


# Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I, the Director-General of the Department of Planning, as delegate for the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions of approval in the attached Schedule 2 and the Statement of Commitments in Schedule 3.

These conditions are required to:

- Adequately mitigate the environmental impact of the project;
- Maintain the amenity of the local area;
- Protect the visual amenity of the Tweed coast; and,
- Encourage good urban design and a high standard of architecture.



Sam Haddad

**Director-General**

As delegate for the Minister for Planning

Sydney, 23<sup>rd</sup> August 2009

## SCHEDULE 1

### PART A—TABLE

Application made by:	Twin Towns Services Club Pty Ltd
Application made to:	Minister for Planning
Project Application Number:	06_0237
On land comprising:	Wharf Street, Tweed Heads Lot 1 DP 777183
Local Government Area	Tweed Shire Council
For the carrying out of:	Demolition of the existing two (2) storey members Club building and erection of a six (6) storey building, with car parking, gaming / entertainment area, cinema, meeting room and conference facilities.
Type of development:	Project Application
Capital Investment Value	\$33 million
Determination made on:	
Date approval is liable to lapse:	5 years from the date of determination

### PART B—NOTES RELATING TO THE DETERMINATION OF MP NO. 06\_0237

#### ***Responsibility for other consents / agreements***

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

#### ***Appeals***

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

#### ***Appeals—Third Party***

A third party right to appeal to this approval in the manner set out in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

#### ***Legal notices***

Any advice or notice to the approval authority shall be served on the Director-General.

### PART C—DEFINITIONS

In this approval,

**Act** means the *Environmental Planning and Assessment Act 1979*.

**Advisory Notes** means advisory information relating to the approved development but do not form a part of this approval.

**BCA** means Building Code of Australia

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**Construction Certificate** means a construction certificate for bulk earthworks or civil works unless specified otherwise.

**Council** means Tweed Shire Council

**CPI** means Consumer Price Index.

**Department** means the Department of Planning or its successors.

**Director-General** means the Director-General of the Department.

**Environmental Assessment** means the Environmental Assessment prepared by Darryl Anderson Consulting Pty Ltd and dated February 2009, including all Appendices.

**Minister** means the Minister for Planning.

**Project** means the project as described in Condition A1 to this approval.

**PCA** means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

**Preferred Project Report** means the Preferred Project Report prepared by Darryl Anderson Consulting dated May 2009.

**Proponent** means Twin Towns Services Club Pty Ltd or any party acting upon this approval.

**Regulation** means the *Environmental Planning and Assessment Regulation 2000*.

**Subject Site** has the same meaning as the land identified in Part A of this schedule.

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## SCHEDULE 2

### RECOMMENDED CONDITIONS OF APPROVAL

#### MAJOR PROJECT NO. 06\_0237

#### PART A—ADMINISTRATIVE CONDITIONS

##### **A1     *Project Description***

Project approval is granted only to carrying out the project described in detail below:

- 1) Demolition of the existing two (2) storey members Club building adjacent to the Jack Evans Boat Harbour foreshore
- 2) Erection of a six (6) storey building over three levels, with car parking, gaming / entertainment area, cinema, meeting room and conference facilities.
- 3) A total Gross Floor Area (GFA) of 5,978sqm;
- 4) Advertising signage to the Wharf Street elevation; and,
- 5) Landscaping and reconfiguration of car parking.

##### **A2     *Staging***

The project is to be constructed in 3 stages generally as follows:

- (1) Stage 1 comprises:
  - (a) Demolition of existing two storey members' building;
  - (b) Internal refurbishment of existing building in stages;
  - (c) Rationalisation of existing car park and pedestrian circulation;
  - (d) New atrium at ground level, including new internal lift and stairs;
  - (e) New 2 storey building (Level 1) comprising entertainment, light food and balcony/beer garden and outdoor smoking area (maximum height RL 6.825m AHD);
  - (f) A total GFA of 2,096sqm.
- (2) Stage 2 comprises:
  - (a) Construction of an additional 2 storeys (Level 2) comprising cinema and conference facilities, meeting room, offices, entertainment and outdoor smoking area (maximum height of RL 12.825m AHD);
  - (b) A total GFA of 1,972sqm.
- (3) Stage 3 comprises:
  - (a) Construction of an additional 2 storeys (Level 3) comprising conference and entertainment facilities, back of house amenities, bar, foyer, balcony and outdoor smoking area (maximum height of RL 20.025m AHD);
  - (b) A total GFA of 1,910sqm.

### **A3 Project in Accordance with Plans**

The project will be undertaken in accordance with the Environmental Assessment, the Preferred Project Report and the following drawings:

<b>Architectural Drawings prepared by BGD Architects</b>			
<b>STAGE 1</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA1-00.01	A	Site Analysis	3/11/08
DA1-00.10	C	Perspective 1	10/02/09
DA1-00.11	B	Perspective 2	10/02/09
DA1-00.12	B	Perspective 3	10/02/09
DA1-00.13	B	Perspective 4	10/02/09
DA1-10.01	B	Existing Floor Plan – Level 0	10/02/09
DA1-10.02	B	Existing Floor Plan – Level 2	10/02/09
DA1-10.03	B	Existing Floor Plan – Level 4	10/02/09
DA1-10.04	B	Existing Floor Plan – Level 6	10/02/09
DA1-10.11	A	Demolition Plan – Level 0	10/02/09
DA1-10.12	A	Demolition Plan – Level 2	10/02/09
DA1-10.21	D	Proposed Plan – Level 0	27/07/09
DA1-10.22	C	Proposed Plan – Level 2	07/05/09
DA1-10.23	A	Proposed Plan – Level 4 (Roof)	10/02/09
DA1-10.24	A	Entry Path Details	07/05/09
DA1-10.25	A	Amenities Plan – Level 2	10/08/09
DA1-10.31	A	Boundary Setbacks – Level 0	10/02/09
DA1-10.32	A	Boundary Setbacks – Level 2	10/02/09
DA1-10.33	A	Boundary Setbacks – Level Roof	10/02/09
DA1-10.41	B	Proposed Reflected Ceiling Plan	13/05/09
DA1-10.42	A	Proposed Entry Path Sections	07/05/09
DA1-10.51	B	Shadow Diagrams – Mid Winter	30/01/09
DA1-10.52	B	Shadow Diagrams – Mid Summer	30/01/09
DA1-10.53	B	Shadow Diagrams – Mid Summer	30/01/09
DA1-10.54	B	Shadow Diagrams – Mid Summer	30/01/09
DA1-10.55	B	Shadow Diagrams – Mid Summer	30/01/09
DA1-10.56	B	Shadow Diagrams – Mid Winter	30/01/09
DA1-10.57	B	Shadow Diagrams – Mid Winter	30/01/09
DA1-20.01	B	Proposed Elevations	07/05/09
DA1-20.02	B	Proposed Elevations	07/05/09
DA1-20.03	A	Proposed Elevations	10/02/09
DA1-20.04	B	Schedule of Finishes	07/05/09
DA1-30.01	A	Proposed Section A-A	10/02/09



