

SITE MANAGEMENT PLAN

GRANADA FILM PRODUCTIONS

**PARTS LOTS 74, 77 & 93 DP 755715
DUNGAY CREEK ROAD,
DUNGAY**

JUNE 2006

**(AMENDMENT 1 AUGUST 2006)
(AMENDMENT 2 SEPTEMBER 2006)
(AMENDMENT 7 NOVEMBER 2006)**

Prepared by



**JIM GLAZEBROOK & ASSOCIATES PTY LTD
3 NULLUM STREET
MURWILLUMBAH 2484**



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Darren Gibson BTP (Hons), MPIA
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1.0 INTRODUCTION

- 1.1 This Site Management Plan is prepared in respect of Granada Production's filming location at Part lots 74, 77 and 93 DP 755715 Dungay Creek Road, Dungay.
- 1.2 Development consent DA 02/1983 was granted by Tweed Shire Council on 20 December 2002 for the use of the site for filming and producing a television program, (refer Appendix A).
- 1.3 Pursuant to Section 96 of the Environmental Planning & Assessment Act (EP & A Act) an amended consent was subsequently issued by Council on 16 December 2005 (refer Appendix B). This site management plan is prepared in accordance with the requirements of that consent (condition 34A).
- 1.4 This site management plan is based on the work of a number of firms and individuals who contributed to the original development application. These include:
- Brown & Haan
 - survey
 - Peter Parker Environmental Consultants Pty Ltd
 - flora/fauna impact assessment

-
- Richard Harry Engineering Services Pty Ltd
 - traffic and site access, erosion and sediment control, design and instream works
 - HMC Environmental Consulting
 - on-site sewage management assessment

2.0 STRUCTURE & ADMINISTRATION

2.1 STRUCTURE

The site management plan is structured to enable review and modification, where necessary following ongoing monitoring and reporting.

Tables setting out management procedures for the various topics can be easily extracted, amended and replaced as may be necessary.

2.2 AMENDMENTS

To amend the provisions of the site management plan, the proponent must apply to Tweed Shire Council. The application shall:

- i) be in writing;
- ii) specify the provisions of the site management plan to which the application relates;
- iii) state how proposed amendments achieve the objectives of the provisions to which the amendments relate; and
- iv) be consistent with the terms of the development consent and government authority licence(s).

2.3 DEFINITIONS & SITE ACTIVITY

Pre-Production Period: The time period which is the lead up to filming activities. During this period the activities which occur on site include, but are not limited to, the installation of temporary structures, fitting out of structures with equipment, setting up catering and other staff facilities, site preparation etc. Work during this period is up to 3 months per series. No construction work shall occur on Sundays or outside the hours of 7.00am and 7pm Monday to Saturday. There will be fewer people on site in the Pre-Production Period than in the Production Period.

Production Period: The time period in which filming occurs on the site and subsequent production activity is undertaken. This occurs 7 days per week, 24 hours per day, up to 3 months per series.

Wrap: The time period in which the dismantling and de-rigging of the site occurs. This occurs immediately after the Production Period for up to 1 month per series and no dismantling or de-rigging of the site shall occur on Sundays or outside the hours of 7am and 7pm Monday to Saturday.

Hibernation: Rest of the year. Crew only needs to access the site sporadically for maintenance. There will be a limited number of people working on the site during this period.

Council shall be notified in writing at least seven (7) days prior to the commencement of the Pre-production Period, the Production Period and the Wrap.

3.0 AIMS & OBJECTIVES

3.1 The aim of this site management plan is to establish monitoring and operational procedures for the film production site which will ensure that the following objectives are achieved:

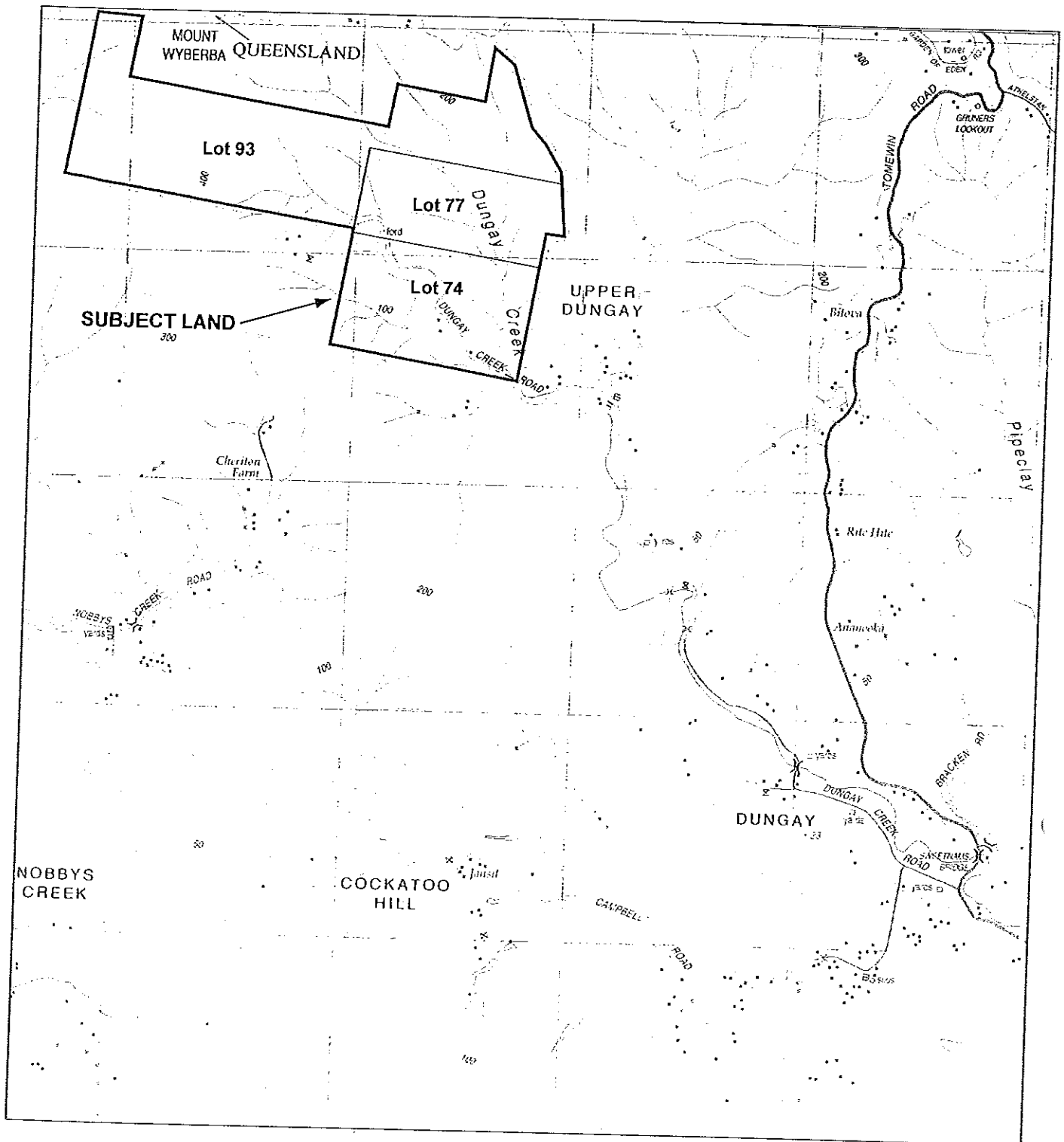
- The management of traffic to, from and within the site.
- The management of site rehabilitation in accordance with ESD principles.
- Protection of the health, safety and amenity of likely affected residents, employees and other persons accessing the site.
- Protection of community, social and cultural values.
- Compliance with relevant statutory regulations, approvals and licenses.

4.0 THE SITE

- Property Description : Lot 74 DP 755715
Lot 77 DP 755715
Lot 93 DP 755715
Dungay Creek Road, Dungay
(refer to Figure 1)

The site survey locates the areas being used in film production in relation to the property boundaries (refer Figure 2).





