

Printed  
10/08/2012

LOCALITY PLAN  
DA 2012/247 - Woolworths Redevelopment, River Street, Ballina

**LEGEND**

- Subject Property
- Cadastral



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**WOOLWORTHS  
RIVER STREET,  
BALLINA**

**FLOOD RISK  
ASSESSMENT REPORT**

**20 June 2012**

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Water Consulting Pty  
Ltd



**Job No:** J3643

**Job Name:** Woolworths, River Street, Ballina

Report Name	Date	Report No.
Flood Risk Assessment Report	20 June 2012	3643-1.0

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## 1.0 INTRODUCTION

Storm Water Consulting Pty Ltd was commissioned by Woolworths Limited to complete a Flood Risk Assessment Report for the redevelopment of the Woolworths supermarket at Ballina.

Direct pedestrian access into the shopping centre is considered to be critical to the commercial success of the development. It is therefore proposed that the supermarket be redeveloped at the same level as the existing building, i.e. RL1.8m AHD. The purpose of this report is to identify the flood risks associated with a development at this level and also to identify measures that can be incorporated into the development to manage these risks.

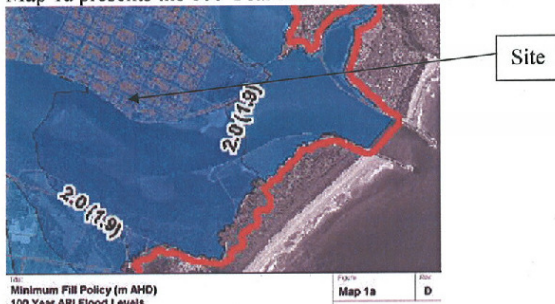


**2.0 BALLINA SHIRE COUNCIL FLOOD LEVEL STANDARDS**

The Ballina Shire Council’s flooding policy is presented in their document titled “Ballina Shire Combined Development Control Plan, Chapter 1 – Urban Land Policy Statement 11 – Flood Levels”. This document was adopted 26 August 2010 and became effective 9 September 2010.

Section 3.3, “Minimum Fill and Floor Levels” specifies that minimum floor levels within the Ballina Floodplain are to be set 500mm above the 100 year ARI flood levels presented in Map 1a. A partial copy of this map is presented below.

Map 1a presents the 100 Year ARI Flood Levels



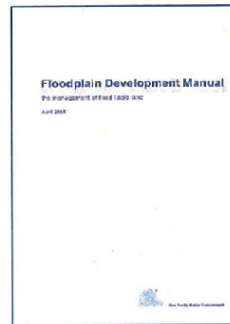
This map presents a 1 in 100 year ARI flood level of RL2.0m AHD, indicating that the Council standards require the new supermarket building to have a minimum floor level of RL2.5m AHD.

The Council document justifies the 500mm freeboard by making reference to the NSW State Government Floodplain Development Manual’s “promotion of a 500mm freeboard allowance”.

The NSW State Government Floodplain Development Manual was therefore reviewed to investigate the “freeboard allowance”. The following quotations are taken from that manual:

“The primary objective of the NSW Government’s Flood Prone Land policy is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods. At the same time, the policy recognises the benefits flowing from the use, occupation and development of flood prone land.

“The policy promotes the use of a merit approach which balances social, economic, environmental and flood risk parameters to determine whether particular development or use of the floodplain is appropriate and sustainable.”





The manual "addresses flood risk in full recognition of the fact that management decisions taken in respect of the human occupation of the floodplain need to satisfy the social and economic needs of the community . . ."

"1.1 Flood Prone Land Policy

"The primary objective of the New South Wales Flood Prone Land Policy, as outlined below, recognises the following two important facts:

- "flood prone land is a valuable resource that should not be sterilised by unnecessarily precluding its development; and
- "if all development applications and proposals for rezoning of flood prone land are assessed according to rigid and prescriptive criteria, some appropriate proposals may be unreasonably disallowed or restricted, and equally, quite inappropriate proposals may be approved."

"1.1.2 Policy Provisions

"The policy provides for:

- "a flexible merit based approach to be followed by councils, when dealing with development or redevelopment of flood prone land;
- A merit based approach to selection of appropriate flood planning levels (FPLs). This recognises the need to consider the full range of flood sizes, up to and including the probable maximum flood (PMF) and the corresponding risks associated with each flood, whilst noting that with few exceptions, it is neither feasible nor socially or economically justifiable to adopt the PMF as the basis for FPLs. FPLs for typical residential development would generally be based around the 1% AEP flood event plus an appropriate freeboard (typically 0.5m)"

The Council's blanket adoption of a 500mm freeboard above the 1 in 100 year flood level does not appear to be consistent with the intent of the NSW Floodplain Development Manual. The Manual suggests that in this case Council should consider the economic and social implications of commercial redevelopment along the River Street shopping precinct. Building new commercial premises 700 to 800mm above the existing footpath level would introduce significant public access problems, which in turn could reduce patronage and thereby create economic issues for the building tenants.

The recently released draft update to the Council's flood policy addresses this issue by proposing a flexible performance based criteria assessment process. This is discussed further in Section 5.0.



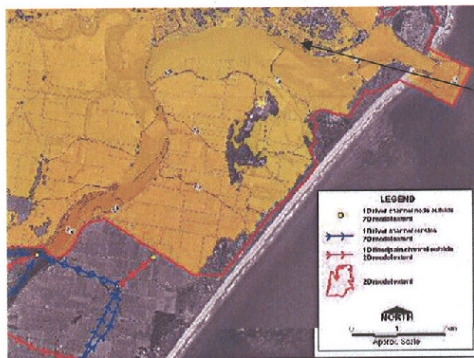


3.0 BALLINA FLOOD STUDY UPDATE

The 2008 Flood Study Update presents a significant amount of flood related data for the Ballina area. Selected data from the BMT WBM study is presented below to illustrate the following 100 year ARI flooding characteristics:

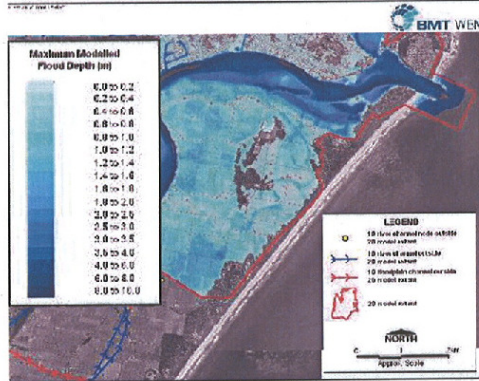
- Flood levels
- Flood depths
- Flood hazards and
- Dominant source of flooding

The 20 year ARI flood levels are also presented.



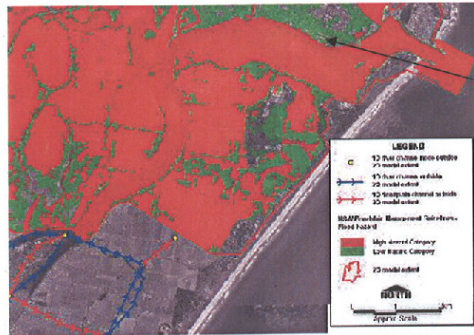
Existing Floodplain Peak Flood Level (mAHID) - 100 Year ARI Figure 7-2

100 year flood level at the site = 2.1m



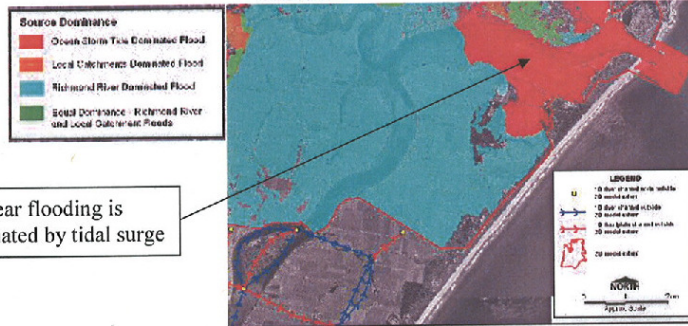
Existing Floodplain Peak Flood Depth (m) - 100 Year ARI Figure 7-4





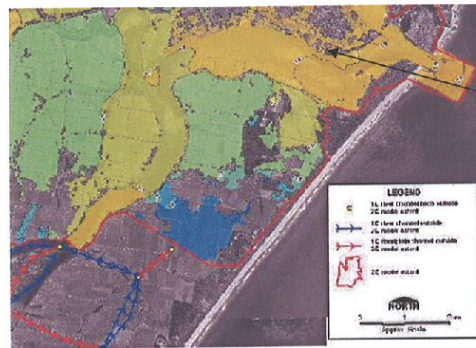
100 year flood hazard at the site is Low

Existing Floodplain Peak Flood Hazard - 100 Year ARI Figure 7-2



100 year flooding is dominated by tidal surge

Existing Floodplain Source Dominance of Peak Flood Level - 100 Year ARI Figure 7-2



20 year flood level at the site = 1.8m

Base Case Peak Flood Levels (in AHD) - 20 Year ARI Figure 8-13





These figures indicate that the 100 year and 20 year ARI flood levels at the Woolworths site are RL2.0m and RL1.8m AHD respectively. They also indicate that the 100 year ARI flood hazard is low and that it is dominated by tidal storm surge.

Constructing the supermarket at RL1.8m AHD would expose the facility to unnecessary flood risks. Mitigation features are therefore proposed for the development to protect the supermarket from inundation damage.



#### 4.0 MITIGATION MEASURES

The following mitigation features will be incorporated into the development:

##### 4.1 Flood Resilient Material Selection

Building materials will be selected that are flood resilient to minimise damage in the event of building inundation. These will include:

- Slab on ground concrete monolith construction
- Tilt up concrete panel walls with water tight joints
- Waterproofed cfc wall cladding
- High strength window panes below RL 2.5m AHD capable of withstanding impact loads from floating debris.

##### 4.2 Electrical Wiring

All wiring, power outlets, switches, etc., will, to the maximum extent possible, be located above RL2.5m AHD. All electrical wiring installed below this level will be suitable for continuous submergence in water and will contain no fibrous components. Earth core leakage systems (or safety switches) will be installed. Only submersible-type splices will be used below RL 2.5m AHD. All conduits located below RL 2.5m AHD will be installed so that they will be self-draining if subjected to flooding.

##### 4.3 Electrical Equipment

All electrical equipment installed below or partially below RL 2.5m AHD will be capable of disconnection by a single plug and socket assembly. In the event that any electrical device and/or part of the wiring be flooded it will be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.

##### 4.4 Removable Flood Levee System

A removable temporary flood levee system will be stored on site. The system will be installed in a timely manner in the event of possible inundation. Refer to the Floodgate Australia web site at [www.floodgateaustralia.com](http://www.floodgateaustralia.com) for details of the type of system that will be installed.

##### 4.5 Management and Staff Training Program

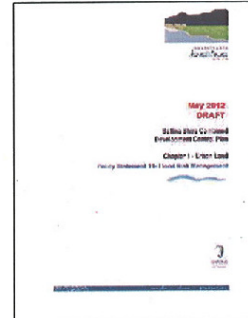
A detailed management and staff training program will be developed and implemented to ensure that the flood levee system can be installed prior to any requirements to evacuate Ballina Island during a major flood event. This program will be developed in consultation with Council's flood management personnel.