DA1-30.02	A	Proposed Section B-B	10/02/09
DA1-30.03	A	Proposed Section C-C	10/02/09
DA1-30.04	A	Waterfront Detail Section	10/02/09
DA1-30.05	A	Atrium Detail Section	10/02/09
DA1-30.06	A	Wharf St Detail Section	10/02/09
DA1-30.07	A	Parkland Detail Section	10/02/09
<b>STAGE 2</b>			
DA2-00.10	C	Perspective 1	10/02/09
DA2-00.11	B	Perspective 2	10/02/09
DA2-00.12	B	Perspective 3	10/02/09
DA2-00.13	B	Perspective 4	10/02/09
DA2-10.01	B	Existing Floor Plan – Level 0	10/02/09
DA2-10.02	B	Existing Floor Plan – Level 2	10/02/09
DA2-10.03	B	Existing Floor Plan – Level 4	10/02/09
DA2-10.04	B	Existing Floor Plan – Level 6	10/02/09
DA2-10.13	A	Demolition Plan – Level 4	10/02/09
DA2-10.23	C	Proposed Plan – Level 4	07/05/09
DA2-10.24	A	Proposed Plan – Level 6 (Roof)	10/02/09
DA2-10.25	A	Amenities Plan – Level 4 & 5	10/08/09
DA2-10.33	A	Boundary Setbacks – Level 4	10/02/09
DA2-10.34	A	Boundary Setbacks – Level 6	10/02/09
DA2-10.51	B	Shadow Diagrams – Mid Winter	30/01/09
DA2-10.52	B	Shadow Diagrams – Mid Summer	30/01/09
DA2-10.53	B	Shadow Diagrams – Mid Summer	30/01/09
DA2-10.54	B	Shadow Diagrams – Mid Summer	30/01/09
DA2-10.55	B	Shadow Diagrams – Mid Summer	30/01/09
DA2-10.56	B	Shadow Diagrams – Mid Winter	30/01/09
DA2-10.57	B	Shadow Diagrams – Mid Winter	30/01/09
DA2-20.01	B	Proposed Elevations	07/05/09
DA2-20.02	B	Proposed Elevations	07/05/09
DA2-20.03	B	Proposed Elevations	07/05/09
DA2-20.04	B	Schedule of Finishes	07/05/09
DA2-30.01	A	Proposed Section A-A	10/02/09
DA2-30.02	A	Proposed Section B-B	10/02/09
DA2-30.03	A	Proposed Section C-C	10/02/09
DA2-30.04	A	Waterfront Detail Section	10/02/09
DA2-30.05	A	Atrium Detail Section	10/02/09
DA2-30.06	A	Wharf St Detail Section	10/02/09
DA2-30.07	A	Parkland Detail Section	10/02/09
<b>STAGE 3</b>			

DA3-00.10	C	Perspective 1	10/02/09
DA3-00.11	B	Perspective 2	10/02/09
DA3-00.12	B	Perspective 3	10/02/09
DA3-00.13	B	Perspective 4	10/02/09
DA3-10.01	B	Existing Floor Plan – Level 0	10/02/09
DA3-10.02	B	Existing Floor Plan – Level 2	10/02/09
DA3-10.03	B	Existing Floor Plan – Level 4	10/02/09
DA3-10.04	B	Existing Floor Plan – Level 6	10/02/09
DA3-10.14	A	Demolition Plan – Level 6	10/02/09
DA3-10.24	C	Proposed Plan – Level 6	07/05/09
DA3-10.25	A	Proposed Plan – Roof	10/02/09
DA3-10.26	A	Roof Plan Stages	10/02/09
DA3-10.27	A	Amenities Plan – Level 6	10/08/09
DA3-10.34	A	Boundary Setbacks – Level 6	10/02/09
DA3-10.35	A	Boundary Setbacks – Level Roof	10/02/09
DA3-10.51	B	Shadow Diagrams – Mid Winter	30/01/09
DA3-10.52	B	Shadow Diagrams – Mid Summer	30/01/09
DA3-10.53	B	Shadow Diagrams – Mid Summer	30/01/09
DA3-10.54	B	Shadow Diagrams – Mid Summer	30/01/09
DA3-10.55	B	Shadow Diagrams – Mid Summer	30/01/09
DA3-10.56	B	Shadow Diagrams – Mid Winter	30/01/09
DA3-10.57	B	Shadow Diagrams – Mid Winter	30/01/09
DA3-20.01	B	Proposed Elevations	07/05/09
DA3-20.02	B	Proposed Elevations	07/05/09
DA3-20.03	B	Proposed Elevations	07/05/09
DA3-20.04	B	Schedule of Finishes	07/05/09
DA3-30.01	A	Proposed Section A-A	10/02/09
DA3-30.02	A	Proposed Section B-B	10/02/09
DA3-30.03	A	Proposed Section C-C	10/02/09
DA3-30.04	A	Waterfront Detail Section	10/02/09
DA3-30.05	A	Atrium Detail Section	10/02/09
DA3-30.06	A	Wharf St Detail Section	10/02/09
DA3-30.07	A	Parkland Detail Section	10/02/09
<b>Landscape Drawings prepared by Imagine IDG</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
LTP-WD-01(A)	A	Landscape Tree Planting Plan	28/04/09
LP-WD-01(C)	C	Landscape Planting Plan	16/07/09
LD-WD-01(B)	B	Tweed Heads Headworks Plan	28/04/09
LH-WD-02(A)	A	Tweed Heads Hardworks/Planting Plan	08/05/09

LP-WD-02(D)	D	Landscape Plant Schedule & Specifications	16/07/09
LD-WD-01(C)	C	Landscape Detail	16/07/09
<b>Survey Drawings prepared by B &amp; P Surveyors</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
14774 B	-	Level & Detail Survey	27/09/05
11481 B	B	Level & Detail Survey	15/12/99
15914 B	-	Level & Detail Survey – Sheet 1 of 2	26/04/07
15914 B	-	Layout Plan – Sheet 2 of 2	26/04/07

#### **A4 Project in Accordance with Documents**

The project will be undertaken in accordance with the following documents:

- (1) *Environmental Assessment Report* prepared by Darryl Anderson Consulting Pty Ltd on behalf of Twin Towns Services Club Pty Ltd, dated February 2009; and,
- (2) *Preferred Project Report* prepared by Darryl Anderson Consulting Pty Ltd on behalf of Twin Towns Services Club Pty Ltd, dated May 2009.
- (3) Council approved Management Plans.

#### **A5 Inconsistency between documents**

In the event of any inconsistency between conditions of this approval, the proponent's Statement of Commitments and the drawings/documents referred to in Conditions A3 and A4, the conditions of this approval prevail to the extent of the inconsistency.

#### **A6 Building Code of Australia**

All work must be carried out in accordance with the requirements of the *Building Code of Australia*.

### **PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE FOR ANY STAGE (EXCEPT WHERE OTHERWISE SPECIFIED)**

#### **Design Details**

##### **B1 Disabled Access**

Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy. Prior to the issue of a Construction Certificate for each stage of the project a certificate certifying compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

##### **B2 Reflectivity**

Reflectivity measures, including vertical glazing and glass characteristics, are to be implemented and details submitted to the Certifying Authority prior to issue of a construction certificate for each stage of the project. Total reflectivity is not to exceed 20%.

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### **B3 Outdoor Lighting**

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for each stage of the project.

### **B4 Flooding**

- (1) Prior to the issue of a Construction Certificate for Stage 1, design detail shall be provided to the Certifying Authority to address the flood compatibility of the proposed structure including the following specific matters:
  - (a) Design flood level of RL 2.6m AHD.
  - (b) All building materials used below Council's design flood level must not be susceptible to water damage.
- (2) Subject to the requirements of the local electricity supply authority, all electrical wiring, outlets, switches etc. should, to the maximum extent possible be located above the design flood level. All electrical wiring installed below the design flood level should be suitably treated to withstand continuous submergence in water.

### **B5 Service Area Screening**

Prior to issue of a Construction Certificate for Stage 1 design details for a decorative screen/fence designed to the Wharf Street frontage and southern site boundary, and a new gate provided to screen the garbage bins and service area in the south western corner of the development, must be provided to the Department for approval. The fence is to be carefully scaled so the loading zone and garbage bins are not visible from Wharf Street or the adjoining park to the south.

### **B6 Servicing Arrangements**

The following amendments must be made to the service vehicle and loading dock area to ensure the safe and effective movement of all vehicle class users within and surrounding the development:

- 1) Signage must be installed at the Wharf Street entry to the south western service area advising that the left turn entry is for service vehicles only.
- 2) A closable gate must be installed at the Wharf Street south western service area entry (designed as per Condition B6 above) and shall remain closed at all times except to allow access by service vehicles.
- 3) A closable gate must be installed between the patron vehicle area and the servicing area in the south eastern corner of the site to prevent access by patrons to the service area. The gate must remain closed at all times except to allow access by service vans / utility vehicles (or forklifts) to access the eastern cellar servicing area.

Design details of the proposed servicing arrangements shall be provided to Council for approval prior to the issue of a Construction Certificate for Stage 1.

