

## Conditions of approval

- 1) The development shall be generally in accordance with development application number 2016/11 submitted on 4 February 2016 and in accordance with the following plans:

Plan(s) prepared by Stephen P McElroy and Associates Pty Ltd			
Reference No.	Revision	Name of Plan	Date

except where otherwise provided by the conditions of this development consent.

- 2) In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.
- 3) Detailed design plans and specifications, including final site and layout plans, building design, car parking and vehicle loading and unloading facilities and engineering plans to be provided as part of an application for a Construction Certificate.
- 4) Prior to the issue of an Occupation Certificate, the proponent must submit to the Council a report addressing compliance with all relevant conditions of this consent and any Construction Certificate issued by the Principal Certifying Authority.
- 5) All existing landscaping, car parking and drainage of surrounding areas is to be re-instated prior to the issue of an Occupation Certificate.
- 6) This development consent is limited to a period of five (5) years in accordance with Section 95(1) of the *Environmental Planning and Assessment Act 1979*, other than where the development has been substantially completed.
- 7) The development must not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, light, waste water, waste products, grit or oil, traffic generation or otherwise.

- 8) A sign must be erected in a prominent position on any site on which building work, or demolition work is being carried out:
  - a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - b) 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
  - c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

- 9) A minimum of three (3) car parking spaces are to be provided within close proximity to the proposed museum which is to include one (1) space for 'disabled car parking'. Details of the proposed car parking are to be provided as part of the Construction Certificate application for the premises.
- 10) Disabled car parking must be set aside, constructed and signposted for in accordance with the provisions of the Building Code of Australia and AS2890.6:2009 "Parking facilities - Off-street parking for people with disabilities."
- 11) All constructed roads, footpaths, driveways, access aisles and parking areas on or adjoining the subject land must be kept clear of goods or any other obstructions at all times.
- 12) Disabled access by way of a ramp is to be provided to the building for the public in accordance with the requirements of the Building Code of Australia. Details are to be provided with an application for Construction Certificate. Any such approved ramp is to be constructed in accordance with the requirements of the Construction Certificate prior to the issue of an Occupation Certificate.
- 13) Prior to work commencing on the site erosion and sediment control measures must be implemented on the development site in accordance with the provisions of Residential Development of the Kyogle *Development Control Plan*. The measures must also include devices and practices to prevent sediment being carried from the site by vehicles and plant and including their tracks and tyres.

Control measures are to remain in place until the site has been adequately stabilised, revegetated or landscaped to prevent soil erosion.

- 14) Toilets to be provided in accordance with the requirements of the Building Code of Australia for a Class 9b building, to consist of a minimum of two (2) toilets, each separate for male and female use with

either both toilets to be capable of use for disabled persons or provision of a separate unisex toilet for disabled persons. Details include design and location within the building are to be provided for assessment and approval by the Principal Certifying Authority as part of a Construction Certificate application.

- 15) All building drainage and sanitary plumbing and sewerage work must be carried out in accordance with the requirements of the National Plumbing Code and AS 3500.
- 16) All fill imported onto the site must be clean fill and free from any contamination, within the meaning of the *Managing Land Contamination – Planning Guidelines – SEPP55 – Remediation of Land* document published in 1998 by the NSW Government. All fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act, 1997*.
- 17) A hoarding or fence must be erected between the work site and a public place. An application for a hoarding or temporary fence for the construction site is to be included with an application for a Construction Certificate for approval by the principal certifying authority or by way of separate application to be approved by Council prior to work commencing.
- 18) Provide a maximum 6/3 litre dual flush toilet suites to all water closets. All water outlets to be of AAA rating.
- 19) All loading and unloading shall take place within the property boundaries, including the parking of construction and private vehicles associated with the development.
- 20) All stormwater from the site shall be disposed of without causing nuisance to adjoining properties.
- 21) The building must be clad in low-reflective material. This is to consist of timber weatherboards or compressed fibre sheet weatherboard profile 'scyon linea'. All external cladding is to be painted in muted colours that are reflective of the surrounding area. Details of the proposed paint colours are to be provided to Council for approval prior to application.
- 22) Windows are to consist of timber hung window frames or of an alternative material that is consistent with the style of the timber architecture that the building is intended to emulate.
- 23) Operating hours of the museum are generally restricted to 7.00am to 10.00pm, 7 days per week, unless negotiated separately with the Council.
- 24) Construction works are to be limited as follows:

- a) Monday to Friday - 7.00 am to 6.00 pm.
- b) Saturday – 7.00 am to 1.00 pm.
- c) No construction work which will adversely impact on the amenity of the area is to take place on Sundays or Public Holidays.

Details and certification prepared by a Practicing Structural Engineer must be submitted to the certifying authority for the following prior to the issue of a Construction Certificate:

- a) all footings and slabs
- b) all bracing and tie downs including design wind speed assessment.
- c) bracing details for trusses.
- d) roof truss layout.