**5.0 DRAFT BALLINA SHIRE COUNCIL FLOOD LEVEL STANDARDS**

The Ballina Shire Council have issued a draft revision of their flooding policy. This document highlight's Council's intention to adopt the merit based system discussed in the NSW Floodplain Development Manual. The merit based approach "takes into consideration social, economic and environmental factors to determine the level of restrictions imposed on the floodplain."



This draft policy proposes to give applicants the choice of either selecting a "prescriptive measures" compliance approach or a "performance criteria" compliance approach.

**5.1 Prescriptive Measures**

Schedule D of the draft policy presents the prescriptive measures that should be implemented, i.e.:

Item 5 – requires finished floor levels to be no lower than FPL5

Item 7 – n/a to slab-on-ground construction

Table 2.2 indicates that FPL4 is 200mm higher than FPL3.

**Schedule D - Prescriptive Measures**

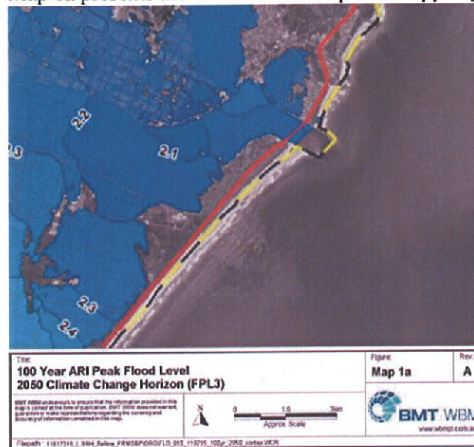
Planning Consideration	Low Flood Risk					
	Critical Uses & Facilities	Sensitive Uses & Facilities	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development
Floor Level	3	2,6	5,7	1	4	
Building Components & Methods	2	1	1	1	1	
Structural Soundness	3					2

**Table 2.2 – Flood Planning Levels**

FPL	Where Year 2050 Climate Change Conditions Apply	Where Year 2100 Climate Change Conditions Apply	3	2,3	4,5
	2050	2100			
FPL1	FPL1 = 20 Year ARI 2050	FPL1 = 20 Year ARI 2100			
FPL2	FPL2 = 50 Year ARI 2050	FPL2 = 50 Year ARI 2100			
FPL3	FPL3 = 100 Year ARI 2050	FPL3 = 100 Year ARI 2100			
FPL4	FPL4 = 100 Year ARI + 0.2m 2050	FPL4 = 100 Year ARI + 0.2m 2100			
FPL5	FPL5 = 100 Year ARI + 0.5m 2050	FPL5 = 100 Year ARI + 0.5m 2100			
FPL6	FPL6 = PMF 2050	FPL6 = PMF 2100			



Map 1a presents the FPL3 levels. A partial copy is presented below:



This Map presents a FPL3 level of RL 2.1m AHD. The FPL4 level is therefore RL 2.3m AHD. Since this level is 500mm higher than the proposed finished flood level of RL 1.8m AHD, the performance criteria compliance approach should be considered.

## 5.2 Performance Criteria

The draft policy states that:

"All development should seek to comply with the prescriptive standards. The performance criteria should only be relied upon where the circumstances of the case are such that:

- a. the situation is distinguishable from the typical situation for which the measures are likely to apply; and
- b. an equal or better planning outcome would occur; and
- c. the planning objectives are satisfied."

The proposed supermarket redevelopment could be distinguishable from a typical circumstance in that:

- i) The development needs to gain direct access to River Street to maximise pedestrian patronage,
- ii) The development can be constructed using flood resilient materials and
- iii) The development is of a size that will allow the economic implementation of a flood mitigation strategy (i.e. removable flood levee system).

Woolworths propose that the development will provide a better planning outcome than an elevated centre because it will maximise patronage to the supermarket, thereby improving public access.



Section 2.8.2 of the draft policy recommends the following performance criteria:

Performance Criteria	Comments to support the Woolworths proposal.
i. The risk associated with the inundation of development comprising danger to life and damage to property is minimised or not increased beyond the level acceptable to the community.	The proposed finished floor level of RL1.8m AHD is 300mm below the 2050 100 year ARI flood level of 2.1m AHD. The risks associated with the potential inundation of the supermarket will be managed by appropriate construction techniques and the implementation of an emergency management procedure for installing the temporary flood levee system at the building entrances. If a flood warning is not issued and there is insufficient time to install the flood levees, then Woolworths will indemnify the authorities against any potential physical losses.
ii. The additional economic and social cost which may arise from damage to property from inundation is not greater than that which can reasonably be managed by the property owner and general community. The cost of damages that may be incurred over the expected life of a development should be no greater than that which could be reasonably expected to be met by the occupants and/or the developer without Government assistance.	The risks associated with inundation of the building can be assessed by Woolworths. The feasibility of the project is a function of their financial position and their ability to sustain any economic losses associated with building inundation.
iii. Effective warning time and reliable access is available for the evacuation of an area potentially affected by floods. Evacuation should be consistent with any relevant or flood evacuation strategy where in existence.	Constructing the building at a level lower than that prescribed by Council will not impact the flood immunity of access roads required for evacuation.
iv. Appropriate procedures (such as warning systems, signage or evacuation drills) for land use categories of "critical uses and facilities" and "sensitive uses and facilities" be in place, if necessary, so that people are aware of the need to evacuate personnel and relocate goods and motor vehicles during inundation, and are capable of identifying an appropriate evacuation route.	The supermarket facility is not a critical or sensitive uses facility, however management and staff will be trained to install the flood levee system at an appropriate time and in an appropriate manner.
v. Development does not detrimentally increase the potential flood affectation on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.	Constructing the building at RL1.8m AHD rather than at RL2.3 (or 2.5m) will have no impact upon flooding characteristics in the area.





Development should not change the height or behaviour of flood waters elsewhere in the floodplain in a manner which is likely to materially and adversely impact other property or the environment. The assessment of these effects must include the potential for similar impacts that would arise as a consequence of other development in the floodplain that has the potential to occur in the future under current zoning and planning controls.	
vi. Motor vehicles associated with the development are able to be practically relocated, undamaged, to an area with substantially less likelihood from inundation, within the effective warning time.	Vehicles in the car park will be relocated as per the council's emergency management procedures.
vii. Development does not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.	N/A
viii. The design of car parking (enclosed or uncovered) and associated driveways should not result in unacceptable environmental or amenity impacts, such as visual intrusion from elevated driveways and parking structures and over shadowing of adjoining residential properties.	Car parking will be on the ground, therefore there will be no amenity issues associated with raised parking facilities. Appropriate water quality treatment features will be incorporated into the development.
ix. The proposal must not have an unacceptable adverse impact upon the ecological value of the waterway corridors, and where possible, should provide for their enhancement. Proposed development must be consistent with ESD principles.	Appropriate water quality treatment features will be incorporated into the development.
x. Any geomorphic instability of a waterway corridor does not impose an unacceptable risk to human life or property.	N/A
xi. Development does not prejudice the economic viability of any Voluntary Acquisition Scheme, by significantly increasing the value of property above that which otherwise apply.	N/A



## 6.0 CONCLUSIONS

Constructing the Woolworths supermarket with a finished floor level of RL1.8m AHD is not compliant with Council's Urban Land Policy Statement 11 relating to Flood Levels, which requires a minimum floor level of RL2.5m AHD.

The proposed finished floor level of RL1.8m AHD is equivalent to the 20 year ARI storm surge level, i.e. there is a 5% chance that the storm surge level will reach RL1.8m in any given year. Higher inundation levels could be experienced as a result of waves generated by passing vehicles driving through inundated streets.

The proposed floor level, in conjunction with an appropriate flood mitigation plan complies with the performance criteria specified in the Council's May 2012 Draft Flood Risk Management Policy Statement.



Darren Rogers  
BE Civil (Hons), MIE Aust, RPEQ  
Director

*N & P Oliver*  
55 Rosewood Road, Federal NSW 2480  
24<sup>th</sup> July 2017

Ballina Shire Council  
Box 450 Ballina NSW 2478

Attention Group Manager, Regulatory Services  
Ref: DA 2012/247 Woolworths Supermarket Redevelopment.

Dear Sir,

Whilst we, various owners of Units in Dockside, support the redevelopment of the site and of this being a model for future mixed residential and commercial developments, we have serious concerns that there will be considerable changes which has the potential to affect and cause:

1. Disruption to the peaceful enjoyment of full-time and often older residents
2. Devaluation of property if the concerns are not fully addressed.

All objections relate to Pollution and due to our closest proximity and fullest exposure to this redevelopment we will be the most impacted by:

- Noise
- Exhaust
- Visual

Noise pollution from vehicular traffic –

*Propose* Cherry Street -entry/exit for all vehicles.  
Cherry Street -exit of all customer vehicles  
Fawcett Street. -exit only for all Trucks and Delivery vehicles.  
Fawcett Street - One Way – West to East – to facilitate separation of large trucks etc. from customers cars.

Noise from Trolley Collection –

*Propose* be limited to 9AM to 9PM. (Not 7am-10pm)

Noise from plant – that **all recommended** acoustic treatment for plant and onsite commercial activity be strictly followed and be subject to monitoring..

Exhaust pollution – from vehicles and plant **has not** been addressed to date. Discussion needed.  
*Propose* mitigate by awnings, sound absorbing walls, planting of green hedges etc.

Visual pollution – **Not addressed** - same as exhaust pollution - .

If noise continues to be an ongoing issue for residents in the future –

*Propose* -that Woolworths be required to double glaze existing north bedroom glass doors/windows of apartments –due south of redevelopment -which are the closest and most certainly will be adversely affected by the pollutants. -

Trusting these objections are raised and fully addressed and if necessary can be discussed further with concerned residents, Woolworths and Council .. Thanking you in anticipation of your reply.

Yours faithfully,  
N & P Oliver, H. Chester, C. McMahon, C.Hollands.



RE DA 2012/247 Woolworths Development

AMENDED SUBMISSION (\*see bolded amendment)

We support the redevelopment of the site and look forward to a building and surrounds which are models for future mixed residential and commercial developments in Ballina. We are now proposing some simple and cost effective solutions to mitigate possible increases in traffic and noise which may result in a negative impact on the amenity and safety within Fawcett Street.

#### **Traffic in Fawcett Street Between Cherry Street and Fawcett Lane**

The placement of the car park entry/exit at the rear of the site directly across the road from our homes will result in an increase in the number of cars entering and exiting Fawcett Street at this point.

We offer two solutions to this problem which would need to be implemented by Ballina Shire Council:

1. Making Fawcett Street between Cherry Street and Fawcett Lane a one way street from west to east, or alternatively making the turn out of the Fawcett St car park exit, left hand only and
2. **Facilitating the exit of cars from the proposed Cherry Street exit of the Woolworths site so that the traffic exiting travels north and west towards the commercial area of Ballina and away from the residential buildings in Fawcett Street. This will require a right turn only out of the Cherry Street exit.** There appears to be new car parking in the middle of the road in Cherry Street directly outside this exit. Reducing a small number of these car spaces would remove awkwardness for cars driving out into Cherry Street.