CLIENT: Granada

JOB: Dungay

DATE: 15/05/2006

SCALE: 1 : 25 000

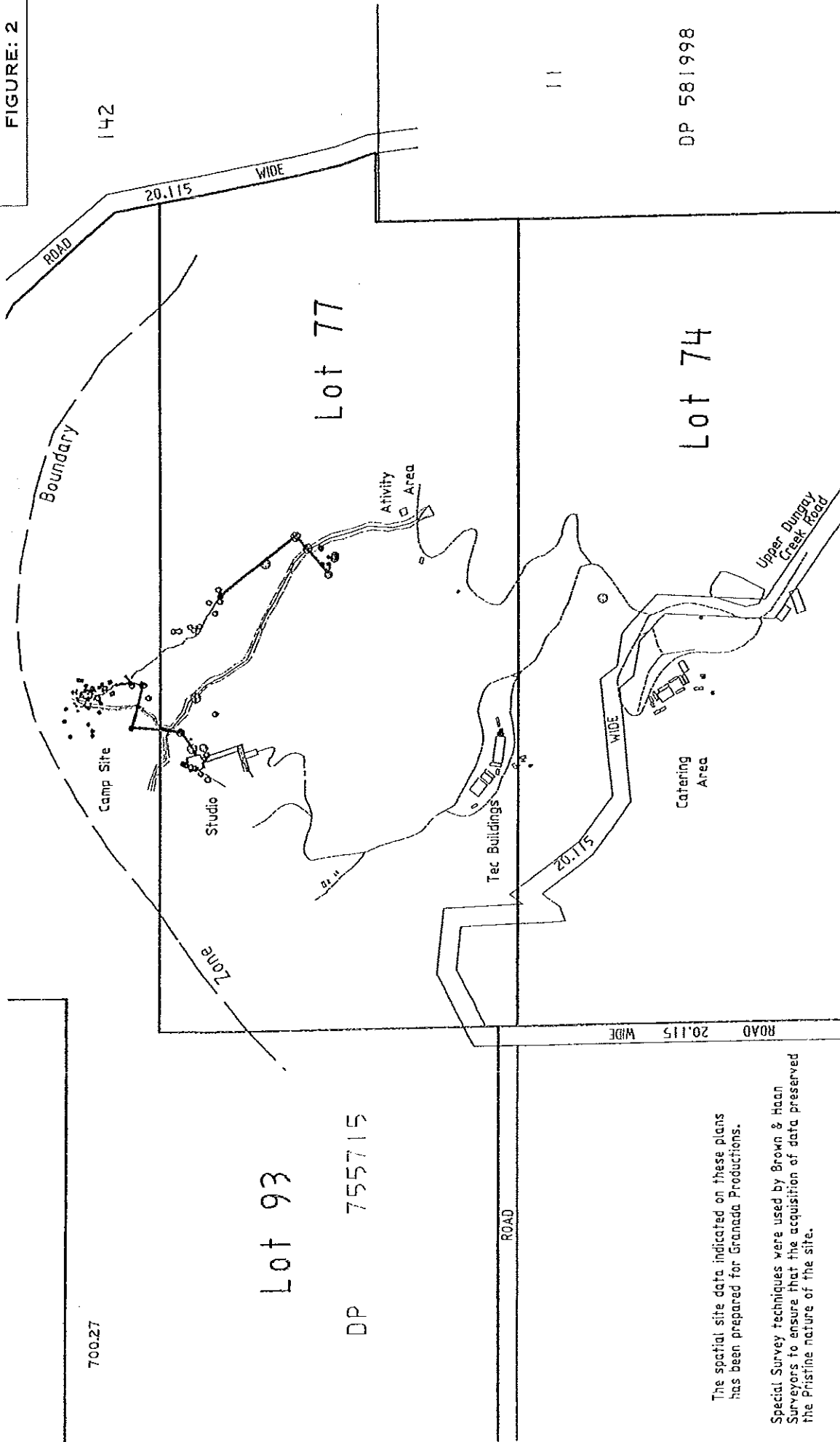
FILE: granadaLOC

IMS: granada

SOURCE: L.P.I.



FIGURE: 2



700.27

Lot 93

DP 755715

Lot 77

DP 581998

Lot 74

The spatial site data indicated on these plans has been prepared for Granada Productions.
Special Survey techniques were used by Brown & Haan Surveyors to ensure that the acquisition of data preserved the Pristine nature of the site.

Scale
1 : 4000
Drawn
26/02/03

BROWN & HAAN
CONSULTING SURVEYORS
Suite 7, "Carinya"
Cor Commercial Rd & King St
MURWILLUMBAH 2484
ABN 97 002 444 359
PO Box 161
Phone 02 6672 1255

SITE DEVELOPMENT PLAN
LOTS 93,77, & 74 DP755715 PARISH
OF KYNUMBOON UPPER DUNGAY CREEK
FOR: Granada Productions

JOB No
20345
Sheet 1/5

CLIENT: Granada

JOB: Dungay

FILE: granadasite

IMS: granada

JGA JIM GLAZEBROOK
& ASSOCIATES
TOWN PLANNERS & DEVELOPMENT CONSULTANTS
171-173
ACT/002 668 799

DATE: 15/05/2006

SCALE: not to scale

SOURCE: Brown & Haan



5.0 OPERATIONAL PARAMETERS

5.1 The operational parameters for the film production are detailed in the statement of environmental effects and Tweed Shire's development consent. These are:

- The Studio : Camera studio where footage is captured from using a network of suspension bridges.
- Tech Base : Production of the television programme for delay live screening.
- Catering Area : Catering and services for staff employed on the site.
- Camp Site : Area where "celebrity" guests camp and are filmed 24 hrs a day.
- Car Park : Entry security area for staff parking and visitors to the site.
- Operational Hours : 24 hr day – seven days week during production which is three (3) months per series during the Production Period. Also refer to Section 2.3 for non production periods.
- Life of Operation : Consent for use lapses 1 June 2008.

6.0 OPERATIONAL PROCEDURES

6.1 FILMING

The following activities are to be undertaken on the site:

- Maintaining internal tracks and access paths, clearing fallen vegetation from tracks.
- Maintenance of suspension bridge and walkway network in vegetation canopy.
- Management of in stream structures during filming and in off season.
- Installation of temporary buildings and other structures.

-
- Filming of camp area via network of tracks and suspension bridges and film hides.
 - Recording and editing of footage at tech base for broadcast in country of destination. Edit studios and technical base activities.
 - Preparation of all meals and serving of food to employees in a purpose built area
 - Marshalling of car parking area and security management of employees and visitors to the site.
 - Rehabilitation of the site in accordance with the development consent and licensing requirements.

7.0 SITE MANAGEMENT MEASURES

7.1 STRUCTURE

Site management measures are presented as separate sections within this document. Where relevant, the management measures contain the following:

TOPIC	The topic that the table deals with
Person Responsible	This is the person who has accepted the responsibility of implementing the management provisions.
Objective	The specific purpose of the provisions – why this is being done.
Performance Criteria	Specific management levels which must be achieved.
Management Measures	The management measure that will enable the objective to be met.
Monitoring	How the success (or failure) of the management provision is measured.
Auditing	A regular review of the monitoring results.
Reporting	Who to tell and how often.
Identification of incident or failure	When it becomes a problem.
Corrective Action	How to put it right.
Commitment	A promise made by management.

8.0 SITE MANAGEMENT PLAN

8.1 TRAFFIC

TOPIC	TRAFFIC
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah
Objective	To ensure that traffic safety and efficiency is not compromised by the development.
Management Measures	<ol style="list-style-type: none"> 1. The original contribution for Dungay Creek Road which was used in the form of road sealing to the subject site. 2. Installation of convex mirrors where road geometry obscures vision. 3. Road speed signage to be erected along Dungay Creek Road indicating legal speed limit. 4. Signage to be erected on the site indicating internal speed limit, 10 km/hr. 5. All vehicle deliveries to be scheduled from 7.00 am through to 7.00 pm, Monday to Saturday, including buses during the Pre-Production Period and the Production Period. Buses carrying staff will not be restricted during the Production Period. 6. Site Management is to liaise with Council's Road Safety Officer to ascertain if any other safety measures are required within 7 days of Production.
Monitoring	Monitoring of number of daily delivery trucks and number of staff vehicles per shift.
Reporting	<p>Record is to be kept by entry security of the number of delivery trucks/vehicles entering the property on a daily basis that identifies arrivals and departure times</p> <p>Record is to be kept by entry security of the number of staff vehicles at the site following the commencement of every new shift.</p> <p>Report required if requested by Tweed Shire Council Community Liaison Committee.</p>
Identification of incident or failure	Vehicles recorded exceeding internal road speed.
Corrective Action	Warnings given to staff to comply with internal speed limit. If any more than three (3) warnings are given, drivers are suspended from activities with vehicles.
Commitment	Management will ensure that a warning system is in place for staff and that delivery trucks/vehicles are within acceptable hours.

8.2 **NOISE**

TOPIC	NOISE
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah.
Objective	To manage on site operations to ensure the development does not adversely impact upon the acoustic amenity of the locality.
Management Measures	<ol style="list-style-type: none"> 1. Generators and other mechanical plant are to be housed to manufacturer's specification. 2. Bore water drilling to be confined to 6 am – 6 pm Monday to Sunday. 3. Staff car parking is to be undertaken in designated car park area with all other vehicle use on the site by staff in designated transfer vehicles or via golf cart. 4. Staff meal breaks undertaken in the catering area between 6.00 pm to 6.00 am are to be managed so as not to impact on amenity of adjoining residents. 5. Noise levels are to meet standards set by Tweed Shire Council as described at Condition 40 of the Development Consent.
Monitoring	Upon complaint to the Community Liaison Officer, Tweed Shire Council is to be notified.
Auditing	Contingency measurement of noise emissions at sensitive receptors if there are complaint incidents and if directed by Tweed Shire Council.
Reporting	<p>Record is to be kept by Site Manager of complaints as they are brought to Granada's attention.</p> <p>Report required if requested by Tweed Shire Council Community Liaison Committee.</p>
Identification of incident or failure	Recorded noise level exceeding Tweed Shire Council requirement.
Corrective Action	Undertake noise control measures.
Commitment	Appropriate noise control measures will be implemented to control noise at sensitive receptors.