The certification must:

- i. certify that the design complies with the requirements of the Building Code of Australia; and
- ii. set out the basis on which it is given and the extent to which relevant codes of practice, specifications, rules or other publications have been relied upon.
- iii. Details of bore log results (if applicable)

- 25) All footings shall bear on natural ground having an even, uniform bearing capacity not subject to differential bearing values upon stable, firm and undisturbed foundations, free from roots and fill.
- 26) The building must be protected against attack by subterranean termites. This can be achieved by:
  - a) Soil treatment in accordance with AS 3660.1 - 2000 of the subsoil area beneath all concrete slabs and including additional treatment of a 300mm wide horizontal barrier around the perimeter, edge protection and treatment of all slab penetrations.
  - b) Maintenance of a 75 mm wide strip around the entire slab to allow visual inspection. The area immediately adjoining the external wall is to be kept clear of landscaping or gardens.
  - c) other chemical or physical measures which meet the objective of protecting primary building elements against subterranean termite attack. If this option is chosen, full details are required to be submitted for Council's consideration.

**NOTE 1:** *The approved chemical for underslab spraying does not provide protection against termites over the economic life of the building.*

**NOTE 2:** *Depending on the slab construction a vertical 150 mm wide chemical barrier may be required to the external perimeter of the slab.*

**NOTE 3:** Landscaping and Gardens - Most termite barriers require the area immediately adjoining an external wall to be kept clear of any landscaping or gardens. This is necessary either to prevent the bridging of the termite barrier or to ensure the area is visible for inspection.

**NOTE 4:** It is recommended that the slab penetrations be protected by a physical barrier where a non-reticulated chemical protection is used.

A durable notice must be permanently fixed to the building in a prominent location such as a meter box, indicating;

- i. the method of protection; and
- ii. the date of installation of the system; and
- iii. where a chemical barrier is used, its life expectancy as listed on the National Regulation Authority label; and
- iv. the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

- 27) The metal roof and wall cladding is to be installed in accordance with AS 1562 – 1992, Design and Installation of Sheet Roof and Wall Cladding.

**NOTE:** All roof capping and flashing to be scribed on a Dwelling.

- 28) The following statutory fire safety measures are to be implemented in the building premises:

<b>STANDARD OF PERFORMANCE</b>				
	<b>Fire Safety Measure</b>	<b>Design Standard</b>	<b>Installation Standard</b>	<b>Maintenance Standard</b>
1.	Smoke Doors	BCA Specification C3.4 Clause 3.2	BCA Specification C3.4 Clause 3.2	Maintained so as to conform to the original design and to perform at the level of the original installation.
2.	Solid Core Doors	BCA Specification C3.4 Clause 3.2	In accordance with common building practice	Maintained so as to conform to the original design and to perform at the level
3.	Vents	AS 2665 Smoke/Heat Venting Systems	AS 2665	AS 1851.5 - Maintenance of Fire Protection

<b>STANDARD OF PERFORMANCE</b>				
				Equipment - Automatic Smoke/Heat Venting System.
4.	Smoke Alarms	AS 3786 Smoke Alarms	AS 3786	
5.	Panic Bolts	In accordance with manufacturer's specifications	In accordance with manufacturer's specifications	Maintained so as to conform to the original design and to perform at the level of the original installation.
6.	Hydrants	AS 2419.1 Fire Hydrant Installations	AS 2419.1	AS 1851.4 - Maintenance of Fire Protection Equipment - Automatic Fire Hydrant Installations.
7.	Mechanical Smoke Exhaust Systems	AS 1668.1 Fire and Smoke Control	AS 1668.1	AS 1851.5 - Maintenance Of Fire Protection Equipment - Automatic Smoke/Heat Venting Systems.
8.	Mechanical Ventilation and Air-conditioning Systems	AS 1668.2 Mechanical Ventilation for Acceptable Indoor - Air Quality	AS 1668.2	AS 1851.6 And AS 1851.6C - Management Procedures for Maintaining the Fire Precaution Features of Air-Handling Systems.
9.	Fire Rated Landing Doors (Lifts)	AS 1735.11 Fire Rated Landing Doors	AS 1735.11	Maintaining so as to conform to the original design and to perform at the level of the original installation.
10.	Pressurising Systems	AS 1668.1 Mechanical Ventilation and	AS 1668.1	Maintained so as to conform to the original

<b>STANDARD OF PERFORMANCE</b>				
		Air-conditioning Code		design and to perform at the level of the original installation.
11.	Fire Alarm Systems	AS 1670 Automatic Fire Detection and Alarm Systems	AS 1670	AS 1851.8 - Maintenance Of Fire Protection Equipment - Automatic Fire Detection and Alarm Systems.
12.	Smoke Detection Systems	AS 1670 Automatic Fire Detection and Alarm Systems	AS 1670	AS 1851.6 Management Procedures for Maintaining the Fire Precaution Feature of Air Handling Systems.
13.	Fire Dampers	AS 1682.1 Fire Dampers Specification	AS 1682.2 Fire Dampers Installation	AS 1851.6 Management Procedures for Maintaining the Fire Precaution Feature of Air Handling Systems.
14.	Fire Doors	AS 1905.1 Fire Resistance Doorsets	AS 1905.1	AS 1851.7 - Maintenance of Fire Protection Equipment - Fire - Resistant Doorsets.
15.	Fire Shutters	AS 1905.2 Fire-resistant Roller Shutters and BCA Specification C3.4.4	AS 1905.2 and BCA Specification C3.4.4	Maintained so as to conform to the original design and to perform at the level of the original installation.
16.	Fire Windows	BCA Specification C3.4.5	BCA Specification C3.4.5	Maintained so as to conform to the original design and to perform at the level of the original

