Demolitions work

Any demolition work shall comply with the provisions of AS 2601-1991 Demolition of Structures.

D.19 Construction activities

- (a) At all times, construction activities shall be undertaken in accordance with the approved SEMP and the requirements of these conditions.

- (b) All construction activities shall be confined to within the construction zone.
- (c) No disturbance is permitted outside the construction zone unless otherwise agreed by the Secretary or nominee.

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 Stormwater drainage system certification

An appropriately qualified and practising stormwater engineer shall provide the certification to the PCA that the stormwater drainage system has been installed in accordance with the approved detailed stormwater drainage plan (Condition B.7), prior to the issue of any occupation certificate.

E.5 Structural certification

A structural engineer's certificate shall be submitted to the PCA prior to issue of any occupation certificate. This certificate is to verify that structural works have been completed in accordance with approved plans and specifications and comply with the provisions of the BCA and relevant standards. A copy of the certificate is to be submitted to the Secretary with the Occupation Certificate documentation.

E.6 Electrical certification

Prior to the issue of any occupation certificate, certification prepared and signed by an appropriately qualified electrician shall be submitted to the PCA. The certificate shall indicate that all electrical works have been installed by a qualified and licensed electrician and installed in accordance with the relevant Australian Standards.

E.7 Mechanical ventilation certification

Following completion and installation, the mechanical ventilation system/s in the new building shall be tested and prior to the issue of any occupation certificate, certification from an appropriately qualified person confirming that the mechanical ventilation system/s installed in the new building comply with the BCA and any relevant and current Australian Standards shall be submitted to and be to the satisfaction of the PCA.

E.8 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.9 Rehabilitation

Prior to the issue of any occupation certificate, any disturbed ground shall be rendered erosion resistant and rehabilitated in accordance with the approved documentation and these conditions of consent.

E.10 Environmental Health

To ensure compliance with the Food Act 2003 and the Australia New Zealand Food Standards Code, the applicant shall arrange for an inspection of the completed works by the NPWS Senior Environmental Health Officer.

The applicant shall obtain written confirmation that the works have been completed to the satisfaction of the NPWS Senior Environmental Health Officer prior to the issue of an Occupation Certificate.

A copy of the written confirmation shall be submitted to the PCA prior to the issue of an occupation certificate. If the Department is not the PCA, a copy of the written confirmation shall be submitted to the Department with the occupation certificate.

E.11 Food Safety Supervisor

The Office of Environment and Heritage is required to be notified of the food business and their appointed Food Safety Supervisor prior to the commencement of offering food for sale.

E.12 Validation report

A copy of the validation report in accordance with Clause 15 of the *Protection of the Environment Operations (underground Petroleum Storage Systems) Regulation 2008* for the decommissioned fuel storage system shall be submitted to the satisfaction of the PCA prior to the issue of an occupation certificate

PART F – BUSHFIRE SAFETY AUTHORITY

F.1 Asset Protection Zones

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire leasehold area shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

F.2 Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

2. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
 - An Emergency/Evacuation Plan is to be prepared in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and comply with Australian Standard AS 3745:2010 'Planning for Emergencies in Facilities'.
 - Detailed plans of all Emergency Assembly Areas including "on site" and "off site" arrangements as stated in Australian Standard AS 3745:2010 'Planning for Emergencies in Facilities' are clearly displayed, and an annual (as a minimum) trial emergency evacuation is conducted.

F.3 Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

3. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS 3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bushfire Protection'.
4. The existing House of Ullr building (not including any unattached class 10 structures) is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

PART G - POST OCCUPATION

G.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 E.8).

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 External lighting

Any external lighting shall comply with Australian Standard AS 4282-1997: 'Control of Obtrusive Effects of Outdoor Lighting'.

AN.3 Premises Standard

The persons responsible for ensuring compliance with the Premises Standard (Access to Premises – Buildings) are the building certifier, building developer, and building manager. The Standard's applicability should be reasonably investigated by these persons.