8.3 **LIGHTING**

TOPIC	LIGHTING
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah.
Objective	To manage night lighting to ensure site safety of operations while not adversely impacting upon the amenity of adjoining residences.
Management Measures	<ol style="list-style-type: none"> 1. The use of artificial lighting is to be limited between the hours of 7 pm to 6 am Monday to Saturday inclusive and only used during Pre Production and Wrap periods. Artificial light may be used 24 hours a day during the Production Period. 2. Artificial lights are to be installed so as to illuminate internal tracks for vehicle and pedestrian use. 3. Artificial lights are to be installed so as to not directly illuminate any adjoining residence.
Monitoring	<p>Visual check of location of artificial lighting, at commencement of production season.</p> <p>Upon complaint.</p> <p>Report to Tweed Shire Council Liaison Committee if requested.</p>
Identification of incident or failure	Lighting equipment orientated to adjoining residences. Internal tracks not adequately illuminated for vehicles or pedestrians.
Corrective Action	Re-install lighting to new identified location. Provision of additional lighting.
Commitment	<p>Management will ensure that adequate lighting is provided to vehicle and pedestrians to ensure safe movement through property.</p> <p>Management will ensure lighting location is not excessive where a potential impact to adjoining residence may arise.</p>

8.4 **HOURS OF USE**

TOPIC	HOURS OF USE
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah.
Objective	To ensure television series is efficiently produced to meet required broadcast time whilst minimising impacts on residents in the locality.
Management Measures	<ol style="list-style-type: none"> 1. Provision of all necessary resources to ensure efficient delivery of series. 2. Prior to commencement of production, being the commencement of the filming period during the Production Period, a letter drop be undertaken for residences on Dungay Creek Road advising of commencement. The actual residents to be notified will be determined in consultation with Tweed Shire Council. 3. Hours of use will be limited to those set out in Section 2.3 and vehicle deliveries in accordance with Section 8.1.
Reporting	Report to Tweed Shire Council Community Liaison Committee if requested.
Commitment	Management will ensure use of the site is efficient for each series produced.

8.5 **USE OF HELICOPTER**

TOPIC	USE OF HELICOPTER
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah.
Objective	To manage helicopter use so that the development does not adversely impact on the amenity of the locality.
Management Measures	<ol style="list-style-type: none"> 1. Confine hours of helicopter use to daylight during the Production Period, unless in the case of emergency. All other times are limited to 7am to 7pm Monday to Saturday and no flights on Sundays. 2. No unnecessary hovering or circling by helicopters. Idling whilst stationary or on the ground will be limited to warm-up and cool-down immediately prior to take-off or after landing for safety purposes only. 3. Except for pre-approved use set out in point 4, the use of a helicopter in association with any activity under development consent DA 02/1983 is not permitted without the prior approval of the Director of Environment & Community Services (Condition 36 DA 02/1983). 4. The Director Environment & Community Services hereby grants pre-approval for the use of helicopters subject to the following: - <ol style="list-style-type: none"> (a) in accordance with other management measures and use between 8am and 6pm during the filming period of the Production Period which will be up to four (4) weeks maximum number of 4 trips per day with a maximum of 12 trips in any 7 day period (1 flight in and 1 flight out is equal to 2 trips). (b) once a week use between 8am and 6pm Monday through to Saturday excluding Sunday during the non-filming period of the Production Period which will be up to eight (8) weeks.
Monitoring	Helicopter usage (landing time, on ground and departure times) to be logged per activity.
Reporting	Report to Tweed Shire Council Community Liaison Committee if requested. Review of the pre-approved use at point 4 to be considered if requested by the Tweed Shire Council Community Liaison Committee.
Commitment	All helicopter use will be advised to Tweed Shire Council Director of Environment & Community Services at least 24 hours prior to use. Helicopter routes will be pre-planned to minimise noise or disturbance to adjoining properties.

(Amendment 1, Aug 2006)

8.6 **SOLID WASTE MANAGEMENT**

TOPIC	SOLID WASTE MANAGEMENT
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah.
Objective	To ensure the provision of appropriate facilities for the containment of waste and to ensure that wastes are transported to a licensed waste disposal facility.
Management Measures	<ol style="list-style-type: none"> 1. The services of the waste contractor are kept to the minimum necessary for health and safety and environmental reasons. The emptying of wastewater reservoirs and rubbish skips is estimated to occur 1-2 times a week during the Pre-Production and Wrap periods rising to daily removal during peak times during the Production Period. 2. Twice daily leak detection checks. 3. Waste produced as a result of the development is to be disposed of at a licensed facility. 4 Decommissioning to Tweed Shire Council's requirements.
Monitoring	Waste disposal records shall be kept on site at the site office for inspection at any time.
Reporting	Waste disposal records shall be kept on site at the site office for inspection at any time.
Identification of incident or failure	Waste found to be disposed of in an unauthorised manner or to an unlicensed facility.
Corrective Action	Remove waste and dispose of to a licensed facility.
Commitment	All waste produced shall be managed in accordance Tweed Shire Council approval for onsite sewerage management facility. OSSM01371

8.7 **FLOOD CONTINGENCY PLAN**

TOPIC	FLOOD CONTINGENCY
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah.
Objective	To ensure adequate provision of shelter, food and waste storage during a flood event.
Management Measures	<ol style="list-style-type: none"> 1. Monitor weather conditions and flood warnings to enable evacuation of staff and employees in the event of localised flooding. 2. Movement of vehicles from the site should be managed for the full length of Dungay Creek Road with checkpoints. 3. Manage food resources on site in the event access is restricted. 4. Provide containment of wastes during flood events.
Monitoring	<ul style="list-style-type: none"> • Check of Tweed Shire Council web site for road closure details during flood events. • Monitoring of Dungay Creek Road in relation to creek height. • In the event of flooding vehicle access to the site would be assessed at 30 minute intervals.
Reporting	Report to Tweed Shire Council Community Liaison Committee if requested.
Commitment	Management will ensure adequate shelter, food and waste management is provided on site during flood event.

8.8 **FIRE SAFETY MANAGEMENT**

TOPIC	BUSHFIRE MANAGEMENT / FIRE MANAGEMENT
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah.
Objective	To provide evacuation and associated procedures in the event of a potential bushfire. To manage production activities so as to not cause bushfire.
Management Measures	<ol style="list-style-type: none"> 1. Monitor bushfire restrictions and warnings from NSW Rural Fire Service during bushfire season. 2. Consult with NSW Rural Fire Station in relation to any fire to be lit and where necessary obtain the appropriate fire permit. 3. Evacuation procedures are to be implemented where relevant authorities provide the notification to evacuate in the event of bushfire. 4. Designated fire fighting stations are to be established on site and each provided with fire fighting equipment for production fires. 5. In the event of a fire from production activities, all cast and crew members are to marshal in a designated safe location and then the fire brigade is to be contacted. 6. Fire fighting is only to be attempted where the fire is small and contained and easily controlled. Fire fighting should only occur for fires resulting from production activities, not bushfire. 7. Fighting of production fires is to be avoided where production sets contain polystyrene due to toxic fumes. 8. All cast and crew are to be trained on fire/bushfire procedures during induction. <p><u>Evacuation Procedure</u></p> <ul style="list-style-type: none"> • Air raid siren will be sounded • All cast and crew to assemble at designated evacuation point and remain until ordered to move. • All machinery and vehicles are to be parked in designated area. Vehicle movements are to be co-ordinated ensuring all vehicles are fully occupied. • All cast and crew on site are to be accounted for prior to commencing evacuation. Any one missing is to be identified, with last known location, and radio contact attempted. • Where possible all structures are to be secured by closing any window and door openings, and wardens are to confirm buildings are clear. • Cast and crew are to be evacuated in groups to limit vehicle congestion on Dungay Creek Road and potential conflicts with fire fighting vehicles. • Site Manager is to account for all individuals and apprise Rural Fire Service of situation on site prior to evacuating.
Monitoring	Regular check with Rural Fire Service bushfire warnings and fire risks during fire season.
Reporting	Report to Tweed Shire Council Community Liaison Committee if requested.

TOPIC	BUSHFIRE MANAGEMENT / FIRE MANAGEMENT
Commitment	Management will ensure production activities are not conducted so as to result in a fire risk. Bushfire management will be implemented and training will be provided on evacuation procedures.

8.9 FOOD SAFETY MANAGEMENT

TOPIC	FOOD SAFETY MANAGEMENT
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah
Objective	To ensure that food preparation and storage is undertaken in a safe manner in accordance with Tweed Shire Council requirements.
Management Measures	<ol style="list-style-type: none">1. All food storage, preparation and delivery areas are to be kept clean at all times.2. Any food premises shall be subjected to routine inspections as per Tweed Shire Council's Food Preparation Inspection Program. The nominated fee is to be paid.3. Adequate storage of an on-site potable water supply shall be provided at all times.
Monitoring	Regular check of food premises for cleanliness by on site staff. Routine inspections as per Tweed Shire Council's Food Preparation Inspection Program.
Reporting	Report to Tweed Shire Council Community Liaison Committee if requested.
Commitment	Management will ensure that food premises are maintained in accordance with Tweed Shire Council requirements.

(Amendment 1 Aug, 2006)

8.10 **TEMPORARY FACILITIES**

TOPIC	TEMPORARY FACILITIES
Person Responsible	Unit Manager/Site Manager reporting to Line Producer, Granada Productions, Murwillumbah
Objective	To manage the installation of temporary buildings and facilities such as offices, containers, generators, trucks etc that do not require a Construction Certificate.
Management Measures	<ol style="list-style-type: none"> 1. Temporary facilities and buildings (with the exception of those buildings approved by Construction Certificate No. CC06/0779 are to be generally located in accordance with site plans contained in Appendix C. Any variations to this plan other than minor variations to the dimensions and location of the temporary facilities and buildings are to be approved by the Community Liaison Committee or the Council if the Committee is not established or functioning. 2. Temporary buildings and facilities are required for every series. With the exception of those buildings approved by Construction Certificate No. CC06/0779, the temporary buildings are to be installed in the Pre-Production Period and removed upon completion of the Production Period. They are to be on site a maximum of 3 months per series. 3. All temporary building and facilities are to be maintained in a safe condition.
Monitoring	Record to be kept of the number and location of buildings and structures for each series.
Reporting	Report to Tweed Shire Council Community Liaison Committee if requested.
Commitment	Management will ensure that management measures are complied with.

9.0 IMPLEMENTATION / RESPONSIBILITY

9.1 RESPONSIBLE PERSON

The person responsible for overseeing the implementation of this Site Management Plan is Karen Jones, Location Manager for and on behalf of Granada.