#### **Noise in Fawcett Street**

There is potential for the noise to increase in Fawcett Street directly outside our homes due to the increase in the volume of cars and the frequent turning on and off of ignitions and the accelerating and decelerating of engines entering and exiting the car park in Fawcett Street.

We offer two solutions to this problem which would need to be implemented by Woolworths:

1. Erection of awnings which will divert sound to the north over the car parks closest to Fawcett Street. The awning would have the added value of providing weather (sun/rain) protection for shoppers, and
2. In addition to the proposed trees at the rear of the car park, plant a wide hedge sufficient to improve acoustic and visual privacy for the residents across the road.

#### **In Conclusion**

Other traffic and noise abatement strategies which Woolworths and Council can implement are welcomed.

We have been careful to raise only a minimal number (two) of concerns. We have also taken a constructive approach to our concerns and contributed simple and cost-effective solutions. It is important that the outcomes of community consultations such as these lead to mutually beneficial outcomes as evidenced by the actions that will now be taken by Woolworths and Council.

Clem MacMahon OAM, Judy Carson, Henry Hirschorn, Martin Gerada, Cathy Barry  
04 June 2012

**Bernadette Arundell**

Bob

**From:** Samantha Hodge on behalf of Ballina Shire Council  
**Sent:** Tuesday, 24 July 2012 8:36 AM  
**To:** Regulatory Support Staff  
**Subject:** FW: Woolworths

**From:** Sharon Carberry [mailto:sharonc@hlac.com.au]  
**Sent:** Monday, 23 July 2012 6:52 PM  
**To:** Ballina Shire Council  
**Subject:** Woolworths

DOC  
12/25280

The General Manager  
Ballina Shire Council  
Cnr Tamar and Cherry Streets

Ballina

RE : Submissions relating to the redevelopment of the Woolworths store in River Street Ballina

The big questions for Councillors to consider in making a determination in this matter are:

Is Council going to continue with a flawed flood policy and require the building to be constructed 700mm above the level of the footpath? Or,

Is Council going to take a different more realistic and achievable direction and allow the building to be constructed at the more acceptable street level?

As Council's flood policy requires the whole of Ballina Island to be filled,

Is council going to require the car parking area to be filled to the same level as the Building?

How is Council going to co-ordinate the filling of Ballina Island?

As part of the current redevelopment of River Street, is Council going to raise the level of half of River Street in front of the Woolworths site to the proposed floor level?

As Fawcett Street has no vehicular entrances opposite the proposed car park. Is Council going to require the level of Fawcett Street, to be raised to the same level as the car park?

Or is Council going to require Woolworths to build at a higher level, and then when all the other buildings in the street have been raised, come and fill the street later which will then make all the ramps and steps obsolete, thus requiring all of these to be replaced. Who is going to pay for this retrofitting?

Does Council have any timeline for the raising of every building, every bit of roadway and every park? Because until every last piece of the area is filled, the desired result, a flood free Ballina cannot be achieved.

Where is all of the filling going to come from?

I think the above questions demonstrate that the current policy is impracticable and unachievable.

The alternative is to surround Ballina with a levee system.

A levee system can be constructed to a confirmed timetable, can be constructed in stages as the sea level rises, will require a lot less filling, and will cost a lot less and is achievable.

Yours sincerely

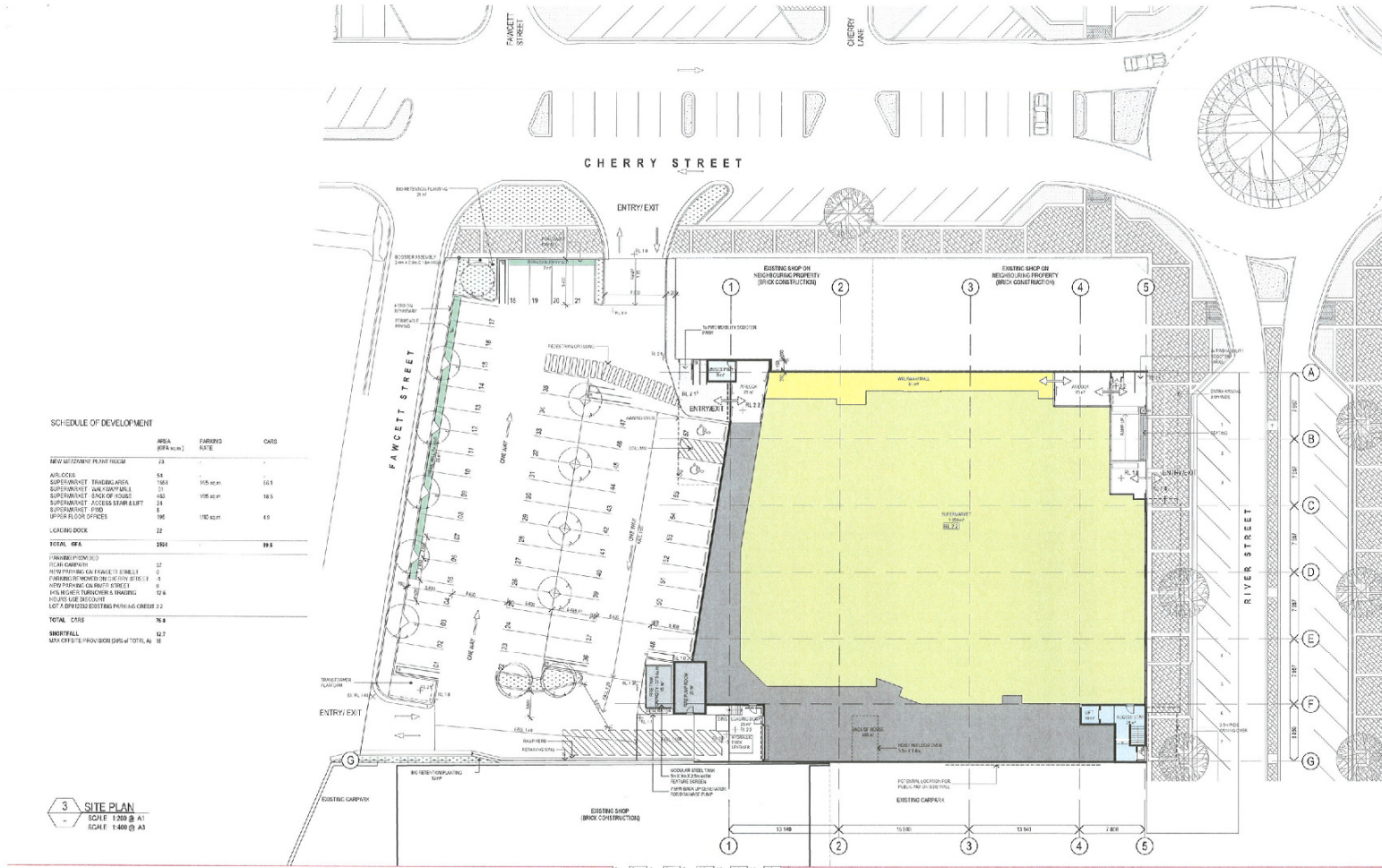
Sharon Carberry

Sharon Carberry

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8.1 DA 2012/247 - Redevelopment of the River Street Woolworths Site.DOC



**SCHEDULE OF DEVELOPMENT**

AREA (SQ m approx)	FABRIC RATE	ONS
NEW WETZONING PLANT ROOM	23	
AIR LOCKS	54	
SUPERMARKET FRIGIDAREAS	1583	16.1
SUPERMARKET WALKWAY/WALL	21	
SUPERMARKET SIGN OFFICERS	462	18.5
SUPERMARKET ACCESS STAIR LIFT	24	
SUPERMARKET FIBRE	186	4.9
UPPER FLOOR OFFICES	186	
LOADING DOCK	22	
<b>TOTAL GFA</b>	<b>2864</b>	<b>39.5</b>
PAVEMENT PROVIDED	12	
ROADWAY	12	
NEW PAVING ON FAWCETT STREET	0	
PAVEMENT REPAIRS ON CHERRY STREET	0	
NEW PAVING ON RIVER STREET	0	
PAVEMENT REPAIRS ON RIVER STREET	0	
ROADWAY SIDE BOUNDARY	10.6	
LOT 4 OPEN SPACE (SEE PARKING LAYOUT 2.2)		
<b>TOTAL CURB</b>	<b>76.4</b>	
<b>SHORTFALL</b>	<b>12.7</b>	
MAX OFF SITE PROVISIONS (GFA of TOTAL) 18		

3 SITE PLAN  
SCALE 1:200 @ A1  
SCALE 1:400 @ A3

**Schematic**  
**BALLINA WOOLWORTHS**  
COPYRIGHT COTTREE PARKER ARCHITECTS PTY LTD  
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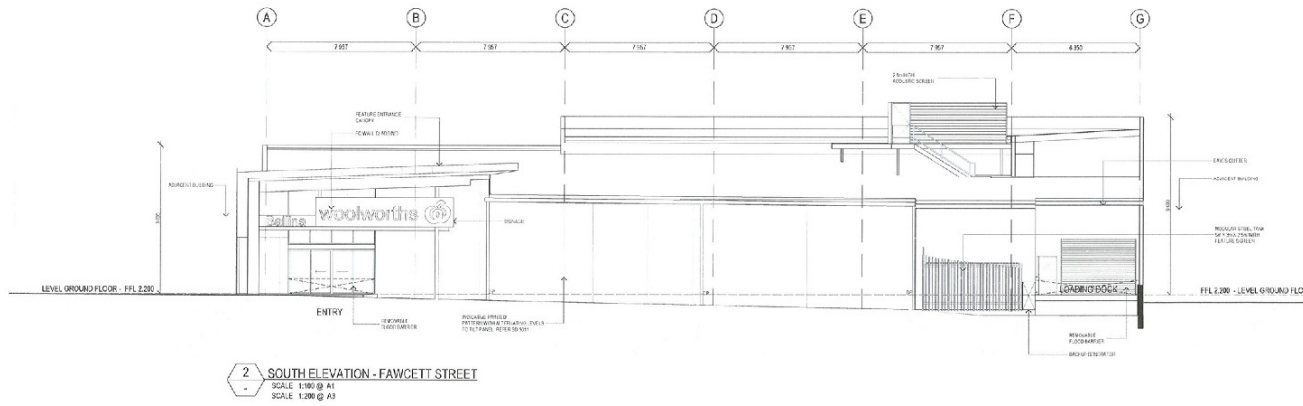
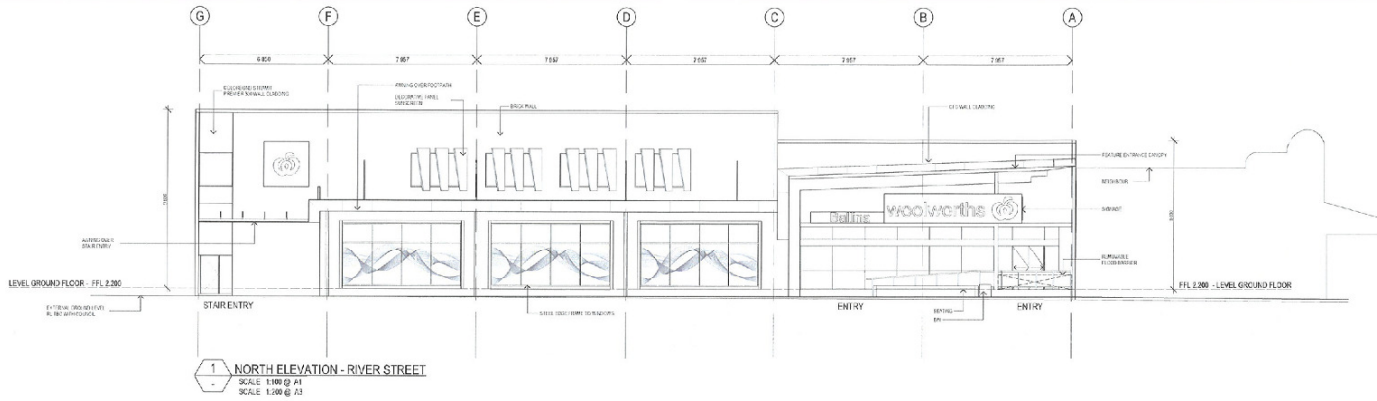
Client: FABDOT PTY LTD  
Project Name and Location: BALLINA WOODS, GORTHS, CNR CHERRY & RIVER STREET, BALLINA.  
Drawing Title: SITE PLAN

