



SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. DA-087-09-2009

This consent is granted subject to the following:

A. THE APPROVED DEVELOPMENT

A1 Development in Accordance with Plan

The development shall be in accordance with Development Application No. DA 087-09-2009 submitted by Kosciuszko Thredbo Pty Ltd on 10 September 2009 and in accordance with the supporting documentation submitted with that application including, but not limited to, the following:

- Drawing titled Landscape and Drainage Plan, dated 06.04.09.
- Statement of Environmental Effects and Management Plan prepared by Fairidge.
- Form 4 - Geotechnical Policy – Kosciuszko Alpine Resorts dated 29.7.09 and accompanying letter dated 21 August 2009 prepared by Douglas Partners.

A2 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.

A3 Lapsing of Consent

The development consent shall lapse 5 years after the determination date documented in Part A of Schedule 1 of this consent unless substantial works have commenced before this time.

A4 Compliance with the Building Code of Australia (BCA) and Australian Standards

The works to which this consent applies must be carried out in accordance with the Building Code of Australia and any relevant Australian Standards.

A5 Geotechnical Compliance

All works for the development are to comply with the Department's Geotechnical Policy Kosciuszko Alpine Resorts and the recommendations of Douglas Partners.

A6 Prescribed Conditions

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

B. PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 Structural Details

The applicant shall submit 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:

- (i) relevant conditions of the development consent;
- (ii) drawings and specifications comprising the Construction Certificate; and
- (iii) the relevant Australian Standards and the applicable parts of the BCA.

C. PRIOR TO COMMENCEMENT OF WORKS

C1 Construction Certificate

No works are to commence until a Construction Certificate has been issued for the proposed development pursuant to the *Environmental Planning and Assessment Act, 1979*.

C2 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.

C3 Construction Management

Prior to the commencement of works, the applicant shall erect the construction management controls identified in the Site Environmental Management to the satisfaction of the PCA.

C4 Construction Site Fencing.

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

D. DURING CONSTRUCTION

D1 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.

D2 Site Notice

Prior to the commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site of that stage for the purposes of informing the public of project details.

D3 Dirt and Dust Control Measures

Adequate measures shall be taken to prevent dirt and dust from affecting the amenity of the area and prevent loss of topsoil during construction including wetting down of soil in the event of severe winds and 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 with covers adequately secured.

D4 Hours of Work & Construction Activities

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

- (a) All work, including building and excavation work in connection with the proposed development must only be carried out between the hours of 7.00am and 6.00pm on Monday to Friday inclusive, and 7:00am to 6.00pm on Saturdays, with no work allowed on Sunday or Public Holidays, or as otherwise approved by the Consent Authority;
- (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 Urban Assessments DoP or nominee. By 30 May the applicant must ensure that the site is made safe and secure by undertaking the following:
 - Removal of all waste materials;
 - Construction materials to be removed from around the building and stored within the building or contained within designated areas;
 - Removal and/or securing of all stockpiles of soil and gravel;
 - Completion of all stabilisation and rehabilitation works in accordance with these conditions of consent and the approved SEMP; and
 - Any other specific matters raised by Departmental staff during the course of construction.

D5 Prohibition of Hazardous Materials

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

D6 Loading and Unloading of Construction Vehicles

All loading and unloading associated with construction shall be restricted to the areas identified in the SEMP.

D7 Re-Fuelling

Re-fuelling of all machinery and vehicles shall occur at hardstand areas only.

D8 Disposal of Excess Spoil

Excess spoil material shall be removed from the construction area as soon as possible and shall be stored or disposed of at an approved site.

D9 Storage of Materials

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

D10 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 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.

E3 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 PCA. The site clean up includes but is not limited to the removal of any waste generated from the works and the like.