



SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. DA 54-11-2006

EXTENSION TO A FREIGHT SHED BUILDING AT SKITUBE BULLOCKS FLAT

This consent is granted subject to the following:

A. THE APPROVED DEVELOPMENT

A1 *Development in Accordance with Plans*

The development shall be in accordance with Development Application No. DA 54-11-2006 submitted by Perisher Blue Pty Ltd on 6 November 2006 and in accordance with the supporting documentation submitted with that application including, but not limited to, the following:

- Drawings Numbered as follows:
 - JM004/06 Dwg 001 Issue B dated 01/09/06,
 - JM004/06 Dwg 002 Issue B dated 01/09/06,
 - JM004/06 Dwg 003 Issue B dated 01/09/06,
 - Dwg 0614 S1 dated 22/10/06
 - Dwg 0614 S2 dated 22/10/06 and
 - Dwg 0614 S3 dated 22/10/06.
- Statement of Environmental Effects
- A Form 4 – Minimal Impact Certification has been signed by Weeks White of Coffey Geoscience Pty Ltd and dated 22 December 2006.
- Letter signed by Scott Findlay of Coffey Geoscience Pty Ltd and dated 21 December 2006 providing geotechnical advice

A2 *Fire Safety Upgrade*

In accordance with the Environmental Planning and Assessment Regulation 2000 the building is to be upgraded to fully comply with the requirements of the Building Code of Australia (BCA).

A3 *Compliance with the Building Code of Australia*

All works must be carried out in accordance with the requirements of the Building Code of Australia

A4 *Geotechnical Works*

All works for the development are to comply with the letter signed by Scott Findlay of Coffey Geoscience Pty Ltd dated 21 December 2006 providing geotechnical advice

B. PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 *Construction Certificate*

Demolition, excavation, clearing, construction, 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 any 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; and
- the relevant development consent; and
- drawings and specifications comprising the Construction Certificate; and
- the relevant Australian Standards listed in the BCA (Specification A1.3).

B3 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, demonstrating 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) formulated 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).

B4 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.

C. PRIOR TO COMMENCEMENT OF WORKS

C1 Notification to Consent Authority of PCA and Date of Commencement of Works

The Consent Authority shall be given written notice, at least 2 days prior to work commencing on site, of the name and details of the PCA and the date construction work is proposed to commence.

C2 Erosion and Sedimentation Control

Provision shall be made for temporary erosion control, sediment containment and the dispersion of any concentrated runoff. Finalisation of the erosion sediment control for the site development will be considered at the 'Site Environmental Management Inspection' and must be to the satisfaction of the Team Leader or nominee prior to the commencement of works.

C3 Protection of adjacent vegetation areas

Site management must 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.

C4 Statement of Compliance with Australian Standard 2601-1991: Demolition Structures

The demolition work shall comply with the provisions of Australian Standard AS 2601-1991 "Demolition of Structures".

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 is to be given prior to any inspection being undertaken:

- (i) Site Environmental Management Inspection (Prior to works commencing on site).
- (ii) Footings Inspection.
- (iii) Slabs Inspection.
- (iv) Pre-Sheet Inspection.
- (v) Final Occupancy of completed works.

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 consent authority, 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 building or perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.
- (e) If the Principal Certifying Authority (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 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 Site Rehabilitation

Landscape and rehabilitation works must be commenced as soon as practicable following the completion of each section of work to minimise exposed areas. All disturbed areas are to be rehabilitated to the satisfaction of the Team Leader or nominee.

D7 Loading and Unloading of Construction Vehicles

All loading and unloading associated with construction shall be restricted to the road corridor or disturbed areas.

D8 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 of Strategic Assessments 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 of Strategic Assessments 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;
 - 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 consent authority 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 consent authority.

D9 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.

D10 Construction Site Fencing.

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

D11 Maintenance of Services

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

D12 External Materials

All external materials of the proposed extension shall match the materials of the existing freight shed, this includes the stone facing of the exposed block work as marked in red on the approved plans.

D13 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 Conservation DEC 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 DEC, the applicant is to provide the Department and DEC personnel safe access to the construction site for the purposes of undertaking further cultural heritage related assessments as considered appropriate by the DEC.

D14 Cool Room

The cool room shall be constructed to AS 4674-2004 "Design, construction and fit-out of food premises".

D15 Plumbing and Drainage Works

The drainage of the proposed extension shall be connected to the existing stormwater system. All plumbing and drainage works undertaken as part of this consent are to comply with AS 3500.

D16 Work Cover

All construction works are to be carried out in accordance with current Work Cover guidelines.

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 consent authority 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.

E3 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.

E4 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.

E5 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 Team Leader or nominee. The site clean up includes but is not limited to the removal of any waste generated from the works and the like.

E6 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.

E7 Termite Protection

The additions to the buildings 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 Principal Certifying Authority shall be furnished with a certificate prior to the issue of the Occupation 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) the need to maintain and inspect the system on a regular system.

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.