Scale	Date	Arch no.
1:200 @ A1	20 JAN 12	4340
Drawn	Checked	Approved
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Drawn by	Checked by	Issued
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**Schematic**  
BALLINA WOOLWORTHS

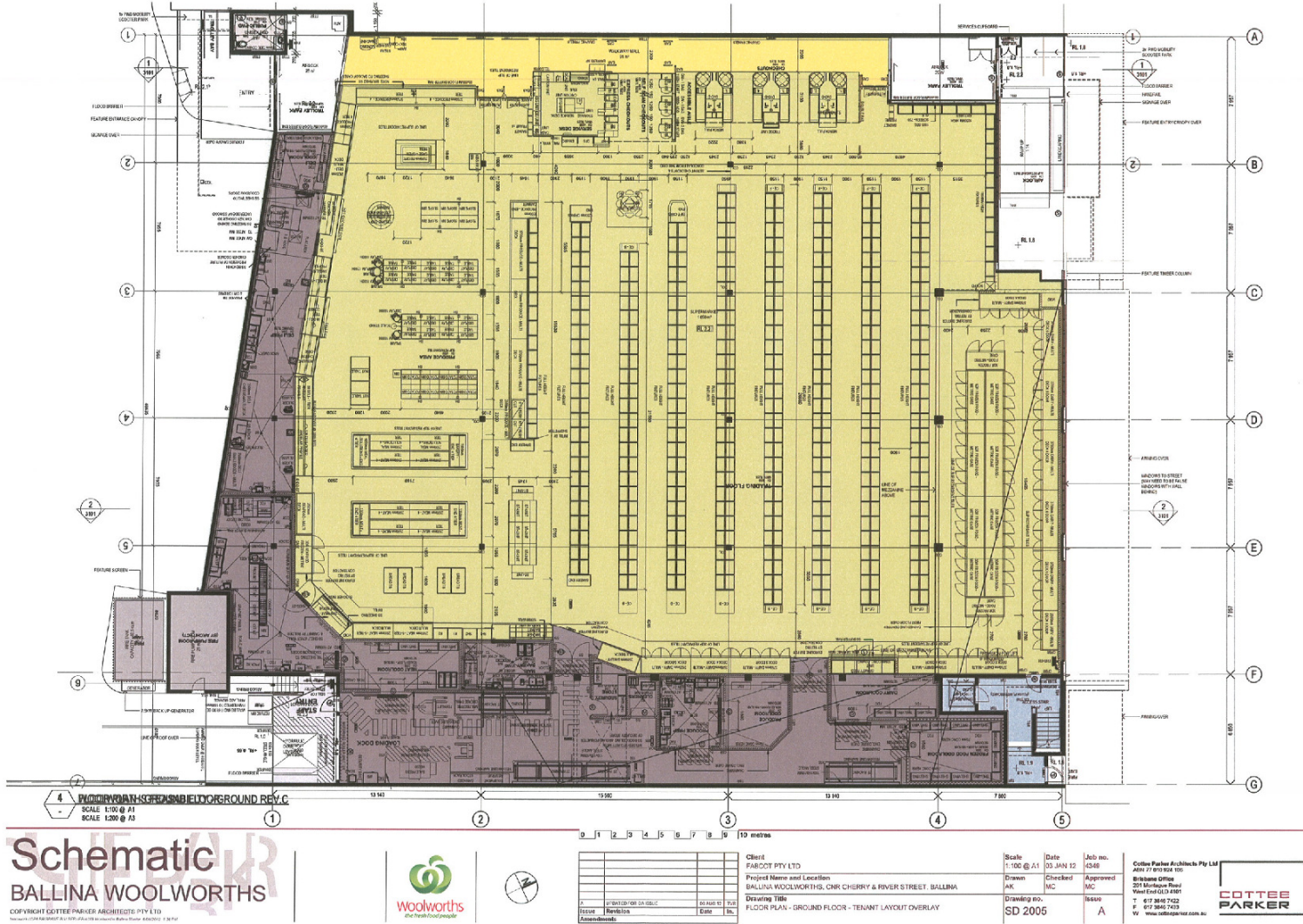


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Drawing No.	Issue		Drawing Title
SD 3001	G		ELEVATIONS
			Drawn by
			Checked by
			Approved by
			Project Name and Location
			BALLINA WOOLWORTHS, 108 CHERRY & RIVER STREET, BALLINA
			Drawing Title
			ELEVATIONS
			Drawn by
			Checked by
			Approved by
			Project Name and Location
			BALLINA WOOLWORTHS, 108 CHERRY & RIVER STREET, BALLINA
			Drawing Title
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COTTEE PARKER  
Architects

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**DA 2012/247 (WOOLWORTHS REDEVELOPMENT)  
RECOMMENDED CONDITIONS OF CONSENT**

**GENERAL CONDITIONS**

1. ***Approved plans***

Development being carried out generally in accordance with the plans and associated documents lodged by, or on behalf of, the applicant including the following, except as modified by any condition in this consent.

Prepared by	Drawing No	Issue	Dated
Cottee Parker	SD 1006	J	7 August 2012
Cottee Parker	SD 2003	I	7 August 2012
Cottee Parker	SD 3001	G	7 August 2012
Cottee Parker	SD 3101	F	7 August 2012

2. ***Commencement of occupation or use***

Occupation or use of the development for the purposes authorised by this consent shall not commence until all conditions of this consent have been complied with and a final Occupation Certificate has been issued by the Principal Certifying Authority (PCA), unless alternative arrangements have been made with Council.

3. ***Dewatering***

If dewatering is required a management plan for all dewatering activities on site shall be submitted to and be approved by Council prior to the release of extracted water. The plan is to give consideration to the acid sulfate soils issues on site and the impact this may have on groundwater and dewatering activities proposed.

Prior to the release of any water extracted during dewatering operations the test results and interpretation of results is to be submitted to and be approved by Council.

**Note:**Dewatering activities require a license issued by the NSW Office of Water. If required a copy of the license is to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

4. ***Water Sensitive Urban Design***

The approved use shall result in no net increase in the average annual load of key stormwater pollutants and peak discharge flow rates, above that occurring under existing conditions.

5. ***Pedestrian crossing***

The pedestrian crossing shown on plan SD 1006 issue J is to be constructed across the vehicular accessway only.

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### 6. **Walkway**

The walkway within the building between the front and rear doors is to maintain a clear unobstructed passageway of not less than 1900mm.

### 7. **Disabled Access**

Facilities for the disabled are to be provided including toilet facilities, ramped access to the building and car parking for the disabled in the car park in accordance with AS 1428.1 and AS 2890.1, and the Disability (Access to premises \_ Building) Standards 2010.

## **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

*The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development*

### 8. **Construction Certificate**

Prior to construction of the approved development it is necessary to obtain a Construction Certificate. Either Council or an appropriately accredited certifier may issue a Construction Certificate. A separate application, complete with detailed plans and specifications, must be made to the Certifying Authority for a Construction Certificate.

9. The Construction Certificate must ensure that any certified plans issued are consistent (in terms of site layout, site levels, building location, size, internal/external design, external configuration and appearance) with the approved Development Application plans.

10. The Construction Certificate must ensure that the building is to be constructed with a floor level of not less than 2.2m AHD

11. The Construction Certificate must not be issued until the following supporting plans and reports have been approved and submitted to the Certifying Authority:

- Construction management plan
- Hydraulic plan
- Site stormwater management plan
- Demolition management plan
- Noise management plan
- Waste management plan
- Trolley management plan
- Flood risk management plan
- Load management plan
- Dilapidation report
- Landscaping plan



12. ***Demolition Management Plan***

A revised Demolition Management Plan is to be submitted to Council that includes the following:

- The applicant is to consult with the Work Cover Authority of NSW in relation to the preparation of an "Asbestos Management Plan" as defined in the Work Health and Safety Regulation 2011, and the manner by which demolition is to be managed.
- Hours of work aligned with those for construction work as set out in the "Interim Construction Noise Guideline" December 2009 Department of Environment and Climate Change
- Proposed method of demolition and machinery to be used
- Method of Protection of the public and adjoining buildings/property
- Proposed closures or works within any road/ footpath and arrangements for protection of the public
- Management of vibration in respect of nearby structures – with input from a suitably qualified consultant
- Specifics including contact details of the person able to address complaints on a 24 hour basis
- Specific reference to the provisions of the NSW Protection of the Environment Operations Act 1997 in relation to the transportation, disposal or recycling of demolition materials that are defined as waste in the Act, subordinate Regulations or Guidelines. NB: Crushing of concrete or masonry on site is specifically excluded from this approval
- Specific and effective dust control measures including monitoring arrangements, and action during periods of high wind (see Air Quality Monitoring)
- Removal of provisions for dangerous goods storage as these should not be stored on the site
- Prohibition of burning waste on site
- Nomination of an entry exit point from the site to the public road system and arrangements to prevent tracking out of soil from the site
- Public Liability Insurance details
- Timetable and duration of works and any proposed closures of roads/footpath
- Traffic control
- Disposal of demolition material

13. ***Construction Management Plan***

A Construction Management Plan must be submitted to and approved by Council prior to the issuing of a Construction Certificate. The plan shall address but not be limited to the following matters:

- Hours of work;
- 24 hour contact details of the site manager;
- Traffic management;
- Noise and vibration management;
- Waste management;
- Erosion and sediment control.
- Details of air quality monitoring and the name of the person responsible for the air monitoring.
- Demolition management plan
- Asbestos management plan
- Site access

## 8.1 DA 2012/247 - Redevelopment of the River Street Woolworths Site.DOC

- Soil and water management
- Construction waste management
- Dust control throughout construction including times when construction/demolition may have to cease (see Air Quality Monitoring)
- Provision for dewatering of excavations

### 14. **Noise**

A Revised Acoustics Report (Noise Management Plan) must be submitted to and be approved by Council prior to the issuing of a Construction Certificate. The Report shall address but not be limited to the following matters:

- Provision for modification of control measures (if necessary) for equipment noise following final selection of plant
- demolition and construction noise including :
  - (a) anticipated airborne noise for all major noise generating activities and duration of these activities,
  - (b) predicted noise levels at sensitive receivers,
  - (c) specific physical and managerial measures for controlling noise,
  - (d) noise monitoring and reporting procedures,
  - (e) measures for dealing with exceedances,
  - (f) arrangements to inform residents of noisy activities likely to affect their amenity, and
  - (g) establishment of a system to handle and respond to complaints.