Telephone: 0418 758 414

Address: PO Box 7157
CAIRNS QLD 4870

The Community Liaison contacts are: -

Diane Focke
Telephone: 0428 600 608

Will Milne:
Telephone: 0428 668 584

- The responsibility of each management topic is detailed in the proceeding tables.
- In the event of a change in the responsible officer Tweed Shire Council would be advised within 24 hours.
- The proponent has the responsibility of managing and operating the site in accordance with the approvals and permits issued under the various Acts.

9.2 COMPLAINT PROCEDURE

9.2.1 Recording of complaints

A legible record must be kept of all complaints made to the community liaison officer via the community contact phone line.

The record must detail:

- date and time of complaint.
- method of communicating complaint.
- any personal details of the complainants which were provided by the complainant, or, if no details provided a note to that effect.
- the nature of the complaint.



-
- the action taken by the Site Manager or Location Manager in relation to the complaint including any follow up with complainant.
 - if no action taken, the reasons why.

The record must be provided to the Tweed Shire Council Community Liaison Committee if requested.

9.2.2 Community consultation

In accordance with Tweed Shire Council requirements a letter box drop will be undertaken to each household fourteen (14) days prior to commencement of production detailing the contact details for the community liaison officer. This will occur no later than fourteen (14) days prior to the commencement of filming during the Production Period.

APPENDIX A

DEVELOPMENT CONSENT DA 02/1983

TWEED SHIRE COUNCIL

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

To: Granada Productions Pty Ltd
C/- Jim Glazebrook & Associates Pty Ltd
PO Box 827
Murwillumbah NSW 2484

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by the Tweed Shire Council of Development Application No. DA02/1983 relating to land described as:-

Part Lot 74 DP 755715
Lot 77 DP 755715
Lot 93 DP 755715
No. 366 Dungay Creek Road
Dungay

to be developed in accordance with plans and details submitted for the purpose of --

USE OF PROPERTY FOR FILMING AND PRODUCING A TELEVISION PROGRAM

The Development Application has been determined by the granting of consent subject to the conditions described below:-

GENERAL

1. The development shall be completed in accordance with the Statement of Environmental Effects; Drawing No 34504 prepared by Brown and Haan Surveyors and dated 27/11/2002; Drawing No 34505 prepared by Brown and Haan Surveyors; Plans No A1219 prepared by Edwin Shirley Stage Australia Pty Ltd dated 28/11/2002; Plan No A1-221102 Sheets 1 & 2 prepared by Richard Harry Engineering Services and dated 11/2002; Plan No 232311 prepared by Waco Kwikform and dated 26/11/2002, except where varied by these conditions.

[GEN0010]
2. The erection of a building in accordance with a development consent must not be commenced until:
 - a. detailed plans and specifications of the building have been endorsed with a construction certificate by:
 - (i) the consent authority; or
 - (ii) an accredited certifier; and
 - b. the person having the benefit of the development consent:
 - (i) has appointed a Principal Certifying Authority; and
 - (ii) has notified the consent authority and the Council (if the Council is not the consent authority) of the appointment; and

- c. the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

[GEN0150]

3. Prior to commencement of work pursuant to this consent a **Construction Certificate** shall be obtained for the works proposed and required by this consent.
- a) copies of compliance certificates relied upon
- b) four (4) copies of detailed engineering plans and specifications. The detailed plans shall include but are not limited to the following:
- earthworks
 - right of carriageway
- **Note:** The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Supplies Authorities Act, 1987 to be certified by an Accredited Certifier.

[GEN0140]

4. The recommendations as provided with the Flora and Fauna Report dated 2002 prepared by consultant Peter Parker shall be implemented.

[GENNS01]

5. The proposed development shall comply with the Planning for Bushfire Guidelines and the Rural Fires Act 1997 and other relevant legislation concerning bushfire.

[GENNS02]

6. A vegetation screen shall be provided to Lot 74 DP 755715 to screen the property from adjoining residences to the south.

[GENNS03]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

7. Details from a Structural Engineer are to be submitted to the Principal Certifying Authority for approval for all structures, prior to the issue of a construction certificate.
8. The Engineering Plans and specifications to accompany the Construction Certificate application shall provide for:-
- i. Construction of a Right of Carriageway from Dungay Creek Road to the proposed dwelling site on Lot 77. The right of carriageway shall be formed, drained and gravelled to 100 millimetres thickness x 3.6 metres wide for the full length
9. Prior to the issue of a Construction Certificate, a cash bond or bank guarantee (unlimited in time) shall be lodged with Council for an amount based on 1% of the value of the works (minimum \$1,000).

[PCC0170]

[PCC0180]

The bond may be called up at any time and the funds used to rectify any non-compliance with the conditions of this consent which are not being addressed to the satisfaction of the Director, Development Services.

The bond will be refunded, if not expended, when final productions cease.

[PCC0080]

10. Permanent Stormwater Quality Treatment

- (a) Permanent stormwater quality treatment shall comply with "*Tweed Urban Stormwater Quality Management Plan*" (adopted by Council 19 April 2000) section 5.5.3 "Stormwater Objectives During the Post Construction or Occupational Phase of Development". New development is required to comply with table 5.4 of the plan and demonstrate compliance by modelling in accordance with section 5.5.4. Section 5.5.5 of the plan further advises that treatment that is in accordance with the "deemed to comply" provisions of *Appendix E - Tweed Shire Council, Aus-Spec D7 - Stormwater Quality* is deemed to comply with the objectives in 5.5.3.
- (b) Water sensitive design practices shall be adopted. Where it is practical, water quality features are to be designed into the land development site rather than rely on special end of pipe devices to strip pollutants and nutrients from stormwater prior to discharge. Typical water quality features that can be designed into the site development include use of porous pavements, directing runoff over filter strips or grass swales in landscaped areas, utilising landscaping as an integral part of stormwater quality management, maximising use of infiltration and stormwater reuse (eg. Rainwater tanks). These features can be complemented by site management practices which minimise creation of stormwater pollutants and nutrients and provide for appropriate operation, cleaning and maintenance of water quality control devices.
- (c) The Construction Certificate Application must include a detailed stormwater management plan (SWMP) for the occupational or use stage of the development, prepared in accordance with Section D7.07 of *Tweed Shire Council Aus-Spec D7 - Stormwater Quality*.

[PCC0230]

11. Erosion and Sediment Control During the Construction Phase of Development

- (a) Construction phase stormwater quality treatment (erosion and sediment control) shall be designed and constructed in accordance with detailed engineering plans to be submitted and approved with the Construction Certificate. Erosion and sediment control shall be in accordance with the "*Tweed Urban Stormwater Quality Management Plan*" (adopted by Council 19 April 2000) section 5.5.2 "Stormwater Objectives During the Construction Phase of New Development". This section requires all new development to comply with Appendix E of the Plan "*Tweed Shire Council Aus-Spec D7 - Stormwater Quality*" and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works". Erosion and sediment controls shall remain in place until final approval is given and the maintenance bond (if required) has been released.
- (b) The Construction Certificate Application must include a detailed erosion and sediment control plan (ESCP) for the construction phase of development, prepared in accordance with Section D7.07 of *Tweed Shire Council Aus-Spec D7 - Stormwater Quality*.

[PCC0320]

12. A flood contingency plan shall be submitted and approved addressing the following matters:

20. The certifying authority is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:

- a. footings, prior to pouring of concrete
- b. completion of work

[DUR0170]

21. Access to the building for disabled persons shall be provided and constructed in accordance with the requirements of Part D3 of the Building Code of Australia and Australian Standard AS 1428.1.

[DUR0260]

22. If access for the disabled is required under Part D3 of the Building Code of Australia, facilities for the use of the disabled shall be provided as specified in Part F2.4 of the Building Code of Australia and shall be constructed to the requirements of Australian Standard AS1428.1.

[DUR0280]

23. 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:-

- * 43.5⁰C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
- * 50⁰C in all other classes of buildings.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR1160]

24. In the event that Council is not utilised as the inspection/Certifying authority, within seven (7) days of building works commencing on the site a Compliance Certificate in the prescribed form is to be submitted to Council together with the prescribed fee, by the nominated principal certifying authority to certify the following:

- i. All required erosion and sedimentation control devices have been installed and are operational.
- ii. Required toilet facilities have been provided on the site.
- iii. A sign has been erected on the site identifying:
 - Lot number
 - Builder
 - Phone number of builder or person responsible for site.
- iv. All conditions of consent required to be complied with prior to work commencing on the site have been satisfied.

[DUR1200]

25. The earthworks shall be carried out in accordance with AS 3798, "Guidelines on Earthworks for Commercial and Residential Developments". In general, material shall be placed in layers not

exceeding 300mm in depth, watered and compacted to achieve the specified density ratio as monitored in Table 5.1 - Guidelines for Minimum Relative Compaction.

{DUR0620}

26. All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution.

{DUR0870}

27. All necessary precautions shall be taken to minimise impact from dust during filling operations from the site and also from construction vehicles.

{DUR0880}

28. Construction site work including the entering and leaving of vehicles is to be restricted to between 7.00 am and 7.00 pm Monday to Saturday and no work on Sundays.

{DUR0900}

29. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

- A. Short Term Period - 4 weeks.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

- B. Long term period - the duration.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.

{DUR0910}

30. The use of vibratory compaction equipment (other than hand held devices) within 100m of any dwelling house is strictly prohibited.

