



# Camden Council

## Attachments

**Ordinary Council Meeting**  
**9 May 2017**

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**Camden Council**  
**Administration Centre**  
**70 Central Avenue**  
**Oran Park**



# ORDINARY COUNCIL

## ATTACHMENTS - ORDINARY COUNCIL

<b>ORD01</b>	<b>Two storey detached dual occupancy and strata subdivision - 44 Thorpe Circuit, Oran Park</b>	
	<b>Attachment 1:</b> Recommended Conditions .....	5
	<b>Attachment 2:</b> Proposed Plans .....	19
<b>ORD02</b>	<b>Torrens title subdivision and construction of a new dwelling and parking on each lot - 23-41 Camden Acres Drive, Elderslie</b>	
	<b>Attachment 1:</b> Recommended Conditions .....	24
	<b>Attachment 2:</b> Proposed Plans .....	36
<b>ORD03</b>	<b>Torrens title subdivision to create two lots, construction of two semi-detached dwellings and one detached secondary dwelling - 12 Myall Street, Gregory Hills</b>	
	<b>Attachment 1:</b> Recommended Conditions .....	40
	<b>Attachment 2:</b> Proposed Plans .....	54
	<b>Attachment 3:</b> Landscape Plan.....	58
<b>ORD04</b>	<b>Commercial market garden including the construction of farm buildings, manure stockpile area, water tanks, access and circulation roads, car park, irrigation system, and associated site works at 25 and 85 Camden Valley Way, Elderslie</b>	
	<b>Attachment 1:</b> Recommended Conditions .....	59
	<b>Attachment 2:</b> Proposed Plans .....	81
	<b>Attachment 3:</b> DPI - Water requirements .....	109



	<b>Attachment 4:</b>	Sydney Water requirements .....	113
	<b>Attachment 5:</b>	Water NSW requirements.....	122
	<b>Attachment 6:</b>	Summary of Site Operations.....	124
<b>ORD06</b>	<b>Options for Heritage Protection Committee</b>		
	<b>Attachment 1:</b>	Survey Responses updated - Heritage Committee Dec 2016.....	127
<b>ORD07</b>	<b>Community Sponsorship Program July to December 2017</b>		
	<b>Attachment 1:</b>	2017 July - December Community Sponsorship Program Summary - Council Report.....	133
<b>ORD08</b>	<b>Draft Development Infrastructure Bonds Policy</b>		
	<b>Attachment 1:</b>	Draft Infrastructure Bonds Policy .....	135
<b>Diary</b>	<b>Councillor Diary</b>		
	<b>Attachment 1:</b>	Councillor Diary - 09/05/2017 .....	144

**Approved Development:**

This development consent approves the following development subject to and specifically referred to in the Development Consent Conditions set out below:

- Two Storey Detached Dual Occupancy and Strata Subdivision and associated site works

**Details of Conditions:****1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
MC16057-DA00, Issue C Sheet 1 of 13	Cover Page	Mencon	13.03.17
MC16057-DA01, Issue C Sheet 2 of 13	Site Analysis		
MC16057-DA02, Issue C Sheet 3 of 13	Subdivision Plan		
MC16057-DA03, Issue C Sheet 4 of 13	Ground Floor Plan		
MC16057-DA04, Issue C Sheet 5 of 13	First Floor Plan		
MC16057-DA05, Issue C Sheet 6 of 13	Front & Rear Elevations		
MC16057-DA06, Issue C Sheet 7 of 13	West Elevation		
MC16057-DA07, Issue C Sheet 8 of 13	East Elevation		
MC16057-DA08, Issue C Sheet 9 of 13	Sections		
MC16057-DA09, Issue C Sheet 10 of 13	Shadow Diagrams		
MC16057-DA10, Issue C	Finishes Schedule		

Sheet 11 of 13 MC16057-DA11, Issue C Sheet 11 of 13	Streetscape		
Sheet 12 of 13 MC16057-DA11, Issue C Sheet 12 of 13	Site Plan		

Document Title	Prepared by	Date
BASIX Certificate No. 790706M	Energi Thermal Assessors Pty Ltd	25 January 2017