The acoustic consultant is to provide certification to Council prior to the release of the Construction Certificate that the recommended acoustic treatments have been incorporated into the construction and noise management plans.

### 15. **Loading Management Plan**

Prior to the issue of the Construction Certificate, the applicant shall be required to submit a Loading Management Plan for service vehicles delivering goods to the site. The plan must include the following minimum requirements:

- The maximum size of vehicles servicing the site.
- Site entry and egress arrangements.
- The service vehicle travel path through the site and associated swept path analysis.
- Restrictions on the hours vehicles can service the development.
- Noise control measures during loading\unloading activities.
- A traffic management plan to delineate and close part or all of the eastern parking aisle adjacent to the service bay area during deliveries and waste collection activities at the site.

Deliveries are to be limited to between 7.00am and 10.00am and between 6pm and 8pm Monday to Saturday with smaller truck deliveries limited to 7 days a week between 6am and 9.00am, with refuse collection limited to between 10.00am and 6.00pm Monday to Friday.

## **8.1 DA 2012/247 - Redevelopment of the River Street Woolworths Site.DOC**

### **16. *Trolley Management Plan***

The applicant is to provide Council with a Trolley Management Plan prior to the issue of the Construction Certificate. Council requires the plan to address but not be limited to hours of collection, trolley locking devices, alternative perimeter control devices and all aspects of the abandonment problem. The plan is also to look at means whereby customer parking is maximised, possibly by the introduction of timed parking or alternative means to minimise the number of workers parking in the car park.

### **17. *Landscaping Plan***

A revised landscaping plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of the Construction Certificate. The plan shall show the mature height, location quantity and species of all plantings and should also give details of soil conditions and the planting and maintenance program. The selection of appropriate plants shall be made generally in accordance with the Policy Statement No 6 of *Ballina Shire Council Development Control plan No 1- urban Land and the Bushland Friendly Nursery Scheme Environmental Weeds and Native Alternatives*. The plan should be designed to accord with the public/private open space objectives of BSCDCP Chapter 2 – Ballina Town Centre and to account for the site conditions following carriageway widening work in Fawcett Street.

### **18. *Dilapidation Report***

A dilapidation report detailing the current structural condition of the adjoining buildings, infrastructure and roads shall be prepared and endorsed by a qualified structural engineer. The report shall be submitted to and accepted by the Certifying Authority prior to issue of the Construction Certificate.

### **19. *Long Service Levy***

In accordance with Section 109F of the EP & A Act (Section 109 F) a Construction Certificate will not be issued with respect to the plans and specifications for construction works until any long service levy payable under section 34 of the Building and Construction Industry Long Service Payments Act 1986 has been paid. Currently this rate is 0.35% of the cost of the construction works costing \$25,000 or more. Works less than \$25,000 are not subject to the levy.

### **20. *Roads & Traffic***

Prior to the issue of the Construction Certificate, engineering design drawings shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 and Section 68 of the Local Government Act 1993 for the following civil works. Details are to be in accordance with the Northern Rivers Local Government Development Design and Construction Manuals (as current at the time of construction works commencing).

- At the developer's expense, the pavement of Fawcett Street shall be widened on the northern side from the edge of existing seal (inclusive of 300mm reconstruction overlap of existing road pavement) to the development sites southern boundary for the sites full Fawcett Street frontage. The pavement profile shall consist of at least 300 mm compacted thickness of roadbase quality material plus a minimum 25mm asphalt wearing surface. The road widening must also include upright kerb and gutter and a suitable drainage system which is connected to Council's existing piped drainage system within Fawcett Street. Inspection of the road widening is required by Council's Engineer (Ph 6686 4444) at the time of excavation and prior to sealing of the works. Should the inspection reveal unsatisfactory subgrade material, the developer shall be required to

## **8.1 DA 2012/247 - Redevelopment of the River Street Woolworths Site.DOC**

remove the unsuitable material for a further depth of 700mm and replace with approved sand fill.

- At the developer's expense, the No Stopping signs within Fawcett Street shall be replaced if required to reflect any changes necessary to the hours of the restriction as a result of the service vehicle movements when exiting the site.
- The provision of a footpath and gutter crossings for the development in Cherry Street and Fawcett Street. Details are to be in accordance with Standard Drawing R06 of Northern Rivers Local Government *Development Design and Construction Manuals*.
- The existing kerb and gutter crossings in River Street shall be reinstated to upright kerb and gutter in accordance with the Northern Rivers Local Government *Development Design and Construction Manuals* (as current at the time of construction works commencing).

### **21. *Civil Inspection Fee, Construction Certificate Fee & Construction Bond***

The following fees and bond are to be paid to Council which includes the amount of Goods and Services Tax payable prior to the issue of a Civil Construction Certificate. The fees and bond are subject to review and may vary at the actual time of payment:

- Civil Construction Certificate Fee: Refer to Council's Schedule of Fees & Charges
- Civil Inspection Fee: Equal to 3% of the estimated cost of the civil works (min \$190)
- Civil Construction Bond: Equal to 5% of the estimated cost of civil works (min \$1,000)

The Civil Construction Bond is taken and may be used by Council to cover the cost of any damage to Council's assets (eg Sewer systems, footpaths, kerb and guttering etc) arising from private development work. The bond will be refunded upon completion of the development should no such damage occur.

### **22. *Section 68 Application***

An application under Section 68 of the Local Government Act for all plumbing and drainage must be submitted to Council for approval. Such application must be accompanied by the appropriate fees and hydraulic details.

### **23. *Sewer Service Disconnections and Connections***

The consolidated lot shall be serviced by one sewer connection only. The applicant shall be responsible for all costs associated with the connection of Council's sewer system to the development and the decommissioning of any redundant existing connections in accordance with the Northern Rivers Local Government *Development Design & Construction Manuals* (as current at the time of construction works commencing). Sewer connection design plans must be submitted to and approved by Council prior to the issue of the Construction Certificate.

### **24. *Water Service Disconnections and Connections***

The consolidated lot shall be serviced by one water connection only. The applicant shall be responsible for all costs associated with the connection of Council's reticulated water supply system to the development and the decommissioning of any redundant existing connections in accordance with the Northern Rivers Local Government *Development*



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Design & Construction Manuals (as current at the time of construction works commencing). The applicant is required to submit an "Application for a water service" to Council in accordance with Council's Water Metering Policy (as current at the time of construction works commencing) requesting that the existing redundant water connections be removed. Water connection design plans must be submitted to and approved by Council prior to the issue of the Construction Certificate.

### **25. Hydraulic Design**

The applicant is required to submit to Council a hydraulic design detailing the site's connection to the reticulated main including the required water meter size and backflow prevention in accordance with AS 3500. The design must be certified by a suitably qualified professional and submitted to and approved by Council prior to the issue of a Construction Certificate.

### **26. Contamination**

The Contamination Report Geo\_Logix Pty Ltd, June 2012, is to be updated to include advice in relation to pesticide use under the slab of the existing Woolworths building, and the area under the adjoining dwelling is to be assessed in relation to the potential for lead from paint flakes or chemicals from pest control treatment for the reason that there will be potential for worker contact, movement of soil around the site and offsite. The updated report is to be submitted to and be approved by Council prior to the issue of the Construction Certificate.

The amended contamination report is to include advice relating to the management of the contaminated soil including the preparation of a remediation action plan if warranted.

As indicated in the conclusion to the Geo\_Logix preliminary assessment, heavy metals were detected at concentrations within Restricted Solid Waste and Hazardous Waste classifications (without leachate testing). Should removal or offsite disposal be required leachate testing is to be undertaken.

### **27. Flooding and Stormwater**

Stormwater controls shall be provided on site in accordance with the Water Sensitive Design requirements of Council's Combined Development Control Plan No.1 Chapter 13 Stormwater Management and the Newton Denny Chapelle Engineering Services Report dated June 2012. Overland flow paths must be incorporated into the design directing overflows to the street or public drainage systems. Overland flow paths must not to be impeded by structures or landscaping. Details are to be submitted to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

28. The loading dock driveway area must include a suitable sized pumping system which discharges to the bioretention system located in the south west corner of the car park. This system should include Gross Pollutant trap (GPT) to screen course pollutants. Details are to be submitted to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

29. The building envelope is to be filled to a level required to facilitate a minimum floor level of RL 2.2 metres AHD in conjunction with the provision of flood mitigation measures that deal with zero freeboard as detailed in the applicant's Flood Risk Management Report. The car park area can grade away from the building to enable access to Cherry Street and Fawcett Street. Masonry retaining walls and dish gutters

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shall be constructed, and wholly contained, within side and rear boundaries where required such that no stormwater is discharged from the site onto the adjoining properties. In addition, where required, the adjoining properties shall be drained at the common boundary with the site such that no water ponds on any neighbouring properties due to filling of the site. The stormwater drainage shall be discharged to Council's drainage system. Details are to be submitted to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

30. No filling is to be placed on the site that will cause surface water flooding of any adjoining property. The development shall make due provision for the diversion of the existing stormwater quantities that discharge onto the site via adjacent properties. The development shall be required to provide a suitable drainage system and demonstrate that the pre-development performance of the existing stormwater and overland drainage system is maintained. Details are to be included in the stormwater designs and submitted to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

31. The applicant shall provide a Flood Risk Management Plan, which demonstrates a process for installation, preparedness and failsafe management/activation of the "Floodgate" system and/or other mitigation measures. The aforementioned plan should identify key building design requirements associated with the flood mitigation measures. The plan must detail the training of staff, including a requirement for a training session including the implementation of the "floodgate" system, not less than every six months as well as details of at what time in a flood event the "floodgate" system is to be implemented. The Flood Risk Management Plan is to be submitted to and approved by the Certifying Authority prior to the issue of a Construction Certificate

32. Provision shall be made in the design of the supermarket for the permanent installation and storage of the "Floodgate" system in purposely designed storage bays or cupboards. These storage bays shall be designed and located so as to facilitate the required implementation of the system in a flood event. Details are to be included in the design of the building and submitted to and approved by the Certifying Authority prior to issue of the Construction Certificate.