{DUR0920}

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

31. A person must not commence occupation or use of the whole or any part of a new building (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

{POC0030}

32. The building is not to be occupied or a final occupation certificate issued until a fire safety certificate has been issued for the building to the effect that each required essential fire safety measure has been designed and installed in accordance with the relevant standards.

{POC0050}

33. On completion of work a certificate signed by a practising structural engineer is to be submitted to the PCA to certify the structural adequacy of the structures.

47. At the end of filming, the creek and its waterholes (at the sites used) shall be reinstated as well as possible in terms of replacement of rocks and logs to its natural condition and any formed walkway/track created from repeated creek access must be rehabilitated so as not to concentrate runoff and promote erosion.
48. Irrespective of the granting of this consent or approval by any other Authority, work is not to commence in, or within a horizontal distance of 40m from the top of the bank of the watercourse/foreshore, without the prior issue of a Part 3A permit by DLWC.
49. Prior to the issue of the Part 3A permit the applicant must provide DLWC with the following:
 - A copy of Council's development consent including all conditions of approval;
 - Plans and/or other documentation (1 copy) that satisfy the DLWC's General Terms of Approval and recommendations which are included in the consent conditions; and
 - appropriate permit fee paid to DWLC.
50. Work is to be carried out in accordance with drawings and any management plans required by these conditions and approved by DLWC that will accompany the 3A permit.
51. Any Part 3A permit issued is to be renewed on an annual basis until all works and all rehabilitation, including maintenance provisions, have been satisfactorily completed in accordance with the permit conditions. Any application for renewal will be lodged at least 1 month prior to the permit expiry.
52. Erosion and sediment control measures are required to be implemented prior to any works commencing, and must be maintained for as long as necessary after the completion of works, to prevent sediment and dirty water entering the river system. These measures are to be in accordance with Council's requirements and follow best management practices as outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" (1998) manual (the "Blue Book").
53. The excavation of soil/spoil and its removal is the responsibility of the permit holder and the owner or occupier of the land.
54. The approval of NSW Fisheries is required for all proposed designs of in-stream works prior to the issue of the Part 3A permit.
55. These conditions are issued with the proviso that operations shall be carried out on freehold land. Should operations be on Crown Land, these conditions are rendered null and void and the occupier of Crown Land should contact DLWC's Crown Lands section.
56. Work is to be carried out in accordance with any conditions imposed by other government agencies, provided such conditions do not conflict with these conditions or the conditions on the Part 3A permit.
57. The permit holder and the owner or occupier of the land are responsible for any works undertaken by any other person or company on this site.
58. The rehabilitation of the area in accordance with the Part 3A permit conditions is the responsibility of the permit holder and the owner or occupier of the land.
59. Any Part 3A permit granted is not transferable to any other person or company without the written approval of DLWC and does not authorise works at any other site.
60. Any Part 3A permit granted does not give the holder the right to occupy any land without the

owner(s) consent nor does it relieve the holder of any obligation which may exist to also obtain permission from local government and other authorities who may have some form of control over the site and/or the activities proposed.

61. Work as executed survey plans of a professional standard shall be provided to DLWC upon request.
62. If, in the opinion of a DLWC officer, any activity is being carried out in such a manner that it may degrade the riparian zone, stream, lake or foreshore environment, all work shall cease immediately upon oral or written direction of such an officer.
63. If the permit conditions have been breached, the permit holder shall restore the site in accordance with the permit conditions and/or as directed by DLWC. If any breach of the permit conditions requires a special site inspection by DLWC, then the permit holder shall pay a fee prescribed by DLWC for this inspection and all subsequent breach inspections.
64. If works are to cease prior to completion DLWC must be notified in writing one month in advance of the cessation of the operation.

**GENERAL TERMS OF APPROVAL UNDER SECTION 201 OF THE FISHERIES
MANAGEMENT ACT (Permit To Carry Out Dredging Or Reclamation Work)**

65. Snags (ie large woody debris such as old tree branches) that are removed from water holes are to be stored above the high banks of the creek and at the completion of the project returned to their original location in water holes.
66. That a permit for dredging and reclamation under section 198-202 of the Fisheries Management Act 1994 be sought if the works to remove rocks from pools is not undertaken under a 3A permit issued under the Rivers and Foreshores Improvement Act 1948.
67. That the rearrangement of rocks not be positioned in such a manner as to obstruct the free movement of fish through the site upstream or downstream.

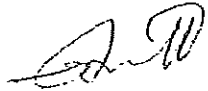
The reasons for the imposition of conditions are to minimise any adverse impact the development may cause and to give effect to the objectives of the Environmental Planning and Assessment Act, 1979.

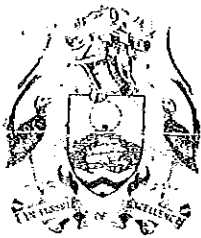
The application was determined on: 20 December 2002
The consent to operate from: 20 December 2002
The consent to lapse on 1 June 2004 unless commenced prior to that date.
The consent to expire on 1 June 2004.
Building Code of Australia Building Classification: 5 - Office & 10a - Outbuilding/Shed/Garage

RIGHT OF APPEAL

If you are dissatisfied with this decision Section 97 of the Environmental Planning and Assessment Act, 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed on behalf of the Tweed Shire Council


Garry Smith, Manager Development Assessment
20 December 2002



**TWEED
SHIRE
COUNCIL**

Please Quote
Council Ref: DA02/1983.10 DA02/1983

13507

Your Ref No:

For Enquiries
Please Contact: Denise O'Brien

Telephone Direct (02) 6670 2459

s96notice.dot

13 October 2006

Granada Productions Pty Ltd
C/- Jim Glazebrook & Associates
PO Box 827
MURWILLUMBAH NSW 2484

Dear Sir/Madam

Section 96 Application DA02/1983.10 - amendment to Development Consent DA02/1983 for the use of property for filming and producing a television program at Lot 74, 77, 93 DP 755715, ; Dungay Creek Road Dungay

I refer to your application regarding the above and enclose herewith Amended Consent DA02/1983. The consent has been amended as follows: -


Amend Condition 1A in the following terms:-

- 1A. The development shall be completed in accordance with the Statement of Environmental Effects; Drawing No 34504 prepared by Brown and Haan Surveyors and dated 27/11/2002; Drawing No 34505 prepared by Brown and Haan Surveyors; Plans No A1219 prepared by Edwin Shirley Stage Australia Pty Ltd dated 28/11/2002; Plan No A1-221102 Sheets 1 & 2 prepared by Richard Harry Engineering Services and dated 11/2002; Plan No 232311 prepared by Waco Kwikform and dated 26/11/2002, except as amended by Drawing No.20345 Sheets 1 to 5 prepared by Brown and Haan and dated 26/2/2003; Plans and documentation prepared by Richard Harry Engineering Services dated 3/2/2003. Where amended the development shall be completed in accordance with Plan No.20345 Dwg 345C6 prepared by Brown and Haan dated 22/9/2003, and plans and documentation prepared by Richard Harry Engineering Services Pty Ltd dated 23/9/2003 and remediation of the site is to occur upon completion, except where varied by these conditions. **Where amended the development shall be undertaken in accordance with Sheet Nos. 2,3 & 4 of Site Plan 20345 prepared by Brown & Haan Surveyors, Floor Plan Nos. B12052-01 & B12052-02, 4034531, BH5-1230, MP3630, 4036921_1, 4044234-01 and 4044417_01 prepared by Ausco Building Systems and submitted with the amendment application dated 9 September 2006.**

Yours faithfully

Garry Smith
Manager Development Assessment

Enc

 CIVIC AND CULTURAL CENTRE, MURWILLUMBAH
PO BOX 816, MURWILLUMBAH NSW 2484
TELEPHONE: (02)6670 2400 FAX: (02)6670 2429

PLEASE ADDRESS ALL COMMUNICATIONS TO THE GENERAL MANAGER
ABN 90 178 732 496
www.tweed.nsw.gov.au

APPENDIX B
AMENDED CONSENT

AMENDED CONSENT ISSUED 13/10/2006

NOTICE NO. DA02/1983

TWEED SHIRE COUNCIL

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

To: Granada Productions Pty Ltd
C/- Jim Glazebrook & Associates Pty Ltd
PO Box 827
Murwillumbah NSW 2484

(Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by the Tweed Shire Council of Development Application No. DA02/1983 relating to land described as:-

Part Lot 74 DP 755715
Lot 77 DP 755715
Lot 93 DP 755715
No. 366 Dungay Creek Road
Dungay

to be developed in accordance with plans and details submitted for the purpose of –

USE OF PROPERTY FOR FILMING AND PRODUCING A TELEVISION PROGRAM

The Development Application has been determined by the granting of consent subject to the conditions described below:-

GENERAL

1. Deleted.

- 1A. The development shall be completed in accordance with the Statement of Environmental Effects; Drawing No 34504 prepared by Brown and Haan Surveyors and dated 27/11/2002; Drawing No 34505 prepared by Brown and Haan Surveyors; Plans No A1219 prepared by Edwin Shirley Stage Australia Pty Ltd dated 28/11/2002; Plan No A1-221102 Sheets 1 & 2 prepared by Richard Harry Engineering Services and dated 11/2002; Plan No 232311 prepared by Waco Kwikform and dated 26/11/2002, except as amended by Drawing No.20345 Sheets 1 to 5 prepared by Brown and Haan and dated 26/2/2003; Plans and documentation prepared by Richard Harry Engineering Services dated 3/2/2003. Where amended the development shall be completed in accordance with Plan No.20345 Dwg 345C6 prepared by Brown and Haan dated 22/9/2003, and plans and documentation prepared by Richard Harry Engineering Services Pty Ltd dated 23/9/2003 and remediation of the site is to occur upon completion, except where varied by these conditions. Where amended the development shall be undertaken in accordance with Sheet Nos. 2,3 & 4 of Site Plan 20345 prepared by Brown & Haan Surveyors, Floor Plan Nos. B12052-01 & B12052-02, 4034531, BH5-1230, MP3630, 4036921_1, 4044234-01 and 4044417_01 prepared

by Ausco Building Systems and submitted with the amendment application dated 9 September 2006.