- (2) **General Terms of Approval of State Authorities** - The general terms of approval from state authorities shall be complied with prior to, during, and at the completion of the development.
- The general terms of approval are:
- (a) NSW Rural Fire Service, reference No. D17/533 DA17022106135EJ dated 7 April 2017
- (3) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (4) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (5) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
- i. has been informed in writing of the name and licence number of the principal contractor; and
  - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
- b) in the case of work to be carried out by an owner-builder;
- i. has been informed in writing of the name of the owner-builder; and
  - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (6) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and

- b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

- (7) **Boundary Fencing** – All boundary fencing (including front boundary fencing) is to be in accordance with the Oran Park DCP 2007.

## 2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E.

Evidence of payment of the SIC shall be provided to Council and the Certifying Authority.

- (2) **Section 94 Contributions – Monetary (Turner Road and Oran Park)** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
<i>Oran Park &amp; Turner Road</i>	Open Space & Recreation - Land Acquisition	\$15,349 per dwelling	\$15,349.00
<i>Oran Park &amp; Turner Road</i>	Open Space & Recreation - Works	\$8,977 per dwelling	\$8,977.00
<i>Oran Park &amp; Turner Road</i>	Open Space & Recreation - Project Management	\$198 per dwelling	\$198.00
<i>Oran Park &amp; Turner Road</i>	Community Facilities - Land Acquisition	\$174 per dwelling	\$174.00
<i>Oran Park &amp; Turner Road</i>	Community Facilities - Works	\$1,745	\$1,745.00

		per dwelling	
<i>Oran Park &amp; Turner Road</i>	Community Facilities - Project Management	\$39	\$39.00
<b>TOTAL CASH CONTRIBUTIONS</b>			<b>\$26,482.00</b>

A copy of the Oran Park and Turner Road Precincts Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (3) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (4) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (5) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
  - a) the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
  - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - d) a Driveway Crossing Approval (PRA) must be obtained prior to the commencement of any works.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (6) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan "Section 9" in the report titled "Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision Tranche 30

Oran Park", prepared by Douglas Partners, Project 34272.28, dated November 2013".

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (7) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.

### 3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes
- (2) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;

- d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (5) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.
- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
  - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
  - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
  - c) retaining walls shall not be erected within drainage easements; and
  - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the drainage easement.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.
- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.

- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

### 5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Registration of Subdivision** - Documentary evidence shall be provided demonstrating that the proposed allotments have been created and registered with the NSW Land & Property Information.
- (2) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (3) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (4) **Driveway Crossing Construction** – The driveway crossing shall be constructed in accordance with this consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.
- (5) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (6) **Street Tree** - If the street tree has been damaged or removed it shall be replaced with a tree of the same size and species.

Where a street tree is required to be relocated due to installation of a driveway, drainage etc it is recommended that Council be contacted for advice regarding the new location.

### 6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
- a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
  - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

### 7.0 - Prior to Issue of a Subdivision Certificate

The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

- (1) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
  - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
  - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
  - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (2) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (3) **Strata Plan of Subdivision** - Sections 37 and 37A of the Strata Schemes (Freehold Development) Act 1973 require an application to be provided to Council or a PCA for approval prior to the issue of the certified strata plan of subdivision.

The applicant will be required to submit documentary evidence that the property has been developed in accordance with the plans approved by this development consent 2017/128/1, and of compliance with the relevant conditions of consent, prior to the issuing of a Strata Plan of Subdivision.

Note: The final strata plan of subdivision shall be prepared to a quality suitable for lodgement with the NSW Land & Property Information.

- (4) **Restriction on Issue of Strata Plan of Subdivision** - Prior to the issue of any strata plan of subdivision associated with this development consent 2017/128/1, an interim Occupation Certificate for the building shall be issued by the PCA. Documentary evidence of the issue of the interim occupation certificate shall be provided to Council in conjunction with the application for the strata plan of subdivision.
- (5) **Burdened Lots To Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (6) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.

- (7) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.

**Reasons for Conditions:**

- (1) To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, the Building Code of Australia and applicable Australian Standards.
- (2) To ensure that the development meets the aims, objectives and requirements of the environmental planning instruments, development controls plans, Council policies and Section 94 contribution plans that apply to the site and development.
- (3) To ensure that the development complies with the submitted plans and supporting documentation.
- (4) To ensure that the development will be constructed/operated in a manner that will minimise impacts upon the environment.