### **B7 Advertising Signage**

The design plans are to be amended such that:

- 1) The design plans are to be amended such that:

- a) The proposed advertising sign on the northern elevation of the building is removed from the proposed design. Amended plans are to be submitted to Council for approval.
  - b) No additional advertising signs are to be installed as part of Stage 1.
  - c) The proposed advertising sign on the Wharf Street elevation is restricted to a size no greater than 9 metres (long) x 5 metres (high) at Stages 2 and 3.
- 2) The Wharf Street signage is to be fitted with all necessary devices capable of permitting a change in intensity of illumination of the sign in order to regulate glare or other like impacts.

### **B8      *Landscaping***

The landscape design plans are to be amended such that the planting schedule is to comprise entirely of those species specified within Council's Coastal Plant Species List. The design plans are to be submitted to the satisfaction of Council prior to the issue of a Construction Certificate for Stage 1.

### **B9      *Car Parking***

The following amendments must be made to the car parking layout to ensure the proposed car parking arrangements on the site function effectively:

- 1) Additional parking signage is to be installed to advise that parking at the ground level should be utilised by short-term visitors only. All staff and long-term parking should utilise the basement car parking provided within the basement of the Twin Towns Resort apartment tower accessed via Stuart Street. Appropriate locations for off-street directional signage are to be identified in consultation with Council. Details of the proposed locations are to be approved by Council prior to the issue of a Construction Certificate for Stage 1.
- 2) A bollard must be placed directly in front of the previously unprotected pier adjacent to the vehicle travel aisle. Additional line marking and delineation shall also be provided to clearly distinguish the piers and travel aisle.
- 3) Time restriction signage must be installed in the car park to restrict parking to no more than 2 hours.
- 4) Patron awareness (by the distribution of flyers) should be implemented to highlight the revised parking arrangements.

Details of the above arrangements shall be submitted to the Certifying Authority for approval prior to the issue of a Construction Certificate for Stage 1.

### **B10    *Treatment of Vehicular Entry***

In order to improve the appearance of the building when viewed from the street, any part of the walls and ceilings of vehicular entry points that are visible from the street shall be finished in high quality materials and no service ducts or pipes are to be visible.

### ***Remediation / Demolition / Earthworks***

### **B11    *Pre-Construction Dilapidation Reports***

The Proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing and adjoining buildings, infrastructure and roads. The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate for each stage of the project. A copy of the report is to be forwarded to Council.

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## **Construction Management**

### **B12 Construction Management Plan**

Prior to the issue of a Construction Certificate for each stage of the project, a Construction Management Plan shall be submitted to and approved by the Certifying Authority. A copy of the approved plan shall be submitted to Council. The Plan shall clearly specify that construction access shall be restricted to within the site boundary at all times and shall address, but not be limited to, the following matters where relevant:

- a) hours of work;
- b) contact details of site manager;
- c) traffic and pedestrian management;
- d) noise and vibration management;
- e) construction waste management; and,
- f) erosion and sediment control.

### **B13 Traffic & Pedestrian Management Plan**

Prior to the issue of a Construction Certificate for each stage of the project, a Traffic and Pedestrian Management Plan in accordance with AS1742 and RTA publication 'Traffic Control at Works Sites' Version 2 shall be prepared by an RTA accredited person, and shall be submitted to and approved by the Certifying Authority. Safe public access shall be provided at all times. The Plan shall address, but not be limited to, the following matters:

- (1) ingress and egress of vehicles to the site,
- (2) loading and unloading, including construction zones,
- (3) predicted traffic volumes, types and routes, and
- (4) pedestrian and traffic management methods.

The Proponent shall submit a copy of the approved plan to Council.

### **B14 Construction Waste Management Plan**

Prior to the issue of a Construction Certificate for each stage of the project, a Waste Management Plan shall be prepared by a suitably qualified person. The proponent shall submit a copy of the plan to the satisfaction of Council.

### **B15 Erosion and Sediment Control Plan**

Erosion and Sediment Control shall be provided in accordance with the following:

- 1) The Construction Certificate Application for each stage of the project must include a detailed erosion and sediment control plan prepared in accordance with Section D7.07 of Council's *Development Design Specification D7 - Stormwater Quality*.
- 2) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 - Stormwater Quality* and its Annexure A - Code of Practice for Soil and Water Management on Construction Works.

### **B16 Noise Management Plan**

A Noise Management Plan is to be prepared addressing the following as a minimum:

- (1) Identification of each work area, site compound and access route (both private and public);

- (2) Identification of the specific activities that will be carried out and associated noise sources at each work area, site compounds and access routes;
- (3) Identification of the primary potentially affected sensitive receivers;
- (4) An assessment of likely noise generation levels for key construction phases of the development;
- (5) Description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction;
- (6) Procedures for notifying residents of construction activities that are likely to effect their noise and vibration amenity;
- (7) Measures to receive, record and respond to complaints;
- (8) Measures to monitor and report against noise performance;
- (9) Mitigation measures and treatments including acoustic-absorptive finishes and perimeter treatments to the outdoor terrace areas; and,
- (10) The operation of all entertainment areas, including the external areas.

The Noise Management Plan is to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate for each Stage of the project.

### **B17 Dewatering**

- 1) Prior to issue of a Construction Certificate for Stage 1 or using any existing works for the purpose of Temporary Dewatering for Construction Purposes, an approval under Part 5 of the *Water Act 1912* must be obtained from the Department of Water and Energy. The application for the approval must contain sufficient information to show that the project is capable of meeting the objectives and outcomes specified in these conditions.
- 2) A Dewatering Management Plan for all dewatering activities to be carried out on the site shall be submitted to and approved by Council prior to release of the Construction Certificate for Stage 1. The plan is to give consideration to the acid sulfate soil issues on site and the impact that this may have on groundwater and dewatering activities proposed.
- 3) A license fee calculated in accordance with the *Water Act 1912* must be paid before a license can be granted.
- 4) Water shall not be pumped from the works for any purpose other than dewatering for construction purposes.

### **Traffic & Parking**

#### **B18 Number of Car Spaces**

The maximum number of car spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for Stage 1.

Car parking allocation	Number
Club Spaces	739
Number of Club car spaces to be disabled spaces	4
<b>TOTAL</b>	<b>739</b>

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**B19 Number of Bicycle Spaces**

A minimum of 20 bicycle spaces are to be provided for the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for Stage 1.

**B20 Number of Loading Bays**

A minimum of one loading bay is to be provided for the development which is capable of accommodating articulated vehicles. Trucks must be able to access and exit the site in a forward direction. Details of the loading arrangements shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for Stage 1.

**B21 Car Park and Service Vehicle Layout**

- (1) The layout of the car park shall comply with Australian Standard AS2890.1: 2004 *Parking Facilities Part 1: Off Street Parking*. All parking spaces are to be line-marked.
- (2) The layout of the service vehicle area shall comply with Australian Standard AS2890.2: 2002 *Off Street Parking Part 2 – Commercial Vehicles Facilities*.
- (3) Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior the issue of a Construction Certificate for Stage 1.

**Health****B22 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 Certifying Authority prior to the issue of a Construction Certificate for each stage of the project.

**B23 Design of Food Premises**

The fitout of the food premises shall be carried out in accordance with the Food Premises and Equipment Standard 3.2.3 of the Australia New Zealand Food Standards Code. Details of compliance with the relevant provisions of the Code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for each stage of the project.

**B24 Fire Safety**

The building has been the subject of a fire engineered report by Stephen Grubits 2000/Q102R3 dated June 2000 involving an alternate solution. An appropriately qualified fire engineer is to review this report relating to the club building and the proposed redevelopment works in light of the recommendations and requirements of the aforementioned report. This engineer is to provide a report in respect of his/her recommendations appropriate to each stage of the development ensuring an adequate level of fire safety to the building, which is to be submitted to Tweed Shire Council for assessment and approval prior to the issue of the Construction Certificate for each stage of the project.