[GEN0010]

2. The erection of a building in accordance with a development consent must not be commenced until:
 - a. detailed plans and specifications of the building have been endorsed with a construction certificate by:
 - (i) the consent authority; or
 - (ii) an accredited certifier; and
 - b. the person having the benefit of the development consent:
 - (i) has appointed a Principal Certifying Authority; and
 - (ii) has notified the consent authority and the Council (if the Council is not the consent authority) of the appointment; and
 - c. the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

[GEN0150]

3. Prior to commencement of work pursuant to this consent a **Construction Certificate** shall be obtained for the works proposed and required by this consent.
 - a) copies of compliance certificates relied upon
 - b) four (4) copies of detailed engineering plans and specifications. The detailed plans shall include but are not limited to the following:
 - earthworks
 - right of carriageway

Note: The Environmental Planning and Assessment Act, 1979 (as amended) makes no provision for works under the Water Supplies Authorities Act, 1987 to be certified by an Accredited Certifier.

[GEN0140]

4. **DELETED**

- 4a. The recommendations as provided with the Flora and Fauna Report dated 2002 and where amended by report dated September 2003 prepared by consultant Peter Parker shall be implemented.

Any removal or relocation of fauna on the property shall only be undertaken in accordance with the requirements of NSW National Parks and Wildlife Service. No planting of exotic species or weeds is to occur on the site. Only existing vegetation should be used.

5. The proposed development shall comply with the Planning for Bushfire Guidelines and the Rural Fires Act 1997 and other relevant legislation concerning bushfire.

[GENNS02]

6. A vegetation screen shall be provided to Lot 74 DP 755715 to screen the property from adjoining residences to the south.

[GENNS03]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

7. Details from a Structural Engineer are to be submitted to the Principal Certifying Authority for approval for all structures, prior to the issue of a construction certificate.

[PCC0170]

8. The Engineering Plans and specifications to accompany the Construction Certificate application shall provide for:-

- i. Construction of a Right of Carriageway from Dungay Creek Road to the proposed dwelling site on Lot 77. The right of carriageway shall be formed, drained and gravelled to 100 millimetres thickness x 3.6 metres wide for the full length

[PCC0180]

9. Prior to the issue of a Construction Certificate, a cash bond or bank guarantee (unlimited in time) shall be lodged with Council for an amount based on 1% of the value of the works (minimum \$1,000).

The bond may be called up at any time and the funds used to rectify any non-compliance with the conditions of this consent, which are not being addressed to the satisfaction of the Director, Development Services.

The bond will be refunded, if not expended, when final productions cease.

[PCC0080]

10. Permanent Stormwater Quality Treatment

- (a) Permanent stormwater quality treatment shall comply with "*Tweed Urban Stormwater Quality Management Plan*" (adopted by Council 19 April 2000) section 5.5.3 "Stormwater Objectives During the Post Construction or Occupational Phase of Development". New development is required to comply with table 5.4 of the plan and demonstrate compliance by modelling in accordance with section 5.5.4. Section 5.5.5 of the plan further advises that treatment that is in accordance with the "deemed to comply" provisions of *Appendix E - Tweed Shire Council, Aus-Spec D7 - Stormwater Quality* is deemed to comply with the objectives in 5.5.3.

- (b) Water sensitive design practices shall be adopted. Where it is practical, water quality features are to be designed into the land development site rather than rely on special end of pipe devices to strip pollutants and nutrients from stormwater prior to discharge. Typical water quality features that can be designed into the site development include use of porous pavements, directing runoff over filter strips or grass swales in landscaped areas, utilising landscaping as an integral part of stormwater quality management, maximising use of infiltration and stormwater reuse (eg. Rainwater tanks). These features can be complemented by site management practices, which minimise creation of stormwater pollutants and nutrients and provide for appropriate operation, cleaning and maintenance of water quality control devices.

- (c) The Construction Certificate Application must include a detailed stormwater management plan (SWMP) for the occupational or use stage of the development, prepared in accordance with Section D7.07 of *Tweed Shire Council Aus-Spec D7 - Stormwater Quality*.

[PCC0230]

11. Erosion and Sediment Control During the Construction Phase of Development

- (a) Construction phase stormwater quality treatment (erosion and sediment control) shall be designed and constructed in accordance with detailed engineering plans to be submitted and approved with the Construction Certificate. Erosion and sediment control shall be in accordance with the *"Tweed Urban Stormwater Quality Management Plan"* (adopted by Council 19 April 2000) section 5.5.2 "Stormwater Objectives During the Construction Phase of New Development". This section requires all new development to comply with Appendix E of the Plan *"Tweed Shire Council Aus-Spec D7 - Stormwater Quality"* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works". Erosion and sediment controls shall remain in place until final approval is given and the maintenance bond (if required) has been released.
- (b) The Construction Certificate Application must include a detailed erosion and sediment control plan (ESCP) for the construction phase of development, prepared in accordance with Section D7.07 of *Tweed Shire Council Aus-Spec D7 - Stormwater Quality*.

[PCC0320]

12. A flood contingency plan shall be submitted and approved addressing the following matters:

Adequacy of shelter; waste storage and food distribution arrangements to meet minimum standards should access be restricted with a flood event.

[PCCNS01]

12A. Deleted

PRIOR TO COMMENCEMENT OF WORK

13. Please note that while the proposal, subject to the conditions of approval, may comply with the provisions of the Building Code of Australia for persons with disabilities your attention is drawn to the Disability Discrimination Act, which may contain requirements in excess of those under the Building Code of Australia. It is therefore required that these provisions be investigated prior to start of works to determine the necessity for them to be incorporated within the design.

[PCW0010]

14. Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least **2 days** prior to work commencing.

[PCW0090]

15. Prior to commencement of works all required sedimentation and siltation control measures are to be installed and operational to the satisfaction of the Principal Certifying Authority.

Erosion and sediment control shall be in accordance with the *"Tweed Urban Stormwater Quality Management Plan"* (adopted by Council 19 April 2000) section 5.5.2 "Stormwater Objectives During the Construction Phase of New Development". This section requires all new development to comply with Appendix E of the Plan *"Tweed Shire Council Aus-Spec D7 - Stormwater Quality"* and its Annexure A - "Code of Practice for Soil and Water Management on Construction Works". Erosion and sediment controls shall remain in place until final approval is given and the maintenance bond has been released.

[PCW0190]

16. Prior to the commencement of work the applicant shall submit to Council a Bushfire Safety Management Plan. The plan is to detail evacuation and associated procedures in the event of a potential bushfire.

[PCWNS01]

17. Council's Environmental and Health Services Unit shall be notified twenty-four(24) hours prior to commencement of operations of any food premises.

3. Further approvals shall be gained from the Director Environment and Community Services for the installation and operation of any waste treatment device or human waste storage facility prior to commencement of operations. Application for any such device or facility shall be submitted to Council and approval granted prior to installation.

[PCWNS02]

DURING CONSTRUCTION

19. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).

[DUR0010]

20. The certifying authority is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:

- a. footings, prior to pouring of concrete
- b. completion of work

[DUR0170]

21. Deleted.

- 21A. Access to the building for disabled persons shall be provided within seven days if there is employment of a person with a disability.

[DUR0260]

22. Deleted.

- 22A. If access for the disabled is required facilities for the use of the disabled shall be provided as specified in the Building Code of Australia and shall be constructed to the requirements of Australian Standard AS1428.1.

[DUR0280]

23. 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:-
- * 43.5⁰C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and
 - * 50⁰C in all other classes of buildings.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR1160]

24. In the event that Council is not utilised as the inspection/Certifying authority, within seven (7) days of building works commencing on the site a Compliance Certificate in the prescribed form is to be submitted to Council together with the prescribed fee, by the nominated principal certifying authority to certify the following:
- i. All required erosion and sedimentation control devices have been installed and are operational.
 - ii. Required toilet facilities have been provided on the site.
 - iii. A sign has been erected on the site identifying:
 - Lot number
 - Builder
 - Phone number of builder or person responsible for site.
 - iv. All conditions of consent required to be complied with prior to work commencing on the site have been satisfied.

[DUR1200]

25. The earthworks shall be carried out in accordance with AS 3798, "Guidelines on Earthworks for Commercial and Residential Developments". In general, material shall be placed in layers not exceeding 300mm in depth, watered and compacted to achieve the specified density ratio as monitored in Table 5.1 - Guidelines for Minimum Relative Compaction.

[DUR0620]

26. All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution.

[DUR0870]

27. All necessary precautions shall be taken to minimise impact from dust during filling operations from the site and also from construction vehicles.

[DUR0880]

28. Construction site work including the entering and leaving of vehicles is to be restricted to between 7.00 am and 7.00 pm Monday to Saturday and no work on Sundays.

[DUR0900]

29. All reasonable steps shall be taken to muffle and acoustically baffle all plant and

equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

A. Short Term Period - 4 weeks.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

B. Long term period - the duration.

L10 noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.

[DUR0910]

30. The use of vibratory compaction equipment (other than hand held devices) within 100m of any dwelling house is strictly prohibited.

[DUR0920]

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

31. A person must not commence occupation or use of the whole or any part of a new building (within the meaning of Section 109H(4)) unless an occupation certificate has been issued in relation to the building or part (maximum 25 penalty units).