33. The "Floodgate" mechanism shall effectively flood proof the building to a minimum level of RL 2.4m AHD. Details are to be included in the design of the building and submitted to and approved by the Certifying Authority prior to issue of the Construction Certificate.

### 34. **Waste Management**

A waste management plan for the supermarket in its operational phase is to be submitted to and approved by Council prior to the issue of the Construction Certificate.

The Waste Management plan is to address key aspects, such as space for storage arrangements, vehicular access within the site etc and include (but not be restricted to) the following:

- Details of the expected daily/weekly waste generation rates for the proposed development and expected servicing frequency;
- Details of the size and configuration of the storage area/waste storage room/servicing points to ensure it is adequate for the storage of all required containers;

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- Details of the type and size of waste containers for general, recyclable and development-specific waste streams and any on site compaction equipment;
- Demonstrate adequate access, egress and manoeuvrability for the waste collection vehicles;
- Demonstrate sufficient clearance height for the servicing of the waste containers (waste collection vehicles generally have a height of 4.3 m and a working height of 6.4m)

### 35. **Hydraulics**

A Hydraulic Plan for all water, sewer, stormwater and any proposed fire service installations incorporating a Site Stormwater Management Plan must be submitted to and approved by the Certifying Authority Council prior to the issue of a construction certificate.

36. The plan is to be designed in accordance with AS3500 and NSW Code of Practice and other relevant Australian Standards regarding any essential fire services, the sites connection to the reticulated main including the required water meter size and backflow prevention in accordance with AS 3500.

37. The plan is to indicate all plumbing fixtures and outlets, location and type of services, grade, invert, finished floor and ground levels, location of inspection openings, surcharge gullies and levels, vents, water meters, hot water heaters, hot water temperature control devices, etc. Design plans are to also indicate details of any pre-treatment of trade waste prior to discharge to the sewerage system and pre-treatment as necessary of any stormwater prior to discharge to the environment. Additional details may be requested as directed by Council.

38. Nominated rainwater tanks shall be screened at inlets and outlets utilising stainless steel or similar durable material to prevent mosquito breeding and insect entry. Tanks should be fitted with a 'first flush' device and installed by a licenced plumber.

### 39. **Car parking**

The design of all car parking and vehicular accesses is to be in accordance with the Australian Standard AS/NZS 2890.1: 2004 and the design of all disabled car parking spaces is to be in accordance with Australian Standard AS/NZS 2890.6: 2009. All disabled car parking spaces must be covered. All car park aisles must be designed as two way aisles. The driveways and car park must be constructed of reinforced concrete or a similar paved material. Design plans are to be certified by a suitably qualified professional and approved by the Certifying Authority prior to issue of the Construction Certificate.

### 40. **Bicycle parking**

The development must provide onsite bicycle racks capable of accommodating a minimum of 13 bicycles. Details are to be submitted to and approved by the Certifying Authority prior to the issue of the Construction Certificate.

### 41. **Trade Waste**

Details of all Trade Waste developed within the building are to be provided to Council prior to the issue of the Construction Certificate.

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### 42. **Food Premises**

Plans and specifications showing details of layout and construction of the food premises section of the building including method of installation of all fittings and fixtures are to be submitted to and approved by Council prior to the issue of the Construction Certificate.

The plans are to include location of staff change rooms, toilet and hand washing facilities for food handlers, bulk food storage and any areas proposed for storage of food wraps and containers. The plans are also to delineate temporary arrangements for food waste storage prior to movement to the nominated waste storage facilities.

NB: Particular attention is drawn to the need for the building to be able to be locked up vermin proof. Key areas to cover are seals to doors including roll up doors, jointing between walls and roof and penetrations for services.

### 43. **Exterior Lighting**

All external lighting to be installed and operated on site shall comply with the AS 4282:1997 "Control of the obtrusive effects of outdoor lighting". Details demonstrating compliance with these requirements are to be submitted to and approved by Council prior to the issue of the Construction Certificate.

### 44. **Acid Sulphate Soils**

An Acid Sulphate Soil Management Plan shall be prepared by a suitably qualified person in accordance with the Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee, 1998). The Management Plan shall be submitted to and approved by Council prior to the issue of the Construction Certificate.

The Plan must include the principles to be adopted on site for areas that are likely to contain acid, such as the loading dock construction, excavation for drainage works and trench construction

### 45. **Awning amendment**

The design and construction of the western end of the River Street awning is to be amended in a manner which will provide screened sun and rain protection from between the height of the proposed awning and the height of the awning of the adjoining building.

### 46. **Developer Contributions**

Prior to issue of a Construction Certificate where building work is proposed, payment to Council of non-refundable monetary contributions shall be made towards the provision of public services, infrastructure and amenities, which are required as a result of the development in accordance with the following contribution plans prepared under Section 94 of the Environmental Planning & Assessment Act, 1979 :

<b>Contribution Plan/Development Servicing Plan</b>	<b>Adopted</b>
Ballina Shire Contributions Plan 2008	23 October 2008
Ballina Shire Roads Contribution Plan 2010	25 February 2010
Ballina CBD Car Parking Contribution Plan	25 November 2004
Lennox Head Village Centre Car Parking Contribution Plan	12 February 2004
Ballina Shire Heavy Haulage Contribution Plan	27 October 2011



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The Contribution Plans provide for the indexing of contribution amounts and are also subject to amendment. The contribution rates payable will be the rates that are applicable at the time payment is made. Copies of the Contribution Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au).

The Contribution amounts applicable at the time this consent is issued are as per Schedule 1 (attached).

Prior to issue of a Construction Certificate where building work is proposed, payment to council of non-refundable monetary charges shall be made towards the provision of bulk water supply, water reticulation and sewer infrastructure which are required as a result of the development in accordance with the charges set by Ballina Shire Council and Rous Water as water supply authorities under the Water Management Act 2002. The amount payable will be the assessed additional equivalent tenements generated by the development multiplied by the charge applicable at the time of payment.

Certificates of Compliance pursuant to Section 306 of the Water Management Act 2002 shall be deemed to have been issued where the required charges have been paid and all construction works required by the water supply authority for the development have been completed.

The charges are currently guided by the following development servicing plans:

<b>Water Supply Authority</b>	<b>Contribution Plan/Development Servicing Plan</b>	<b>Adopted</b>
Ballina Shire Council	Ballina Shire Council Water Supply Infrastructure Development Servicing Plans	27 May 2004
Ballina Shire Council	Ballina Shire Council Sewerage Infrastructure Development Servicing Plans	27 May 2004
Rous Water	Rous Water Development Servicing Plan	April 2009

The Development Servicing Plans provide for the indexing of charges and are also subject to amendment and replacement. The charges payable are the charges set by the water supply authorities at the time payment is made. Copies of the Development Servicing Plans may be viewed at Council's Customer Service Centre, Cherry Street, Ballina or on Council's website [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au).

It should be noted that Ballina Shire Council acts a Rous Water's agent in the collection of Rous Water Bulk Water Supply Charge for developments that are connected to the Ballina Shire water supply.

The charges applicable at the time this consent is issued are included in Schedule 1 (**attached**).

**PRIOR TO CONSTRUCTION WORK COMMENCING**

*The following conditions in this section of the consent must be complied with or addressed prior to commencement of construction works relating to the approved development.*

**47. Construction Certificate**

Building or Demolition work must not be commenced until a Construction Certificate has been issued and the person having the benefit of the development consent has:

- Appointed a Principal Certifying Authority;
- Notified the Council (if Council is not the principal certifying authority) of the appointment; and
- Given at least two (2) days notice to the Council of the person's intention to commence the erection or demolition of the building.

**48. Erection of Signs**

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out prior to work commencing and maintained on site until all demolition or building work is completed.

- Showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- Stating that unauthorised entry to the work site is prohibited.
- The sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

**49. Building waste containment**

A suitable waste container capable of holding blowable type building waste must be made available on the building site prior to work commencing and maintained on site until all work is completed. Building waste such as paper, plastic, cardboard, sarking etc. must be regularly cleaned up and placed in the waste container so that it cannot be blown off the building site and litter the locality.

**50. Builder's toilet**

A suitable builder's toilet is to be provided on-site before work commences and maintained on site until all work is completed. Such facility is to either connect to Council's sewer or a suitable approved chemical closet is to be provided.

**51. Safety fencing**

The building site is to be provided with adequate safety fencing preventing public access onto the site. Such protection measures are required to protect the public from construction works including dangerous excavations. The safety fencing is to be provided on-site before work commences and maintained on site until all work is completed.

52. If necessary, an awning/hoarding is to be erected sufficient to prevent any substance from or in connection with the work, falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

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53. The fence or awning is to be removed when the work has been completed.

### **54. *Sedimentation erosion controls***

A sedimentation and erosion control management plan must be submitted to and approved by Council prior to work commencing. The applicant/builder is to ensure that appropriate sedimentation/erosion controls are in place in accordance with the plan prior to commencement of construction. The controls shall ensure:

- All loose soil material does not wash into any roadways, gutters or watercourse.
- Service trenches are to be backfilled as soon as practicable.
- Downpipes are to be connected as soon as practicable.
- Buffer vegetation zones are to be retained adjoining roadways, stormwater drains or watercourses.
- Soil is not to be placed into street gutter to provide access.
- Suitable erosion barriers ie. Cloth fencing or hay bales are to be provided where soil may wash into street gutters, drains or watercourses.
- The erosion control systems are to be maintained throughout the building process and beyond by the owner where necessary.

### **55. *Demolition (Asbestos)***

Council is to be supplied with certification on conclusion of the demolition and prior to construction commencing on the new building that the site has been verified suitable for that purpose in relation to asbestos material by the Industrial Hygienist or other person as may be acceptable to Work Cover.

### **56. *Commencement of civil development work***

The contractor must submit a completed copy of the "Notice of Commencement of Civil Development Work" form and a copy of their \$10M Public Liability Insurance Policy to Council prior to work commencing. Copies of the form are available from Council's website.

### **57. *Traffic control***

All traffic control during demolition and construction shall be in accordance with the NSW Roads and Traffic Authority "Traffic Control at Works Sites Manual". A Traffic Control Plan must be prepared and submitted to Council by a person holding a current "Design & inspect Traffic Control Plan" qualification. The traffic control plan must be certified and include the designers Name & Certificate Number. Details are to be submitted to Council prior to the commencement of construction.

### **58. *Demolition management plan***

Prior to the commencement of demolition works the Demolition Management Plan is to be updated and submitted to Council to include but not be limited to the following:

- Contractor's details (including 24 hour contact details)
- Public liability details
- Any changes proposed to the method of demolition
- Machinery to be utilised for demolition
- Timetable and duration of works and any closures to roads or footpaths
- Prevention of all amenity and environmental issues
- Traffic control

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- Containment of demolition material on flood prone land during potential flood events
- A suitably qualified quantity surveyor is to provide written advice outlining and detailing the total volume of waste material to be removed and disposed of from the site.

### 59. ***Air quality monitoring***

All monitoring equipment is to be installed and operational prior to commencement of demolition.