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## **B25 Waste Management Plan**

Prior to the issue of a Construction Certificate for each stage of the project, a detailed Waste Management Plan (WMP) should be submitted to Council for approval. The WMP must include the following information:

- (1) Demolition
  - (a) The volume and type of waste generated during demolition
  - (b) The methods of storage of material on site. A site plan should be included.
  - (c) How recyclable materials will be separated, managed, and where the materials will be sent for recycling
  - (d) The location and methods of disposal of all residual waste
  - (e) The licensed transporter of the waste
  - (f) Ongoing waste management strategies.
- (2) Construction
  - (a) The type of waste generated during construction
  - (b) The method and location of waste storage on site
  - (c) How any recyclable materials will be managed
  - (d) The location of the disposal facility for residual waste
  - (e) Ongoing waste management strategies
- (3) Site Occupation
  - (a) Details of waste storage containers to be used by the development (i.e. mobile garbage bins or bulk bins, how many, frequency of collection etc.)
  - (b) Location and design of waste storage areas, reference to Council's Code for Storage and Disposal of Garbage and Other Solid Wastes
  - (c) Nominate collection point for servicing
  - (d) Details of access for contractor where necessary
  - (e) Ongoing waste management strategies

## **B26 Safety Management Plan**

Prior to the issue of a Construction Certificate for each stage of the project, a detailed Safety Management Plan must be prepared and submitted to the Certifying Authority for approval. The Safety Management Plan must include provisions to ensure that safety of reserve users at all times during demolition and construction. Debris, dust, substances, plant or machinery or any other materials must not enter Crown land during construction.

## **Stormwater**

### **B27 Stormwater and Drainage Works Design**

- (1) Final design plans of the stormwater drainage systems within the proposed development, prepared by a qualified practicing Civil Engineer and in accordance with the requirements of Council shall be submitted to and approved by the Council prior to issue of a Construction Certificate for each stage of the project. The hydrology and hydraulic calculations shall be based on models described in the current edition of *Australian Rainfall and Runoff*.
- (2) Detailed design of the internal stormwater system and all points of discharge to the public stormwater drainage system shall be compatible with civil works design for the Jack Evans Boat Harbour foreshore works adjoining the development, to the satisfaction of Council's Director Engineering & Operations.

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## **B28 Stormwater Quality**

Permanent stormwater quality treatment shall be provided in accordance with the following:

- a) The Construction Certificate Application for each stage of the project shall include a detailed stormwater management plan (SWMP) for the occupational or use stage of the development prepared in accordance with Section D7.07 of Council's *Development Design Specification D7 - Stormwater Quality*.
- b) Permanent stormwater quality treatment shall comply with section 5.5.3 of the *Tweed Urban Stormwater Quality Management Plan* and Council's *Development Design Specification D7 - Stormwater Quality*.
- c) All runoff from car parking, driveway and hardstand areas must be treated to remove oil and sediment pollutants prior to discharge to the public drainage system. Proprietary treatment devices must be sized in accordance with Section D7.12 of Council's *Development Design Specification D7 - Stormwater Quality*, with engineering details (including maintenance schedules) to be submitted with the s68 stormwater application. Roof water does not require treatment and should be discharged downstream of treatment devices to minimise sizing requirements.

## **Other Approvals**

### **B29 Section 68 Approval**

- (1) Notwithstanding the issue of this project approval, separate consent from Council under Section 68 of the Local Government Act 1993, must be obtained prior to any works taking place that involve any of the following:-
  - (a) connection of a private stormwater drain to a public stormwater drain
  - (b) installation of stormwater quality control devices
  - (c) erosion and sediment control works
- (2) Pursuant to Section 68 of the Local Government Act, 1993 an approved Application for these works must be submitted on Council's standard s68 stormwater drainage application form accompanied by the required attachments and the prescribed fee. Receipt of approval is to be obtained prior to the issue of a construction certificate for works within the development site.
- (3) In accordance with Section 68 of the Local Government Act, 1993, any premises proposing to discharge into Council's sewerage system a waste water other than domestic sewage, shall submit to Council a completed application for a Trade Waste Licence. This application is to be approved by Council prior to the issue of a Construction Certificate.
- (4) Pursuant to Section 68 of the Local Government Act, 1993 an approved pre-treatment device (eg. Oil/grease traps, separators, etc) shall be installed in accordance with Council's Trade Waste Policy. Submission of detailed hydraulic plans and specifications indicating size, type, location and drainage installations in accordance with AS 3500 shall be submitted to Council for approval.

### **B30 Section 138 Approval**

Notwithstanding the issue of this project approval, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of new driveway access (or modification of access). Applications for consent under Section 138 must be submitted on Council's standard application form, be accompanied by the required attachments and prescribed fee. Receipt of approval is to be obtained prior to the issue of a construction certificate for works within the development site.

## **Monetary Contributions**

### **B31 Section 94 Monetary Contributions**

- 1) Prior to the endorsement of a Construction Certificate for each stage of the project, the Proponent must pay, in proportion to the additional trips/GFA created by that stage, the following contributions to Council pursuant to Section 94 of the *Environmental Planning and Assessment Act (1979)*:

#### **(1) Amount of Contributions**

Section 94 Plan No.4 Version 5.0 – Tweed Road Contribution Plan			
	No. of trips	\$ per trip	Sub-Total
Stage 1	586.8	\$656	\$384,941
Stage 2	1707	\$656	\$1,119,792
Stage 3	1565.4	\$656	\$1,026,902
Section 94 Plan No.18 – Tweed Shire Administration Building and Depots			
	GFA	\$ per 300sqm of GFA	Sub-Total
Stage 1	378sqm	\$277	\$349.02
Stage 2	2,284sqm	\$277	\$2,108.89
Stage 3	2,103sqm	\$277	\$1,941.77
TOTAL CONTRIBUTIONS PAYABLE			
Stage 1		\$385,290.02	
Stage 2		\$1,121,900.80	
Stage 3		\$1,028,843.70	
TOTAL		\$2,536,034.52	

#### **2) Timing and Method of Payment**

The contribution shall be paid in the form of cash or bank cheque, made out to Tweed Shire Council. For accounting purposes, the contribution may require separate payment for each of the categories above and you are advised to check with Council.

Evidence of the payment to Council, shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate for each stage of the project.

#### **3) Section 94 Plans**

A copy of the Section 94 contribution plans may be inspected at Tweed Shire Council, Civic & Cultural Centre, Tumbulgum Road, Murwillumbah NSW 2484.

### **B32 Section 64 Monetary Contributions**

- 1) Contributions plans relevant to the development include:
  - a) Development Servicing Plan for Water Supply Services (July 2007)
  - b) Development Servicing Plan for Sewerage Services (July 2007)
- 2) Prior to the endorsement of a Construction Certificate for each stage of the project, the Proponent must pay, in proportion to the additional ET created by that stage, the following contributions to Council pursuant to Section 64 of the *Local Government Act 1993*.

STAGES	Water Supply Services		Sewerage Services	
	Calculation	Total	Calculation	Total
Stage 1	\$10,709 x 1.2 ET	\$12,850.80	\$5,146 x 1.92/ET	\$9,880.32
Stage 2	\$10,709 x 4.8 ET	\$51,403.20	\$5,146 x 7.2 ET	\$37,051.20
Stage 3	\$10,709 x 5.26 ET	\$56,329.34	\$5,146 x 8.016 ET	\$41,250.34
<b>TOTALS</b>		<b>\$120,583.34</b>		<b>\$88,181.86</b>

- 3) These charges to remain fixed for a period of twelve (12) months from the date of this approval and thereafter in accordance with the rates applicable in Council's adopted Fees and Charges current at the time of payment.
- 4) A copy of the Section 64 contribution plans may be inspected at Tweed Shire Council, Civic & Cultural Centre, Tumbulgum Road, Murwillumbah NSW 2484.