[POC0030]

32. The building is not to be occupied or a final occupation certificate issued until a fire safety certificate has been issued for the building to the effect that each required essential fire safety measure has been designed and installed in accordance with the relevant standards.

[POC0050]

33. On completion of work a certificate signed by a practising structural engineer is to be submitted to the PCA to certify the structural adequacy of the structures.

[POC0060]

USE

34. Any premises used for the storage, preparation or sale of food are to comply with the relevant provisions of the NSW Food Act 1989 and Australia New Zealand Food Standards Code.

[USENS01]

- 34A. Prior to the commencement of any productions after 31 December 2005, a Site Management Plan is to be prepared by the applicant and approved by the Director, Planning and Development that addresses, but not limited to the following: -

- (i) Traffic to and from the site as well as within the site
- (ii) Noise associated with the production
- (iii) Night time lighting
- (iv) Hours of use of the site

- (v) Use of helicopters
- (vi) Removal of solid waste from the site
- (vii) The extent of notification of the event to affected residents as required by condition 34C

34B. Prior to the commencement of any productions after 31 December 2005, a Community Liaison Committee is to be established by Council that consists of a representative of the local community, a representative of Granada Productions Pty Ltd, representatives from Council's Planning and Development Division, Environment and Community Services Division and Engineering and Operations Division. This Committee shall monitor the performance of the Management Plan referred to in Condition 34A.

34C. A community liaison officer and community contact phone number shall be available on a 24 hour basis on the days of the production (including 24 hours pre and post the commencement of the production). Details of the name of the contact person and the contact telephone number must be provided to Council, locally advertised a minimum of fourteen (14) days prior to the commencement of production and affected residents notified of these details by means of an individual letter drop to each household.

35. Any food premises shall be subjected to routine inspections as per Council's Food Premises Inspection Program and required to pay the nominated fee.

[USENS02]

36. The use of a helicopter in association with any activity of this approval is not permitted without the prior approval of the Director Environment & Community Services.

37. Adequate storage of an on-site potable water supply shall be provided at all times.

38. All solid waste shall be appropriately and securely stored on-site, to the satisfaction of the Director Environment and Community Services, prior to disposal at an approved landfill facility.

[USENS03]

39. The use to be conducted so as not to cause disruption to the amenity of the locality, particularly by way of the emission of noise, dust, fumes or the like.

[USE0160]

40. The LA10 noise level emitted from the premises shall not exceed the background noise level (LA90) in any Octave Band centre frequency (31.5 Hz - 8KHz inclusive) by more than 5dB(A) between 7am and 12 midnight, at the boundary of any affected residence. Notwithstanding the above, noise from the premises shall not be audible within any habitable room in any residential premises between the hours of 12 midnight and 7am weekdays and 12 midnight and 8am weekends.

[USE0220]

41. Except as may be expressly provided in the approval, the approval holder must comply with section 120 of the Protection of the Environment Operations Act 1997 prohibiting the pollution of waters.

[USE0200]

42. The artificial ponds are to be removed and the sites rehabilitated to the satisfaction of DECS within one month of decommissioning of the camp site and film production activities.
43. No waters, other than natural stormwaters shall be used to fill or maintain pond levels without the prior written approval of the Director of Environment and Community Services.
44. The construction ongoing maintenance and decommissioning activities of the artificial ponds shall ensure that no pollutants solid or liquid are permitted to be washed downstream into the creek.

44B. Deleted.

GENERAL TERMS OF APPROVAL

PERMIT UNDER PART 3A OF THE RIVERS AND FORESHORES IMPROVEMENT ACT 1948

45. Prior to the issuing of the 3A permit, the applicant must present certification to the Department of Land and Water Conservation, from a qualified engineer, which supports the design and construction of the lined pools. This must also address the spillway design and state that the structures are capable of withstanding the forces that are expected to be exerted upon them in times of high flow.
46. Prior to the issuing of the 3A permit, the applicant must present a report to the Department of Land and Water Conservation, from a suitably qualified botanist or ecologist, which indicates that the vegetation which is encased or confined by the liner structures in the creek will not be detrimentally affected in any way.
47. The lined pools must be removed from the site **immediately** following filming of the second series of the production and the site restored to its natural state **unless** the filming of the third series will commence within four weeks of the end of the filming of the second series. If the break in filming between two series is greater than four weeks, the pools may be partially removed or modified to allow normal stream processes to occur. If the pools are removed, new pools of the same design may be located at the same location of the original lined pools, prior to the filming of another series, within the duration of the 3A permit. If the pools have been modified to allow for stream processes between filming, they may be reconstructed but must be of the same certified (engineered) design.
48. Immediately following the filming of the last series the sites are to be restored back to their natural state. This must include (but is not limited to): removal of all liner material including dust and waste, removal off site of all rock imported for the construction of the pool walls, revegetation of any disturbed soil areas with appropriate local native riparian vegetation.
49. Work shall not cause damage to, or increase erosion of, the stream bed or banks. The permit holder shall carry out any instructions given by DLWC with a view to preventing degradation of the stream bed or banks.
50. Wherever possible, rocks and timber material shall be moved around within the site to create the desired water feature effect rather than removed from the actual site to create the effect.

51. Any logs, snags or other material which are removed from the area of works shall be relocated to an adjacent reach in the creek system and not be removed from the creek system.
52. All works proposed must be designed, constructed and operated so they do not cause erosion or sedimentation and do minimise adverse impacts on aquatic and riparian environments.
53. An artificial liner may only be used following direct consultation with appropriate DLWC officer.
54. If an artificial liner is to be used it must only be on a temporary basis and must be secured and supervised so it is not able to be washed down the creek in high flows.
55. Irrespective of the granting of this consent or approval by any other Authority, work is not to commence in, or within a horizontal distance of 40m from the top of the bank of the watercourse/foreshore, without the prior issue of a Part 3A permit by DLWC.
56. Prior to the issue of the Part 3A permit the applicant must provide DLWC with the following:
 - A copy of Council's development consent including all conditions of approval;
 - Plans and/or other documentation (1 copies) that satisfy the DLWC's General Terms of Approval and recommendations which are included in the consent conditions; and,
57. Work is to be carried out in accordance with drawings and any management plans required by these conditions and approved by DLWC that will accompany the 3A permit.
58. Any Part 3A permit issued is to be renewed on an annual basis until all works and all rehabilitation, including maintenance provisions, have been satisfactorily completed in accordance with the permit conditions. Any application for renewal will be lodged at least 1 month prior to the permit expiry date.
59. Erosion and sediment control measures are required to be implemented prior to any works commencing, and must be maintained for as long as necessary after the completion of works, to prevent sediment and dirty water entering the river system. These measures are to be in accordance with Council's requirements and follow best management practices as outlined in the NSW Department of Housing's "Managing Urban Stormwater: Soils and Construction" (1998) manual (the "Blue Book").
60. The excavation of soil/spoil and its removal is the responsibility of the permit holder and the owner or occupier of the land.
61. The approval of NSW Fisheries is required for all proposed designs of in-stream works prior to the issue of the Part 3A permit.
62. These conditions are issued with the proviso that operations shall be carried-out on freehold land. Should operations be on Crown Land, these conditions are rendered null and void and the occupier of Crown Land should contact DLWC's Crown Lands section.
63. Work is to be carried out in accordance with any conditions imposed by other government agencies, provided such conditions do not conflict with these conditions or the conditions on the Part 3A permit.
64. The permit holder and the owner or occupier of the land are responsible for any works undertaken by any other person or company on this site.
65. The rehabilitation of the area in accordance with the Part 3A permit conditions is the responsibility of the permit holder and the owner or occupier of the land.

66. Any Part 3A permit granted is not transferable to any other person or company without the written approval of DLWC and does not authorise works at any other site.
67. Any Part 3A permit granted does not give the holder the right to occupy any land without the owner(s) consent nor does it relieve the holder of any obligation which may exist to also obtain permission from local government and other authorities who may have some form of control over the site and/or the activities proposed.
68. Work as executed survey plans of a professional standard shall be provided to DLWC upon request.
69. If, in the opinion of a DLWC officer, any activity is being carried out in such a manner that it may degrade the riparian zone, stream, lake or foreshore environment, all work shall cease immediately upon oral or written direction of such an officer.
70. If the permit conditions have been breached, the permit holder shall restore the site in accordance with the permit conditions and/or as directed by DLWC. If any breach of the permit conditions requires a special site inspection by DLWC, then the permit holder shall pay a fee prescribed by DLWC for this inspection and all subsequent breach inspections.
71. If works are to cease prior to completion DLWC must be notified in writing one month in advance of the cessation of the operation.

**GENERAL TERMS OF APPROVAL UNDER SECTION 201 OF THE FISHERIES
MANAGEMENT ACT (Permit To Carry Out Dredging Or Reclamation Work)**

72. Snags (ie large woody debris such as old tree branches) that are removed from water holes are to be stored above the high banks of the creek and at the completion of the project returned to their original location in water holes.
73. That a permit for dredging and reclamation under section 198-202 of the Fisheries Management Act 1994 be sought if the works to remove rocks from pools is not undertaken under a 3A permit issued under the Rivers and Foreshores Improvement Act 1948.
74. That the rearrangement of rocks not be positioned in such a manner as to obstruct the free movement of fish through the site upstream or downstream.
75. That a joint inspection between NSW Fisheries, DLWC and Council be undertaken at the conclusion of the series.
76. That no fish including yabbies be stocked in the pools without the prior approval from NSW Fisheries

The reasons for the imposition of conditions are to minimise any adverse impact the development may cause and to give effect to the objectives of the Environmental Planning and Assessment Act, 1979.