### 60. ***Surveyor setout***

A survey peg-out is to be carried out by a Surveyor to establish the correct position of the boundaries of the allotment before any building work commences, unless all existing survey pegs can be located. The building is to be located clear of Council easements and sewer mains.

## **DURING CONSTRUCTION**

*The following conditions in this section of the consent must be complied with or addressed during the course of carrying out the construction works relating to the approved development.*

### 61. **BCA compliance**

The building is to be constructed in accordance with the requirements of the Building Code of Australia and relevant Australian Standards.

### 62. ***Management Plans***

A copy of the following management plans must be available on site at all times and all work must be undertaken strictly in accordance with the requirements of the various management plans.

- Construction management plan
- Hydraulic plan
- Site Stormwater management plan
- Noise management plan
- Demolition management plan
- Waste management plan
- Sedimentation and erosion control management plan

### 63. ***Hours of work – Construction and Demolition***

The hours of operation for any noise generating construction activity (including the delivery of materials to and from the site) on the proposed development are to be limited to within the following times:

Monday to Friday 7.00am to 6.00pm  
Saturday 8.00am to 1.00pm

**No noise generating construction activities are to take place on Sundays or public holidays.**

64. ***Building Inspections***

Where Council is nominated as the Principal Certifying Authority, forty eight (48) hours notice is to be given to enable the following building works to be inspected.

- Excavation for pier hole foundations prior to concrete pour.
- Prior to the pouring of any in-situ reinforced concrete building element.
- When the foundation trenches are open, the steel reinforcement in position before the concrete is poured.
- When the internal sewer drainage pipelines beneath the building have been laid by the licensed plumber so that a water test can be carried out before they are backfilled.
- When the steel is in position before any concrete floor slabs are poured.
- When the external sewer drainage lines have been laid by the licensed plumber so that a water test can be carried out before they are backfilled.
- When the external stormwater drainage lines have been laid and connected by a licensed plumber prior to backfilling.
- On completion of the water supply “rough in” and/or plumbing stack work prior to the internal lining of the building.
- On completion of the building before occupation and the issue of any occupation certificate.

**NOTE:**

**(1) These inspections are considered to be critical stage inspections required during construction. Failure to carry out these inspections is a breach of the *Environmental Planning & Assessment Act* and may jeopardise the issue of an Occupation Certificate.**

**(2) All required sewer and water service plumbing drainage inspections are to be carried out by Council:**

65. ***Sedimentation erosion controls***

The applicant/builder is to ensure that the sedimentation/erosion controls in place are in accordance with the approved plan and are maintained for the duration of the construction work.

66. ***Protection of adjoining buildings***

If a development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at that person’s own expense:

- Protect and support the adjoining premises from possible damage from the excavation; and
- Where necessary, underpin the adjoining premises to prevent any damage.
- Should the owner of the adjoining land be the same person with the benefit of the development consent, or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

67. ***Noise***

All drainage grates located within traffic movement areas shall be fixed to avoid rattling. The surface of the car park is to be finished in a manner which will make trolley operations as quiet as practicable.



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### 68. **Demolition**

All demolition work is to be carried out in accordance with the WorkCover Authority and Council guidelines for the removal of asbestos and lead based products.

The requirements of the revised Demolition Plan are to be strictly observed throughout this phase of the operation including those that relate to recycling, transport or reuse of waste.

69. Crushing of concrete or masonry for the separation of concrete from reo or to recover aggregate for reuse in any form is not to be undertaken on the site.

70. Council is to be supplied with the written certification on completion of the demolition and prior to construction commencing on the new building that the site has been verified suitable for purpose in relation to asbestos material by the Industrial Hygienist or other person as may have been accepted by Work Cover.

71. The sewer, water and electrical services from the building are to be disconnected by licensed tradespersons.

72. All demolition of asbestos based products shall be carried by New South Wales licensed asbestos removers. For the building that has been involved in fire this means a Class "A" (friable) licence holder.

73. Written notice must be given to adjoining property owners not less than 48 hours before the commencement of demolition works.

74. An appropriate responsible person is to maintain on-site records of the disposal of all materials from the site showing places of disposal and quantities and types of materials disposed of.

75. All plant and vehicles associated with the demolition works must enter and leave the site via the nominated access/egress point.

76. All demolition, construction or the like waste is to be transported and disposed of to a waste facility licensed to receive that waste. If alternative disposal methods are to be sought, written approval is to be granted beforehand by Council. **It is an offence to transport waste to a place that cannot lawfully be used as a waste facility.**

77. A copy of all waste disposal receipts supplied by an authorised waste facility for receipt of that waste are to be submitted to Council within 7 days of demolition waste material being transported off site to the approved waste facilities.

### 78. **Air quality monitoring**

Two (2) dust deposition gauges shall be installed to measure the effectiveness of dust suppression on site. If dust deposition exceeds 4mg/m<sup>2</sup>/month then additional dust suppression activities shall be undertaken.

79. Operation of dust deposition gauges and monitoring must be carried out in accordance with Australian Standard 3580.10. 01 (2003) Particulates – Deposited Matter – Gravimetric Method and approved method AM-19 referred to in *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*, December 2007. The

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responsible person must certify to Council that the monitoring has been undertaken in accordance with these standards.

### 80. **Mechanical ventilation**

The building shall be either naturally ventilated in accordance with *Part F4 of the Building Code of Australia* or mechanically ventilated or air conditioned in accordance with *AS 1668 part 1.2 - 1991* and *AS 3666*. Details of any proposed mechanical air conditioning system are to be submitted to and approved by the Principal Certifying Authority prior to the installation of the system. Such details are to include a detailed floor plan layout indicating the ductwork layout, location of outside air intake points and exhausted air discharge points. Outside air and supply air quantities including calculations are to be submitted.

81. The fresh air intake vents shall be located in an approved position and no closer than six metres from any sewer vent, toilet window or exhaust air discharge.

82. Approved filters capable of easy maintenance shall filter the fresh air and return air.

83. The effluent air shall be discharged vertically with the exhaust vent being located no closer than six metres to any fresh air intake or window.

84. All dehumidification condensates or other liquids arising from the mechanical ventilation plant or equipment shall be conveyed to the building sewerage system or other approved drainage system.

85. The mechanical air conditioning plant shall be suitably screened (and acoustically treated where required by the acoustics consultant) to the satisfaction of the Principal Certifying Authority.

### 86. **Filling**

All site filling shall be in compliance with the requirements of Level 1 geotechnical testing for:

- AS 2870 - 1996 Residential Slabs and Footings Code
- AS 3798 - 1996 Guidelines on Earthworks for Commercial and Residential Developments

87. All excavations and backfilling associated with the erection or demolition of the building must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

88. The export of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the Department of Environment and Climate Change's (DECC) *Environmental Guidelines Assessment, Classification and Management of Non-Liquid Wastes, which will require laboratory testing in accordance with EPA and Council requirements*.

### 89. **Finished floor level**

The finished floor height of the building is to be constructed at a minimum RL of 2.2 metres AHD. A Surveyor's certificate verifying compliance with this height is to be

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submitted to the Principal Certifying Authority at completion of slab formwork stage, prior to concrete pouring.

### **90. *No storage of materials on Council land***

There shall be no storage of building materials, plant or equipment on the road, footway or reserve areas without the prior written consent of Council.

### **91. *Traffic Control***

All traffic control during construction shall be in accordance with the Roads and Traffic Authority - Traffic Control at Work Sites Manual and the certified traffic control plan. At least one person at the site must be qualified in the "Apply Traffic Control Plans" (Yellow Card).

### **92. *Civil construction work***

All civil construction works shall be completed in accordance with the minimum requirements of the Northern Rivers Local Government *Development Construction Manuals* (as current at the time of construction works commencing).

93. Inspection and approval of the road and drainage works approved within the road reserve is required by Council's Engineer (Ph 6686 4444) at the time of excavation and prior to sealing of the works. Should the inspection reveal unsatisfactory subgrade material, the developer shall be required to remove the unsuitable material for a further depth of 700 mm and replace with approved sand fill.

94. Council's Engineer must inspect and approve construction works associated with the connection of the development to, or decommissioning of, existing services from Council's water and sewer mains.

95. Council's Engineer must inspect and approve construction works associated with the and the construction of the footpath and gutter crossing for the development. Council's Engineer can be contact on telephone 6686 4444 at the time of the excavation and connection and at least 24 hours prior to the concrete pour.

96. Any kerb and guttering, grass verge within the road reserve, footpaths, utility services or road works damaged as a result of construction works related to the development shall be immediately reinstated to a satisfactory and safe condition. This may involve the regrading of the disturbed area, turfing and top dressing.

### **97. *Food premises***

The applicant shall construct and fit-out the premises in accordance with the provisions of the Australian Food Safety Standards 3.1.1, 3.2.2 and 3.2.3.

### **98. *Hygiene provisions***

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 50°C.

99. Each commercial kitchen hand basin shall deliver hot water at a temperature of at least 40°C and each cleaning sink/tub shall be provided with hot water with a minimum temperature of 45°C.

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100. Toilet facilities to which food handlers have access must have hand washing facilities that are:

- immediately adjacent to the toilet cubicle;
- connected to a potable supply of warm running water dispensed from a single spout or mixer set;
- of a size that allows easy and effective hand washing, and;
- provided with a waste paper bin adjacent to the hand washing facilities.

101. Provision shall be made for dispensing liquid soap or detergent and for single use towelling (preferably from wall mounted dispensers) at the hand wash basin for the toilet facilities.

102. Toilets intended for public and/or customer use shall not be accessible through areas where exposed food is handled, displayed or stored.

103. Separate storage areas shall be provided on the premises for clothing, personal belongings, paperwork, soiled laundry, cleaning equipment and chemicals so there is no likelihood of stored items contaminating food and food contact surfaces.

104. Adequate on-site disposal facilities for all waste water that results from cleaning practises are to be provided. A disposal facility such as cleaner's sink or floor waste basket is acceptable.

105. Access openings to the sanitary drainage system shall be located outside of areas where food, equipment or packaging materials are handled or stored.

### 106. **Contaminated Land**

The information ascertained from revision of the Contaminated Land Assessment must be taken into account including references to remediation and validation of soil if required.

107. The presence of contamination from previous activity on the site must be taken into consideration prior to relocation within the site, or disposal off site of affected soil. It is noted that leachate test results will be required before disposal to landfill. NB Disposal of soil or demolition material other than to landfill requires written approval of Council.

108. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about the site contamination must be immediately notified to the Council and the Principle Certifying Authority.

### 109. **Butt bins**

To prevent littering and the pollution of waters, cigarette butt bins must be provided externally on site for the disposal of cigarette butts. Positioning must be in convenient locations to the car park areas and the entry and exits to the development but at a sufficient distance that smoke does not enter the building structure

**PRIOR TO ISSUE OF AN OCCUPATION AND SUBDIVISION CERTIFICATE**

*Unless otherwise stated all development and works referred to in other sections of this consent are to be completed together with the following conditions prior to occupation or use.*

110. ***All conditions to be complied with***

All conditions of consent are to be complied with prior to the issue of the final occupation certificate or subdivision certificate.