## **PART C—PRIOR TO COMMENCEMENT OF WORKS**

### ***Notification Requirements***

#### ***C1 Notice to be Given Prior to Commencement / Excavation***

- 1) The Principal Certifying Authority and Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site for each stage of the project.
- 2) The Principal Certifying Authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice under Section 81A of the *Environmental Planning and Assessment Act 1979*.
- 3) Work must not be commenced on each stage until:
  - a. A Construction Certificate for the building work has been issued by the approval authority, the council (if the council is not the consent authority) or an accredited certifier, and
  - b. The person having the benefit of the project approval has:
    - i. appointed a Principal Certifying Authority for the building work, and
    - ii. notified the Principal Certifying Authority that the person will carry out the building work as an owner-builder, if that is the case, and
  - c. The Principal Certifying Authority has, no later than 2 days before the building work commences:
    - i. notified the approval authority and the council (if the council is not the consent authority) of his or her appointment, and
    - ii. notified the person having the benefit of the project approval of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
  - d. The person having the benefit of the project approval, if not carrying out the work as an owner-builder, has:
    - i. appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and

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- ii. notified the Principal Certifying Authority of any such appointment, and
  - iii. unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.
- 4) A "Notice of Commencement of Building Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least 2 days prior to work commencing.

### ***Site Induction***

#### ***C2 Boundary Identification***

Prior to the commencement of construction at each stage of the project, all contractors and sub-contractors must be shown the property boundaries as part of site inductions. Evidence of this must be presented to the Certifying Authority for approval.

### ***Structural Works***

#### ***C3 Structural Details***

Prior to the commencement of construction at each stage of the project, the Proponent shall submit to the satisfaction of the Principal Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- (1) the relevant clauses of the BCA,
- (2) the relevant project approval,
- (3) drawings and specifications comprising the Construction Certificate, and
- (4) the relevant Australian Standards listed in the BCA (Specification A1.3).

### ***Pollution Control***

#### ***C4 Erosion and Sediment Control***

Prior to commencement of work on the site for each stage of the project, all erosion and sedimentation control measures are to be installed and operational including the provision of a "shake down" area where required to the satisfaction of the Principal Certifying Authority. In addition to these measures the core flute sign provided with the stormwater approval under Section 68 of the Local Government Act is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided. This sign is to remain in position for the duration of the project.

### ***Services***

#### ***C5 Existing Services***

The proponent shall accurately locate and identify any existing sewer main, stormwater line or other underground infrastructure within or adjacent to the site and the Principal Certifying Authority advised of its location and depth prior to commencing works for each stage of the project and ensure there shall be no conflict between the proposed development and existing infrastructure prior to start of any works.

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**C6 Connection to Services**

An application to connect to Council's sewer or carry out plumbing and drainage works, together with any prescribed fees including inspection fees, is to be submitted to and approved by Council prior to the commencement of any building works on the site.

**C7 Trade Waste**

Any business or premises proposing to discharge a pollutant discharge greater than or differing from domestic usage is to submit to Council an application for a Trade Waste Licence. This application is to be approved by Council prior to any discharge to sewer being commenced. A trade waste application fee will be applicable in accordance with Council's Fees and Charges.

**Contact Details****C8 Contact Telephone Number**

Prior to the commencement of the works for each stage of the project, the Proponent must forward to the Department and Council a 24 hour telephone number to be operated for the duration of the construction works.

**Drainage****C9 Hydraulic Drawings**

Prior to commencement of building works for each stage of the project the Proponent must provide hydraulic drawings on the proposed sewer drainage systems including pipe sizes, details of materials and discharge temperatures.

**C10 Plumbing**

A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.

**C11 Inspection Fees**

Prior to the commencement of any works on the site all required plumbing and drainage inspection fees are to be submitted to Council.

**C12 Waste Treatment Device**

An Approval to Install a Waste Treatment Device must be obtained from Council prior to the commencement of the installation of the facility.

**Internal Finishes****C13 Kitchen Exhaust**

Prior to the commencement of work the Principal Certifying Authority is to be provided with and approve details of any kitchen exhaust system. Such details are to include the location of discharge to the air, capture velocity, size of hood and angle of filters. The system shall comply with Australian Standards SAA 1668 Part 2 Ventilation Requirements.

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**C14 Internal Fitout**

Detailed drawings showing equipment, fittings, the mechanical exhaust ventilation system and internal finishes are to be submitted to Council for further analysis, comment and approval prior to the commencement of any internal fitout.

**Waste Management****C15 Solid Waste**

Provision shall be made for the collection of builder's solid waste in accordance with the following requirements:

1. A temporary builder's waste chute is to be erected to vertically convey builder's debris to a bulk container.
2. The chute shall be located in a position approved by the Principal Certifying Authority.
3. A canopy shall be provided to the chute outlet and container to reduce the spillage of materials and nuisance caused by dust.

**Contamination****C16 Asbestos**

Prior to commencement of works for Stage 1, the identification of any asbestos in the construction materials should be investigated and appropriate management procedures should be incorporated into the Safety Management Plan.

**PART D—DURING CONSTRUCTION****Construction Management****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 Department, Council or the PCA.

**D2 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 including, but not limited to:

- 1) Details of the Builder, Principal Certifying Authority and Structural Engineer for all stages of the project;
- 2) The approved hours of work;
- 3) 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; and
- 4) To state that unauthorised entry to the site is not permitted.

**D3 Protection of Trees – Street Trees**

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction of any stage of the project, shall be replaced, to the satisfaction of Council.

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#### **D4 Demolition Works**

All demolition work is to be carried out in accordance with the provisions of Australian Standard AS 2601 "The Demolition of Structures" and to the relevant requirements of the WorkCover Authority.

#### **D5 Contamination**

Should the removal of on ground concrete slabs be required as a consequence of any of the proposed demolition works, testing of the under slab material is carried out to determine the presence of any residual pesticides and if necessary a Remediation Action Plan be prepared by a person with suitable qualifications in the assessment of contaminated land to ensure that any contaminated material is managed appropriately. Any Remediation Action Plan shall be to the satisfaction of the PCA.

#### **D6 Crown Land**

- 1) All works and activities must be contained wholly within the Club property boundary. Crown land must not be used at any time without authority during the construction of the Club for (but not limited to):
  - a. Access roads, tracks or parking
  - b. Stacking and storage of any substances, materials, plant and machinery, structures and buildings such as site offices and accommodation, ablutions, or vegetation
  - c. Signage
  - d. Assembly areas or demolition exclusion zones
  - e. Stormwater discharge
  - f. Delivery of services or supplies
- 2) Non-compliance will attract a penalty or prosecution under the *Crown Lands Act 1989*.

#### **Notification**

#### **D7 Inspections**

Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:

- a) internal drainage;
- b) water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;
- c) completion of work and
- d) prior to occupation of the building.

#### **Services**

#### **D8 Plumbing**

- (1) The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the NSW Code of Practice for Plumbing and Drainage.
- (2) All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-



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- (a) 43.50C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
  - (b) 50.0C in all other classes of buildings.
- (3) A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

### ***Food Preparation and Food Storage Areas***

#### ***D9 Internal Fitters***

Internal fitters are to liaise with the PCA prior to fitting out of the kitchen and preparation areas. All internal fitouts are to comply with Australian Standard AS4674 - Design, Construction and Fitout of Food Premises.

#### ***D10 Construction Materials***

All walls in the food preparation and food storage areas shall be of solid construction, easily washable, lightly coloured and tiled to a height of at least 2 metres above floor level, or where not tiled, cement rendered to provide a smooth even finish to ceiling. Note: Stud framed walls will not be acceptable. Intersections of all floors with walls shall be coved to a radius of not less than 25 millimetres.

#### ***D11 Flooring***

All flooring materials in the food preparation and storage areas are to be impervious, non slip, non abrasive and capable of withstanding heavy duty operation. Where tiling is to be used epoxy grout finished flush with the floor surface is to be used in joints or alternatively all tiles are to be butt joined and free of cracks or crevices.

### ***Structural Works***

#### ***D12 Setting Out of Structures***

The buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the PCA certifying that structural works are in accordance with the approved project application.

### ***Site Maintenance***

#### ***D13 Erosion and Sediment Control***

All erosion and sediment control measures, as designed in accordance with the approved plans are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

#### ***D14 Disposal of Seepage and Stormwater***

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

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### **D15 Waste Management**

The storage and removal of garbage and other waste materials shall be undertaken in accordance with the Council approved Waste Management Plan. A screened, graded and drained garbage storage area shall be provided within the boundary.