<b>STANDARD OF PERFORMANCE</b>				
				installation.
17.	Hose Reels (A17)	AS 1221 Fire Hose Reels	AS 2441 Installation of Fire Hose Reels	AS 1851.2 - Maintenance of Fire Protection Equipment - Fire Hose Reels.
18.	Access Panels	BCA Clause C3.13	In accordance with common building practice	Maintained so that the panel provides an effective barrier against the spread of fire.
19.	Automatic Sprinkler Systems	AS 2118.1 Automatic Fire Sprinkler Systems - Standard	AS 2118.1	AS 1851.3 - Maintenance of Fire Protection Equipment - Automatic Fire Sprinkler Systems.
20.	External Wall Wetting Sprinklers (A20)	AS 2118.2 Wall Wetting Sprinklers (Drenchers)	AS 2118.1	AS 1851.3 - Maintenance of Fire Protection Equipment - Automatic Fire Sprinkler Systems.
21.	Emergency Lifts	AS 1735 Lift Code and BCA Clause E3.4	AS 1735	Maintained so as to conform to the original design and to perform at the level of the original installation.
22.	Emergency Lighting	AS 2293.1 Emergency Evacuation Lighting to Buildings	AS 2293.1	AS 2293.2 - Emergency Evacuation Lighting for Buildings - Inspection and Maintenance.
23.	Emergency Power	BCA Clause G3.8.6	AS 3000 Wiring Rules	Maintained so as to conform to the original design and to perform at the level of the original



<b>STANDARD OF PERFORMANCE</b>				
				installation.
24.	Emergency Warning and Inter-Communication System	AS 2220.1 Emergency Warning and Inter-Communication Systems for Buildings	AS 2220.1	AS 1851.10 - Maintenance of Fire Protection Equipment - Emergency Warning and Inter-Communication Systems.
25.	Exit Signs	AS 2293.1 Emergency Evacuation Lighting in Buildings	AS 2293	AS 2293.2 - Emergency Evacuation Lighting in Buildings - Inspection and Maintenance.
26.	Portable Fire Extinguishers	AS 1841.2 Portable Fire Extinguishers - Water Type AS 1841.3 Portable Fire Extinguishers - Wet Chemical Type AS 1841.4 Portable Fire Extinguishers - Foam Type AS 1841.5 Portable Fire Extinguishers - Powder Type AS 1841.6 Portable Fire Extinguishers - Carbon Dioxide Type AS 1841.7 Portable Fire Extinguishers - Vaporizing Liquid Type	AS 2444	AS 1851.1 - Maintenance of Fire Protection Equipment - Portable Fire Extinguishers and Fire Blankets.
27.	Fire Blankets	AS 3504 Fire Blankets	AS 2444	AS 1851.1 - Maintenance of Fire Protection Equipment - Portable Fire

<b>STANDARD OF PERFORMANCE</b>				
				Extinguishers and Fire Blankets.
28.	Management Plans for Emergency Events	AS 3745 Emergency Control Organisation and Procedures for Building	AS 3745	Reassessed annually or as circumstances change in respect of the risk, the building and personnel.
29.	Management Plans for a Buildings Day To Day Operation	As approved by Council		Reassessed annually or as circumstances change in respect of the risk, the building and personnel.
30.	Sliding Egress Door	BCA Clause NSW D2.19(b)(v)(D)	BCA Clause NSW D2.19(b)(v)(D)	Maintained so as to conform to the original design and to perform at the level of the original installation.
31.	Alternative Solution by BCA Check dated 27 May 2002	CP1 and CP2 of BCA 1996	CP1 and CP2 of BCA 1996	Ensure no buildings are built within 18.0 metres of the south-western boundary.

(24) Facilities for the use of the disabled must be provided as specified in Clause F2.4 Building Code of Australia and shall be constructed to the requirements of AS 1428.1- 2001 "Design for Access and Mobility".

(25) If Council is to be engaged as the Principal Certifying Authority the following progress and mandatory critical stage inspections will be required;

- a) prior to pouring any in-situ reinforced concrete building element.
- b) prior to covering of the framework for any floor, wall, roof or other building element.
- c) prior to covering waterproofing in any wet areas. (Class 2,3 & 4 only 10% of rooms)
- d) prior to covering any stormwater drainage connections.
- e) the external house drainage lines which have been installed a licensed drainer. A water test is required prior to drains being covered. A layout

plan of the house drains certified by the drainer must be submitted to Council.

- f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Roof water shall be disposed by connection to;

- a) the existing drainage system.
- b) pipework or drains and dispersed without nuisance to adjoining premises.

29) Recycled building material to be free of asbestos.

30) Sanitary facilities to be in accordance with F2.3 of the Building Code of Australia.

31) Building to be constructed in accordance with the Building Code of Australia.