111. ***Occupation certificate***

An Occupation Certificate is to be obtained prior to commencement of use or occupation of the premises. Where Council is not the Principal Certifying Authority the applicant shall ensure that a Certificate of Occupation prepared by the Principal Certifying Authority is submitted to Council prior to occupation of the building.

112. ***Subdivision Certificate***

An application for Subdivision Certificate accompanied by final plans of subdivision, together with the requisite processing fee, shall be submitted to Council for approval. In addition, a written statement confirming.

113. ***Consolidation of lots***

Lot A DP 81292 and Lot 2 DP 734682 are to be consolidated into one allotment and the plan registered with NSW Land & Property Information, prior to the issue of the Subdivision Certificate and occupation of the development.

114. ***Contribution towards public art***

In accordance with Council's Public Art Policy a \$15,000 donation is to be made to Council for the development of a public art project.

115. ***Positive Covenant identifying the Flood Risk Management Plan***

The floor level of the proposed development does not comply with the minimum freeboard requirement of Council's flood policy but rather relies on the mitigation measures provided under the Floodplain Risk Management Plan prepared for the site. A positive covenant shall be registered on the title of the subject site requiring compliance with the Floodplain Risk Management Plan and the conditions of this development consent. This covenant shall be approved by Council and registered prior to the issue of an Occupation Certificate.

116. ***Flood Risk Management Plan***

The applicant/owners must demonstrate compliance with the requirements of Floodplain Risk Management Plan prior to the issue of an Occupation Certificate.

117. ***Trade waste***

A trade waste agreement must be entered into with Council prior to the issue of the Occupation Certificate



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### 118. ***Dilapidation Report***

A dilapidation report shall be prepared by a suitably qualified person at the completion of the works to ascertain if any structural damage has occurred to the adjoining buildings, infrastructure and roads. The report shall be submitted to the Principal Certifying Authority who will compare the report with the earlier report to ascertain if any change has occurred to adjoining buildings, infrastructure and roads prior to issuing the Occupation Certificate.

### 119. ***Exterior Lighting***

Upon installation of lighting and before being commissioned, a report from a suitable qualified consultant shall be submitted to Council demonstrating compliance with the requirements of AS 4282:1997 "Control of the obtrusive effects of outdoor lighting", shall be submitted to and approved by the Principal Certifying Authority prior to the issue of an Occupation Certificate.

### 120. ***Certification Acoustics***

Certification is to be supplied from Acoustics Consultant that requirements set out in the acoustics report (including modifications following equipment selection) in relation to equipment and acoustic control measures have been assessed and the required acoustic performance has been achieved prior to the issue of the Occupation Certificate.

### 121. ***Fill***

The applicant shall ensure that any fill material imported to the site for the proposed development shall only be obtained from sources that have an approved testing regime. The supplier of the fill material must certify to Council at the completion of the construction of the development that the material was free of contaminants, being natural or otherwise.

### 122. ***Civil construction works***

All civil works approved with the Construction Certificate under Section 138 of the Roads Act 1993 and Section 68 of the Local Government Act 1993, are to be completed to the satisfaction of Council prior to issue of an Occupation Certificate. All works are to be completed in accordance with the Northern Rivers Local Government Development *Design and Construction Manuals* (as current at the time of construction works commencing).

123. All water supply and sewer works are to be completed in accordance with the approved construction plans and the Northern Rivers Local Government Development *Design and Construction Manuals* (as current at the time of construction works commencing) and approved by Council prior to issue of the Occupation Certificate.

124. The existing kerb and gutter crossings in River Street must be reinstated to upright kerb and gutter in accordance with the Northern Rivers Local Government Development *Design and Construction Manuals* (as current at the time of construction works commencing) and approved by Council prior to issue of the Occupation Certificate.

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### 125. **Works-as-Executed**

The applicant shall submit to Council a hard copy of a 'Works-as-Executed' (WAE) drawing at scale of 1:500 in addition to a computer disk copy of the WAE information in AutoCAD and PDF format. Separate drawings shall be provided for roads, water, sewer and stormwater drainage prior to the release of the Occupation Certificate. The applicant shall be deemed to have indemnified all persons using such drawings against any claim or action in respect of breach of copyright.

The applicant shall also submit an electronic listing of all road, stormwater, water and sewer assets generated by the development. The applicant shall be required to contact Council's Engineer on telephone 6686 4444 to obtain an electronic copy of the lists required.

### 126. **Car parking**

Car parking and vehicular accesses are to be completed in accordance with the approved Construction Plans and Australian Standard AS/NZS 2890.1: 2004 and all disabled car parking spaces are to be completed in accordance with the approved Construction Plans and Australian Standard AS /NZS 2890.6: 2009. All works are to be certified by a suitably qualified consultant prior to issue of the Occupation Certificate.

### 127. **Stormwater**

Certification must be provided to the Principal Certifying Authority that all stormwater works have been completed in accordance with the approved Construction Plan and the approved Stormwater Management Plan lodged with the Development Application. Overland flow paths must not be impeded by structures or landscaping and must direct stormwater flows to the public drainage system rather than onto adjoining properties, this shall include any flows from the loading dock driveway area. This certification is to be provided by a registered certified practising Engineer competent in the field of stormwater design and familiar with all aspects of the project prior to the issue of the Occupation Certificate.

### 128. **Maintenance Bond**

The following maintenance bond must be paid to Council which includes the amount of Goods and Services Tax payable prior to issue of the Occupation Certificate. The bond is subject to review and may vary at the actual time of payment:

- Maintenance Bond: Equal to 5% of the estimated cost of the civil works (min \$1000)

A maintenance period of 12 months will apply from the date of issue of a Occupation Certificate. The bond may be used by Council to maintain, repair or rectify works that are failing. The bond will be refunded upon completion of the 12 month period should no such failure occur.

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### 129. **Landscaping**

The site is to be landscaped in accordance with the approved landscaping plan, including the turfing of the site prior to the issue of the Occupation certificate

### **CONDITION OF USE / DURING OCCUPATION**

*The following conditions in this section of the consent are to be complied within the day-to-day use or operation of the approved development*

### 130. **Amenity**

Vehicles servicing the development shall not park and or wait in the loading docks or surrounding residential areas prior to 6.00am or after 10.00pm Monday to Sunday

131. A regular pest control program is to be implemented and maintained throughout the premises

132. Operation of the site shall be in accordance with recommendations included in the Environmental Noise Impact Assessment dated 13 June 2012 prepared by CRG Acoustical Consultants, including:

- Waste collections are to be limited to the daytime period between 10.00 am and 6.00 pm Monday to Friday

### 133. **Flooding**

The proposed flood mitigation measures for the development shall be implemented during flood events as per the requirements of the "Flood Risk Management Plan". All appropriate staff must be trained in the requirements of the "Flood Risk Management Plan".

### 134. **Loading and unloading**

All loading and unloading of goods are to be carried out off-street and wholly within the site.

### 135. **Vehicular entry**

All vehicular entry to and exit from the site shall be in forward direction.

### 136. **No storage in car park**

The external storage of any material outside of the building is not permitted.

### 137. **Waste containers**

No waste containers are to be stored in any car parking space at any time.

### 138. **Cardboard compactors**

No cardboard compactors are to be placed in any car parking space at any time

## **ADVICE**

### **1. Acoustic**

Identified acoustic construction measures, as specified in recommendations of Environmental Noise Impact Assessment Section 6 dated 13 June 2012 prepared by CRG Acoustical Consultants, shall be incorporated into the final construction plans.

NB: As indicated at page 8 of the report it is a requirement that additional acoustical assessment is to be undertaken once plant selections have been finalised. Council is to be furnished with certification (and report if necessary) from the acoustics consultant that all recommendations in the referenced report including any changes identified following plant selection, have been incorporated, and that the acoustic performance for the building, ancillary equipment and the car park has been achieved prior to the issue of the occupation certificate.

The acoustics consultant is to be provided with details identified in the report by CRG of 13 June 2012 to enable assessment and if need be modification of acoustic control measures for building services plant and equipment (not selected at time of writing the original report) and if so modified these requirements incorporated into the final building plans and specifications before work commences.

### **2. Food**

The applicant is responsible to ensure compliance with the Standards and Council will not accept responsibility at the time of final inspection for premises that are not in compliance with the Standards, regardless of the approved plans." The NSW Food Authority suggests that the "Food Premises Design Construction & Fit-out Guide" produced collaboratively by the South East Queensland Food Safety and Public Health Working Group and based on the Food Standard 3.2.3 and Australian Standard 4674-2004 (Design Construction and fit-out of food premises) may assist people in relation to fit out of premises

### **3. Land Contamination**

If the revised preliminary site investigation identifies contamination of soil or groundwater beyond that already established, the contaminated land consultant will be required to develop a detailed investigation report and, if required, develop a remediation strategy and validation process. On completion of the investigation, the consultant is to provide a report to Council detailing the site assessment, remediation and validation processes in accordance with the appropriate guidelines for the proposed future use.

### **4. Smoke-Free Environment**

The applicant and occupier of the premises is alerted to the requirements of the Smoke-Free Environment Act 2000 and the Smoke-Free Environment Regulation 2007 and the guidelines in the Regulation for determining what is an enclosed public place. Enquiries may be directed to the NSW Department of Health. The legislation may be viewed on the following website:  
<http://www.legislation.nsw.gov.au>

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**SCHEDULE 1**

<b>Contribution</b>	<b>Receipt Code</b>	<b>Contribution Unit</b>	<b>Rate per contribution Unit</b>	<b>Total Contribution Units Payable</b>	<b>TOTAL COST</b>
Ballina Island Local Parks	4008	equivalent residential allotment	\$218.00	0.0000	\$0.00
Ballina District Parks	4008	equivalent residential allotment	\$878.00	0.0000	\$0.00
Ballina Playing Fields	4008	equivalent residential allotment	\$1,143.00	0.0000	\$0.00
Regional Open Space Facilities	4016	equivalent residential allotment	\$843.00	0.0000	\$0.00
Open Space Administration	4017	equivalent residential allotment	\$33.00	0.0000	\$0.00
Ballina District Community Facilities	4209	equivalent residential allotment	\$1,664.00	0.0000	\$0.00
Regional Community Facilities - Amend 1	4213	equivalent residential allotment	\$3,769.00	0.0000	\$0.00
Community Facilities Administration	4214	equivalent residential allotment	\$69.00	0.0000	\$0.00
Ballina Island Roads 2010	5202	equivalent residential allotment	<b>\$10,673.00</b>	37.2070	\$397,110.31
Roads Administration 2010	5203	equivalent residential allotment	\$162.00	37.2070	\$6,027.53
Ballina Island Sewerage (DSP Area B)	3001	equivalent tenement	\$7,260.00	1.9910	\$14,454.66
Ballina Island Water (DSP Area B)	2001	equivalent tenement	\$3,351.00	0.9940	\$3,330.89
Rous Water 2009	5001	equivalent tenement	\$8,628.00	0.9940	\$8,576.23
Ballina CBD Car Parking Contribution	4601	per car park	\$27,319.00	34.0000	\$928,846.00
<b>TOTAL</b>					<b>\$1,358,345.63</b>