### **D16 Dust Control Measures**

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

- (1) Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- (2) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) All materials shall be stored or stockpiled at the best locations,
- (4) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) 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,
- (6) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) Cleaning of footpaths and roadways shall be carried out regularly.

### **Noise and Vibration**

#### **D17 Hours of Work**

The hours of construction for all stages of the project, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- (2) between 8:00 am and 1:00 pm, Saturdays;
- (3) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- (4) the delivery of materials is required outside these hours by the Police or other authorities;
- (5) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- (6) the work is approved through the Construction Noise and Vibration Management Plan; and
- (7) residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

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### **D18 Construction Noise Objective**

- 1) The construction noise objective for all stages of the project is to manage noise from construction activities (as measured by a  $L_{A10(15\text{minute})}$  descriptor) so it does not exceed the background  $L_{A90}$  noise level by more than 5dB(A).
- 2) Background noise levels are those identified in the Environmental Assessment or otherwise identified in the approved Construction Management Plan. The Proponent shall implement all feasible noise mitigation and management measures with the aim of achieving the construction noise objective.
- 3) Any activities that have the potential for noise emissions that exceed the objective must be identified and managed in accordance with the approved Construction Management Plan.
- 4) If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise objective.

### **D19 Construction Noise Management Plan**

A Construction Noise Management Plan (CNMP) must be developed to manage construction noise issues and must include as a minimum:

- a) Identification of each work area, site compound and access route (both private and public);
- b) Identification of the specific activities that will be carried out and associated noise sources at each work area, site compounds and access routes;
- c) Identification of the primary potentially affected sensitive receivers;
- d) An assessment of the likely noise generation levels for key construction phases of the project;
- e) Description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction;
- f) Procedures for notifying residents of construction activities that are likely to effect their noise and vibration amenity;
- g) Measures to receive, record and response to complaints; and,
- h) Measures to monitor and report against noise performance.

### **D20 Construction Noise Management**

For all stages of the project, the Proponent shall:

- (1) schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Construction Management Plan:
  - (a) 9.00 am to 12.00 pm, Monday to Friday;
  - (b) 2.00 pm to 5.00 pm Monday to Friday; and
  - (c) 9.00 am to 12.00 pm, Saturday
- (2) ensure that wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where approved in the Construction Management Plan.

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## **D21    *Vibration Criteria***

For all stages of the project, vibration resulting from construction of all stages of the project must not exceed the evaluation criteria presented in the *Environmental Noise Management – Assessing Vibration: A Technical Guide* (DEC, 2006).

## ***Heritage***

### **D22    *Impact of Below Ground (Sub-surface) Works – Non-Aboriginal Objects***

If any archaeological relics are uncovered during the course of the work in any stage of the project, then all works shall cease immediately in that area and the NSW Heritage Office contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW *Heritage Act 1977* may be required before further works can continue in that area.

### **D23    *Impact of Below Ground (Sub-surface) Works – Aboriginal Objects***

- 1) In the event that future works during any stage of the project disturb Aboriginal cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the site and the material must be identified by an independent and appropriately qualified archaeological consultant. The Department of Environment and Climate Change, the local police, the relevant Local Aboriginal Land Council (LALC) and all relevant Aboriginal communities must be informed. These groups will advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of the the Police, Department of Environment and Climate Change, the relevant LALC and the relevant Aboriginal communities.
- 2) If the remains are found to be Aboriginal origin and the police consider the site not an investigation site for criminal activities, the DECC is to be contacted and notified of the situation. Works must not resume at the location without the prior written consent of the Department of Environment and Climate Change, the relevant LALC and the relevant Aboriginal communities.
- 3) If Aboriginal cultural evidence is uncovered due to the project activities, the site is to be registered in the AHIMS and the management outcome for the site also included in the information provided to the AHIMS. It is recommended that the Aboriginal community representatives for the project be included in any management outcome decided for the site with all information required for formal consent being given to the representatives for this purpose.

## ***Site Safety***

### **D24    *Public Access***

It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with WorkCover 2000 Regulations.

### **D25    *Public Places***

- 1) If the work involved in the erection or demolition of a building:
  - a. Is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
  - b. Involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place in accordance with the WorkCover Authority of NSW Code of Practice and relevant Australian Standards.

- 2) Where necessary the provision for lighting in accordance with AS 1158 – Road lighting and provision for vehicular and pedestrian traffic in accordance with AS 1742 shall be provided.
- 3) Any such hoarding, fence or awning is to be removed prior to the issue of an Occupation Certificate/Subdivision Certificate.
- 4) Application shall be made to Council including associated fees for approval prior to any structure being erected within Council's road reserve.

## **PART E—PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

### ***Occupation***

#### ***E1 Certification***

A person must not commence occupation or use of the whole or any part of a new building or structure (within the meaning of Section 109H(4)) unless an Occupation Certificate has been issued in relation to the building or part.

### ***Engineering***

#### ***E2 Service Vehicle Entry***

- 1) The proposed service vehicle entry off Wharf Street must comply with the sight distance requirements of AS 2890.
- 2) Signage, to the satisfaction of Council, must be placed at the Wharf Street Service entry advising that the entry is for service vehicles only.
- 3) The pedestrian crossing located on Wharf Street adjacent to the proposed service vehicle entrance shall be reconstructed to cater for service vehicle movements to the satisfaction of Council.

#### ***E3 Fire Safety Certificate***

A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of any Occupation Certificate for each stage of the project. A copy of the Fire Safety certificate must be submitted to the approval authority and Council by the PCA.

#### ***E4 Annual Fire Safety Statement***

An Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the approval authority initial Fire Safety Certificate is received.

#### ***E5 Mechanical Ventilation***

Following completion, installation and testing of all the mechanical ventilation systems, the Proponent shall provide evidence to the satisfaction of the PCA, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with:

- (1) The Building Code of Australia;
- (2) Australian Standard AS1668 and other relevant codes;
- (3) The project approval and any relevant modifications; and,

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- (4) Any dispensation granted by the New South Wales Fire Brigade.

### **E6      *Structural Inspection Certificate***

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:

- (1) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and,
- (2) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

### **E7      *Damage to Public Assets***

Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired by the Proponent/developer in accordance with Council's Design and Construction Specifications prior to the issue of an Occupation Certificate for each stage of the project.

Note: Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.

### **E8      *Plumbing and Drainage***

Prior to the occupation or use of any building and prior to the issue of any Occupation Certificate, including an Interim Occupation Certificate, a final inspection report is to be obtained from Council in relation to the plumbing and drainage works.

### ***Crown Land***

### **E9      *Leasing Arrangements for Crown Land***

The 1,415sqm area of Crown land adjacent to the Jack Evans Boat Harbour currently leased from the Department of Lands must be relinquished to the Department of Lands and rehabilitated to the satisfaction of Council prior to the issue of an Occupation Certificate for Stage 1 of the project.

### ***Easements***

### **E10    *Registration of Easements***

Prior to the issue of any Occupation Certificate, the Proponent shall provide to the PCA evidence that all easements required by this approval, approvals, and other consents have been or will be registered on the certificates of title.

### **E11    *Security Management Plan***

Prior to the issue of an Occupation Certificate, a Security Management Plan specifying security patrol, surveillance and other security response methods and security management of the public and private domain within and surrounding the site must be submitted to Council for approval. The approved plan must be implemented at all times during operation of the use.

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## ***Internal Fitout***

### ***E12 Fit Out Inspection***

Prior to commencement of operations and on completion of fit out of all food handling areas, an inspection is to be arranged with Council's Environmental Health Officer for final approval.

### ***E13 Pest Management***

The premise is to be treated on completion of fit-out and prior to commencement of trading and thereafter on a regular basis by a Licensed Pest Control Operator. A certificate of treatment is to be made available for Council inspection on request.

## ***Advertising Signage***

### ***E14 Wharf Street Advertising Sign***

On completion of works a certificate signed by a practicing structural engineer is to be submitted to the PCA to certify the structural adequacy of the structure.

## **PART F—POST OCCUPATION**

### ***F1 Annual Fire Safety Certification***

The owner of the building shall certify to Council every year that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.