The application was determined on: **20 December 2002**
 The consent to operate from: **20 December 2002**
 The consent to lapse on 1 June 2008 unless commenced prior to that date.
 The consent to expire on 1 June 2008.

Building Code of Australia Building Classification: **5 - Office & 10a - Outbuilding/Shed/Garage**

Right of Appeal

If you are dissatisfied with this decision Section 97 of the Environmental Planning and Assessment Act, 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed on behalf of the Tweed Shire Council






Garry Smith, Manager Development Assessment
20 December 2002

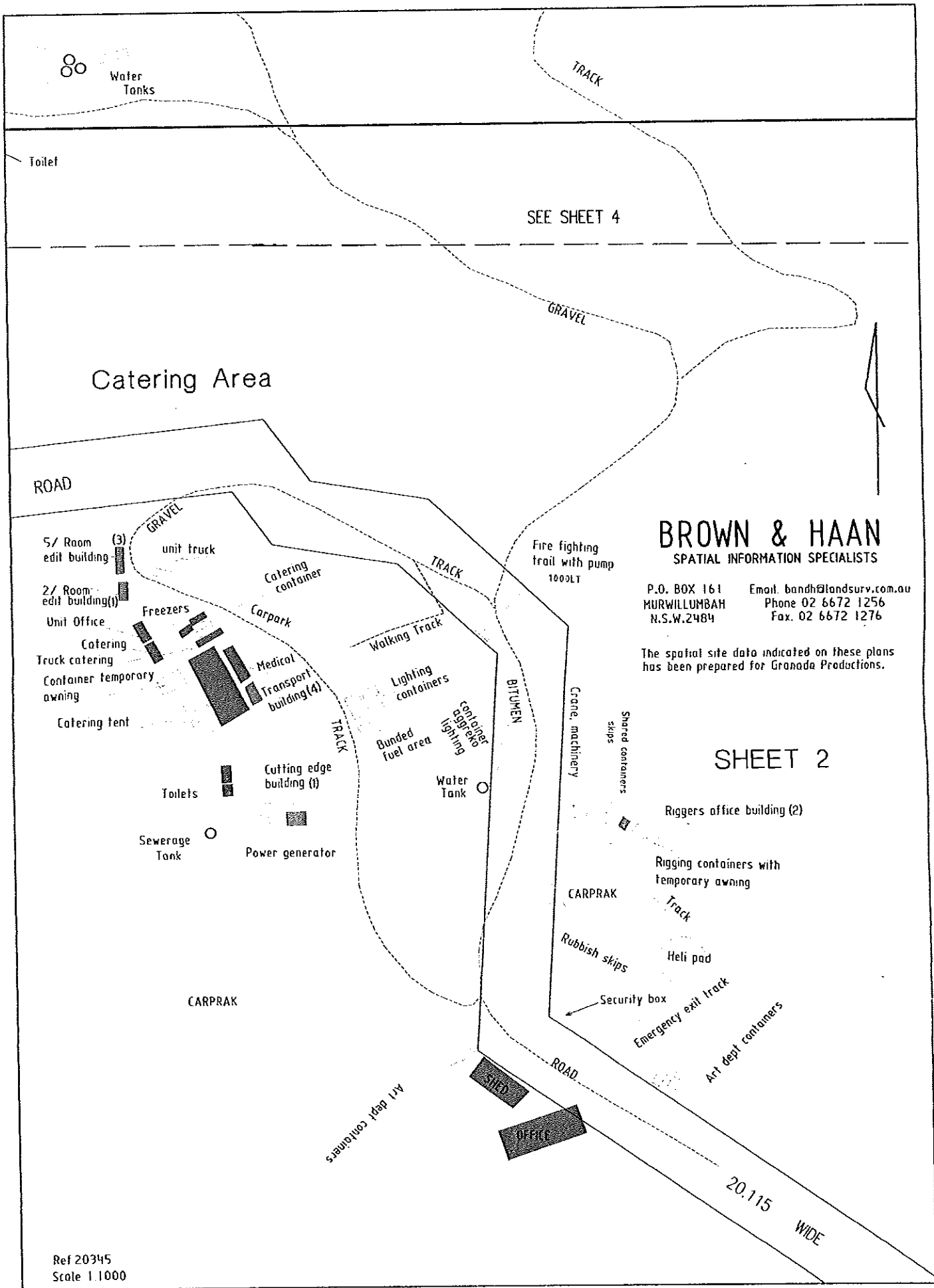
APPENDIX C

SITE PLANS

LEGEND

	Temporary Buildings subject to Section 96 Application
	Buildings shown on Site Plan for CC 06/0779
	Miscellaneous buildings, containers, trucks etc for which approval not required.

Building Type	
1.	6m x 3m
2.	3.6m x 3m
3.	12m x 3m
4.	4.8m x 3m



BROWN & HAAN
SPATIAL INFORMATION SPECIALISTS

P.O. BOX 161 Email: bandh@landsurv.com.au
MURWILLUMBAH Phone: 02 6672 1256
N.S.W.2484 Fax: 02 6672 1276

The spatial site data indicated on these plans has been prepared for Granada Productions.

SHEET 2

SHEET 4

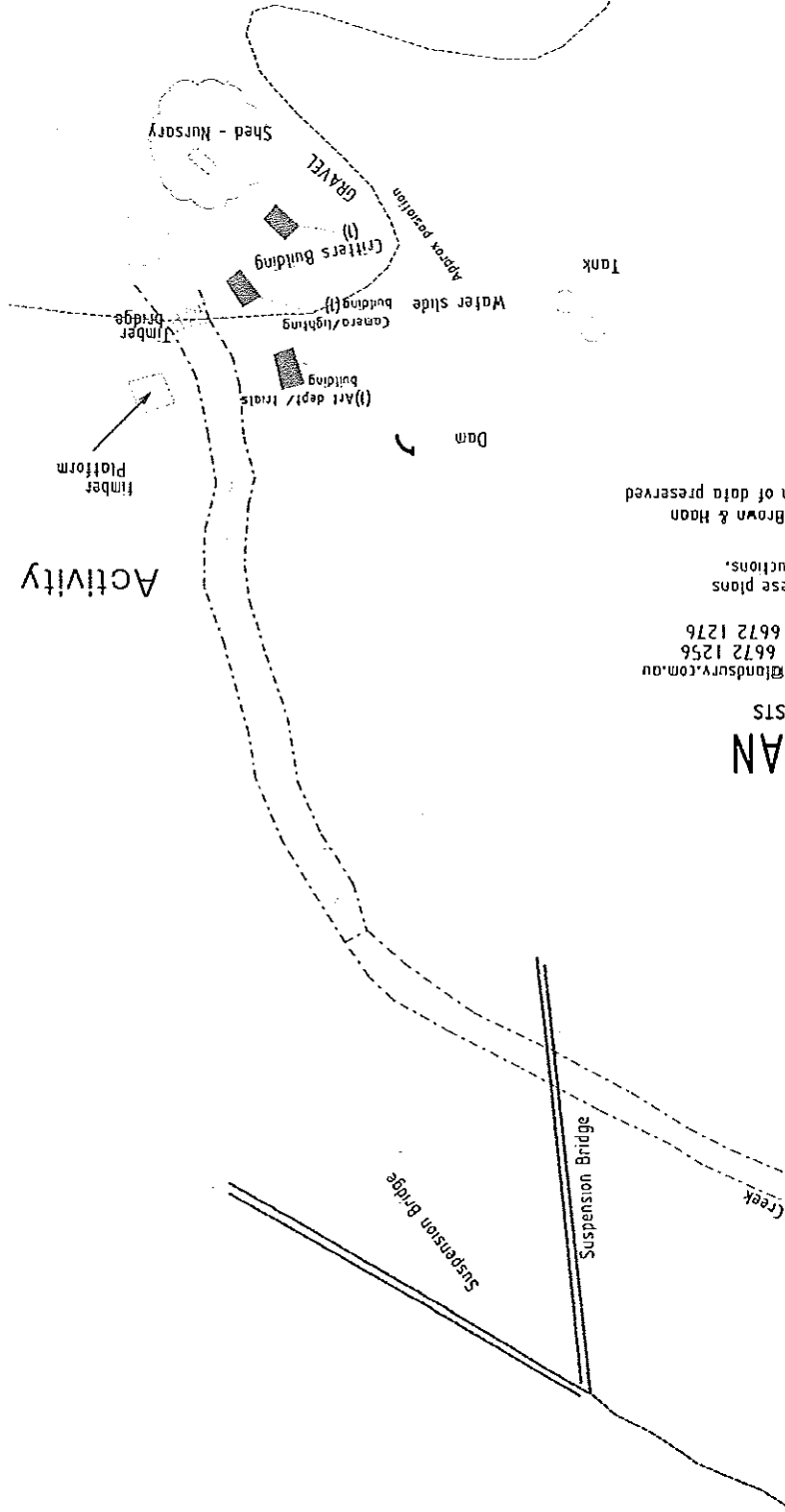
Special Survey techniques were used by Brown & Haan Surveyors to ensure that the acquisition of data preserved the Pristine nature of the site.

The spatial site data indicated on these plans has been prepared for Granada Productions.

P.O. BOX 161
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Phone: 02 6672 1256
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BROWN & HAAN SPATIAL INFORMATION SPECIALISTS

Activity Area



TRACK

Tank

Dam

Creek

Suspension Bridge

Suspension Bridge

Shed - Nursery

GRAVEL

Crippers Building

Generators building

Art dept. building

Timber bridge

Timber Platform

Major position

Water slide