## ***Traffic and Parking***

### ***F2 Loading and Unloading***

All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the site at all times.

### ***F3 Servicing Arrangements***

- 1) No service vehicle access shall be allowed at the Boundary Street entry point. All products are to be unloaded at the south western loading dock via Wharf Street and shall be transferred to the eastern cellar loading dock (as required) from the service area by a van or utility (or forklift) type vehicle.
- 2) The gate at the entry of the Wharf Street south western service area entry (designed as per Condition B6 above) shall remain closed at all times except to allow access by service vehicles.
- 3) The gate between the patron vehicle area and the servicing area in the south eastern corner of the site must remain closed at all times except to allow access by service vans / utility vehicles (or forklifts) to access the eastern cellar servicing area.
- 4) Unloading/loading operations at the eastern cellar loading dock shall involve a suitably qualified traffic controller to ensure that the area is cordoned off during servicing periods.
- 5) Key staff members are to undertake a traffic control course to gain accreditation as traffic controllers to ensure they are legally permitted to assist during servicing periods.

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**F4      *Unobstructed Driveways and Parking Areas***

All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

**F5      *Noise Control – Licensed Premises***

The LAeq noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5 dB between 7:00am and 12 midnight and 12 midnight to 7:00am at the boundary of any affected residence.

Notwithstanding the requirements of this condition, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00am.

**F6      *Noise Control – Plant and Machinery***

- 1) All externally mounted air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised, notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of Council's General Manager or his delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive noise.
- 2) Noise associated with the operation of any plant, machinery or other equipment on the site, shall not exceed 5dB(A) above the background noise level when measured at the boundary of the site.
- 3) All mechanical ventilation shall comply with AS1668.2 Ventilation Requirements.

**F7      *No Speakers or Music Outside***

Speakers must not be installed in any of the outdoor areas associated with the premises including the public domain and outdoor terraces/decks. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.

***Lighting*****F8      *Artificial Lighting***

All externally mounted artificial lighting, including security lighting, is to be shielded to the satisfaction of Council's General Manager or his delegate where necessary or required so as to prevent the spill of light creating a nuisance to neighbouring or adjacent premises.

***Signage*****F9      *Wharf Street Advertising Sign***

Illumination of the advertising sign on the Wharf Street elevation shall be limited to within the hours of 9:00am and midnight. At no times shall the advertising sign be animated.



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## **Public Access**

### **F10 Public Way to be Unobstructed**

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

## **Food Handling**

### **F11 Food Handling Areas**

- 1) All food handling areas and persons engaged in the preparation and handling of food supplied to patrons or occupants are to comply with the provisions of the Foods Act 2003 and the provisions of the Food Standards Code as called into force by the Food Regulation 2004.
- 2) Any premises used for the storage, preparation or sale of food shall comply with the Food Act 2003, ANZFA Food Safety Standards 3.1.1, 3.2.2 & 3.2.3 and AS 4674-2004 Design, Construction and Fit-out of Food Premises.

## **Landscaping**

### **F12 Maintenance**

All maintenance activities for site landscaping must be undertaken from within the site boundary and not from the adjacent Crown land.

## **ADVISORY NOTES**

### **AN1 Compliance Certificate, Water Supply Authority Act, 2000**

Prior to issuing a Construction Certificate, a Compliance Certificate shall be provided to the approval authority showing that the project has met with the detailed requirements of the relevant water supply authority for the region that the subject site is located within.

The developer shall obtain the Compliance Certificate from the relevant local water supply authority and produce this to the satisfaction of:

- (1) the certifying authority before release of the Construction Certificate,
- (2) the approval authority before the release of the Subdivision Certificate, and
- (3) the principal certifying authority prior to occupation.

### **AN2 Requirements of Public Authorities for Connection to Services**

The Proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Telstra Australia, AGL, 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 Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

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### **AN3 Compliance with Building Code of Australia**

The Proponent is advised to consult with the Certifying Authority about any modifications needed to comply with the BCA prior to submitting the application for a Construction Certificate.

### **AN4 Structural Capability for Existing Structures**

The structural capabilities of any existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

### **AN5 Use of Mobile Cranes**

The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with to the satisfaction of the PCA:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
  - (a) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
  - (b) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- (2) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

### **AN6 Stormwater drainage works or effluent systems**

A Construction Certificate for works that involve any of the following:

- (1) water supply, sewerage and stormwater drainage work (including connection of a private stormwater drain to a public stormwater drain, installation of stormwater quality control devices or erosion and sediment control works); and,
- (2) management of waste.

as defined by Section 68 of the Local Government Act, 1993 will not be issued until prior separate approval to do so has been granted by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

### **AN7 Temporary Structures**

An approval under Section 68 of the *Local Government Act 1993* must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the *Local Government Act 1993* to certify the structural adequacy of the design of the temporary structures.

### **AN8 Disability Discrimination Act**

This application has been assessed in accordance with the *Environmental Planning and Assessment Act 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*. The Proponent/owner is responsible to ensure compliance with this

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and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

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**SCHEDULE 3**

**06\_0237**

**REDEVELOPMENT OF TWIN TOWNS SERVICES CLUB**

**WHARF STREET, TWEED HEADS**

**STATEMENT OF COMMITMENTS**

**(SOURCE: PREFERRED PROJECT REPORT)**

## REVISED DRAFT STATEMENT OF COMMITMENTS (MAY 2009)

DRAFT STATEMENT OF COMMITMENTS – ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING						
Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Purpose of Measure	Timing for Completion	Monitoring and Reporting	Person Responsible for Each Action
1. Erosion and Sediment Control (Construction Phase)	1.1 Minimise the escape of wind-borne particles by complying with the Erosion and Sedimentation Control Plan prepared by Cozens, Regan, Williams, Prove dated 11.04.07 (Annexure 14)	1.1.1 Minimise disturbance area 1.1.2 Promptly rehabilitate disturbed areas 1.1.3 Regularly water disturbed areas of the site	To ensure that air pollution does not exceed DECC standards	Ongoing during the construction phase	Any complaints to be recorded in the Complaints Register and valid claims to be acted on within one hour. Details to be provided in the monthly Compliance Report.	Building Contractor
	1.2 Minimise mobilisation of sediments by complying with the Erosion and Sedimentation Control Plan, Cozens, Regan, Williams, Prove, 11.04.07 (Annexure 14)	1.2.1 Erect sedimentation sensors, inlet filters, hay bale barriers and diversion drains. 1.2.2 The controls shall be maintained during the construction phase and defects liability period.	To ensure that water quality in receiving waters is not decreased in quality by sediment and nutrient loads	All sediment and erosion control measures to be in place prior to commencing site work or demolition.	Visual monitoring shall be carried out by the Project Manager on a weekly basis and after each storm event. Details to be contained in the monthly Compliance Report.	Building Contractor
	2.1 Minimise risk of injury to club members and guests, club employees and construction workers and members of the public by generally complying with the Safety Management Plan, Tweed Safety Management Services Pty Ltd, 2007 (Annexure 16)	2.1.1 The principal contractor shall prepare a Health and Safety Plan and submit the Plan to the Project Manager for approval. The contractor shall comply with the approved Plan.  2.1.2 The principal contractor shall prepare a Traffic and Pedestrian Plan for approval by the Project Manager.  2.1.3 The Health and Safety Management Plan shall include appropriate measures to manage asbestos materials.	To ensure that Occupational Health and Safety Act 2000, Occupation Health and Safety Regulation 2001 and relevant Codes of Practice are complied with.  To ensure that traffic and pedestrian management during the construction phase complies with the RTA Traffic Control Worksite Manual and AS1742.3	Prior to commencing any work on the site.  Prior to commencing work on site.	Monitoring and reporting incidents to be recorded in the Incident Register and details to be included in the monthly Compliance Report. Work Cover to be notified in appropriate circumstances.  As above.	

DRAFT STATEMENT OF COMMITMENTS – ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING						
Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Purpose of Measure	Timing for Completion	Monitoring and Reporting	Person Responsible for Each Action
3. Demolition	3.1 Minimise environmental impacts, particularly noise, dust and vibration, by generally complying with the Demolition Report, GMP Management, August 2007 and Environmental Management Plan, GMP Management, June 2007 (Annexure 10).	3.1.1 All demolition material will be sorted and stockpiled on site. Suitable material will be recycled and waste will be disposed of to Council's Stotts Island Landfill site.  3.1.2 All materials will be handled in accordance with Work Cover guidelines and AS2601-1901.	To ensure that ESD principles are achieved by recycling suitable materials.  To ensure that statutory requirements and relevant Codes Of Practice are complied with.	Prior to commencing construction of the new buildings.  As above.	Project Manager to address compliance in monthly Compliance Report.  As above.	Building Contractor
4. Acid Sulphate Soil	4.1 Minimise disturbance of acid sulphate soils by limiting excavations to approximately 2 metres in depth.	4.1.1 Comply with the provisions of the Acid Sulphate Soils Manual (ASSMAC, 1998) and the Acid Sulphate Soil Investigation Report, Precise Environmental, March 2007 (Annexure 7).	To ensure that significant volumes of acid sulphate soils are not disturbed.	During the excavation phase.	Precise Environmental to monitor excavation and address compliance in the monthly Compliance Report.	Precise Environmental
5. Contamination	5.1 Minimise disturbance of potentially contaminated soils by complying with the Preliminary (Stage 1) Site Contamination Report, Precise Environmental, April 2007 (Annexure 17).	5.1.1 If any of the existing building slabs are breached, preliminary sampling and analysis of the underlying material shall be undertaken to determine if the material has been treated with an organo-chloride pesticides as a termite control measure.  Sampling and testing shall be carried out in accordance with AS4482.1 1997 and Guidelines for Consultants Reporting on Contaminated Sites, Environment Protection Authority (1997).			Compliance to be addressed in the monthly Compliance Report.	Project Manager

DRAFT STATEMENT OF COMMITMENTS – ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING						
Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Purpose of Measure	Timing for Completion	Monitoring and Reporting	Person Responsible for Each Action
		5.1.2 In the event that contamination is identified, a Remediation Action Plan shall be prepared by the proponent for approval by the Department of Environment and Conservation and the site shall be rehabilitated in accordance with that Plan.	To ensure that any contaminated soil is suitably remediated.	Prior to erection of any permanent structures over the contaminated material.	As above.	
6. Construction of New Building	6.1 Minimise noise, dust and vibration and amenity impacts by generally complying with the Construction Management Plan, GIMP Management, August 2007 and the Safety Management Plan, Tweed Safety Management Services, August 2007.	6.1.1 Limit work hours to 7.00am to 6.00pm Monday to Friday. 6.1.2 Limit noise levels to 5dBA above background at the nearest residential receivers. 6.1.3 Screen the building with suitable fabric. 6.1.4 A Construction Noise Management Plan will be prepared.	To mitigate adverse construction impacts.	During construction.	Project Manager to address compliance in monthly Compliance Report.	Project Manager
7. Comply with the Building Code of Australia Including Part J	7.1 Ensure that the design and operation of the building achieved energy efficiency and water efficiency requirements.	7.1.1 Comply with the Building Code of Australian Including Part J relating to Commercial Buildings (see Annexure 21).	To comply with DECC requirements.	Prior to work commencing.	Project Manager.	Building Contractor
8. Landscaping and Embellishment	8.2 Soften the visual impact of the building and surrounding hardstand areas	8.2.1 Carry out site landscaping in accordance with the Site Landscaping Plans – Imagine IDG, LTP-WD-01(A), April 2009; LP-WD-01(B), October 2008; LH-WD-01(B), October 2008; LD-WD-01(B), October 2008; LH-WD-02(A), May 2009; LP-WD-02(C), October 2008.	To achieve energy efficiency objectives.	Prior to issue of a Construction Certificate.	Project Manager to address compliance in monthly Compliance Report.	Building Contractor and Project Manager
			To soften the appearance of the building and hardstand areas and provide a more attractive pedestrian environment and car parking area.	Prior to the issue of a final Occupation Certificate for the building.	Project Manager to address compliance in monthly Compliance Report.	Building Contractor

DRAFT STATEMENT OF COMMITMENTS – ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING						
Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Purpose of Measure	Timing for Completion	Monitoring and Reporting	Person Responsible for Each Action
9. Wharf Street Frontage	9.1 Improve public interface with Wharf Street.	9.1.1 The Wharf Street frontage of the Club will be activated as part of Stage 3.	To achieve an improved streetscape and urban design outcomes.	Prior to the issue of an Occupation Certificate for Stage 3.	Project Manager.	Project Manager
10. Building	10.1 Comply with BCA and LG Act 1993.	10.1.1 Obtain CC and Section 68 approvals. 10.1.2 Obtain Fire Engineering Report from qualified Fire Engineer.	To comply with statutory requirements. To ensure compliance as the building has been the subject of an alternative solution under the BCA.	Prior to commencing construction. Prior to issue of a construction certificate.	Project Manager. Project Manager.	Project Manager Project Manager
11. Water and Sewer	11.1 Connect to Council's reticulation.	11.1.1 Obtain Section 68 LG Act approvals and pay normal contributions.	To comply with statutory requirements.	Prior to issue of a construction certificate.	Project Manager.	Project Manager
12. Flooding	12.1 Comply with Council's Flood Policy.	12.1.1 Only flood compatible components to be constructed below design flood level.	To comply with Tweed Development Control Plan 2007, Part A3.	Prior to issue of a construction certificate.	Project Manager.	Project Manager
13. Stormwater	13.1 Comply with Council's Stormwater Policy.	13.1.1 Install construction phase and permanent phase stormwater quality devices in accordance with Council's Development Design Specification D7	To comply with Council's Urban Stormwater Management Plan.	Prior to work commencement and prior to the issue of an occupation certificate for permanent works.	Project Manager.	Project Manager
14. Dewatering	15.1 To ensure that groundwater is disposed of appropriately if dewatering is required.	15.1.1 Prepare a Dewatering Management Plan and obtain approval from the Department of Water and Energy.	To comply with the Water Management Act.	Prior to commencing excavation.	Project Manager.	Project Manager
15. Food	16.1 Ensure that entertainment and light food areas satisfy public health requirements.	16.1.1 The fit out and construction of any food handling areas shall be in accordance with Council's requirements and AS4674 Design, Construction and Fit Out of Food Premises.	To comply with Australian Standards.	Prior to carrying out fit out.	Project Manager.	Project Manager
16. Smoke Free Areas	17.1 Comply with Smoking Regulations.	17.1.1 The proposed Level 2 of the new building will comply with relevant legislation.	To comply with the Smoke Free Environment Act and Regulation.	Prior to the issue of an occupation certificate.	Project Manager.	Project Manager



DRAFT STATEMENT OF COMMITMENTS – ENVIRONMENTAL MANAGEMENT, MITIGATION & MONITORING						
Project Component	Environmental Outcome (Commitment)	Measure (Commitment)	Purpose of Measure	Timing for Completion	Monitoring and Reporting	Person Responsible for Each Action
17. Waste Disposal and Management	18.1 To ensure that waste is properly managed, recycled and disposed of.	18.1.1 Prepare a Waste Management Plan.	To comply with relevant legislation and Council requirements.	Prior to commencing work.	Project Manager.	Building Contractor
18. Cooling Towers	19.1 To ensure any new cooling towers or condensers comply with appropriate standards.	19.1.1 Include details in Construction Certificate plans.	To comply with relevant Australian Standard and Council requirements.	Prior to the issue of a Construction Certificate.	Project Manager.	Project Manager
19. Aboriginal Cultural Heritage	20.1 To ensure that Aboriginal Cultural Heritage is addressed. If human remains or Aboriginal cultural evidence is uncovered during development activities the DECC shall be notified.	20.1.1 Ensure that all construction employees are suitably inducted.	To comply with legislative and DECC requirements	Prior to work commencing.	Project Manager.	Building Contractor
20. Work on Crown Land	21.1 No development to occur outside the Club site.	21.1.1 Ensure that site boundaries are properly marked.	To avoid encroachments onto adjoining Crown land.	Prior to work commencing.	Project Manager.	Project Manager

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