**Advisory Conditions:**

- (1) **Plan Compliance** – The development consent requires compliance with the approved plans and documents that form part of the approval. Specific conditions of consent are also to be complied with, and amendments to achieve compliance with conditions of the consent are permitted.

All other modifications to plans and documents need to be confirmed with either Council or the certifying authority for the development. Changes to a development may require formal modification via Section 96 of the *Environmental Planning and Assessment Act, 1979*.

- (2) **Shoring and Adequacy of Adjoining Property** – If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- protect and support the adjoining premises from possible damage from the excavation, and
- where necessary, underpin the adjoining premises to prevent any such damage.

This requirement does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

- (3) **Erection of Signs** – A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- a) showing the name, address and telephone number of the Principal Certifying Authority (PCA) for the work;

- 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.

This clause does not apply to building work carried out inside an existing building that does not affect the external walls of the building.

The PCA and principal contractor must ensure that signs required by this condition are erected and maintained.

### **Responsibility for Other Approvals / Agreements**

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

### **Appeals**

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid for a development application within 6 months after the date on which the applicant received this notice.

### **Appeals – Third Party**

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

### **Determination Review**

If you are an applicant and you are dissatisfied with the determination, you may within 6 months from the date of determination, request Council, in writing, to review the determination.

### **Legal Notices**

Any advice or notice to the consent authority shall be served on the General Manager of Camden Council.

### **ATTACHMENT A - Advice**

The following matters are included as advice as relevant to this determination.

1. **Review of Determination** - Section 82A of the *Environmental Planning and Assessment Act, 1979* provides that the applicant may request a review of this determination within 6 months of the date of the determination, following the payment of the prescribed fee.

ORD01

Attachment 1

2. **Offences** - Section 125 of the *Environmental Planning and Assessment Act, 1979* provides that any person who contravenes or causes or permits to be contravened the conditions of this consent shall be guilty of an offence.
3. **Penalties** - Section 126 of the *Environmental Planning and Assessment Act, 1979* provides that any person guilty of an offence against this Act shall, for every such offence, be liable to penalties as stated in this section.
4. **Contributions** - The contributions (if required) under Section 94 of the *Environmental Planning and Assessment Act, 1979* are set out in the stated Contribution Plans which can be viewed at Camden Council's Customer Service counter during normal business hours.
5. **Tree Preservation** – This consent does not authorise any tree removal unless specifically shown on approved plans and referred to in this development consent. All trees are protected in all areas of Camden. Separate consent is required for any proposal affecting existing trees and native vegetation. Any person who contravenes or causes or permits the removal of a tree/s without consent shall be guilty of an offence and liable to penalty as stated in this advice.
6. **Utilities and Authorities** – Damage to major underground utilities can be avoided by calling the 'Dial Before You Dig Service' on 1100. Individuals and companies may be found to be financially liable for any damage caused to major utilities.

Applicants may also be required to liaise with appropriate authorities and utility providers. These authorities and utility providers may include:

- a) Endeavour Energy
  - b) Sydney Water
  - c) A telecommunications provider
  - d) Other energy suppliers/authorities
  - e) Australia Post
  - f) WorkCover Authority
  - g) Other relevant State and Federal Government Departments
7. **Telecommunications Infrastructure** – Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Any works or proposed works which may impact upon Telstra Assets in any way are required to be reported to Telstra's Network Integrity Team on Phone Number 1800 810 443.

**ATTACHMENT B – Construction Certificate Advice**

1. **Construction Certificate Required** – Where building or subdivision works are proposed, this consent does not allow site, building or demolition works to commence. Such works shall only take place after a Construction Certificate has been issued.
2. **Building Code of Australia** – All building work must be carried out in accordance with the provisions of the Building Code of Australia.
3. **Residential Building Work** – Building work that involves residential building work (within the meaning of the *Home Building Act, 1989*) must not be carried out unless the Principal Certifying Authority (PCA) for the development to which the work relates:
  - (i) in the case of work to be done by a licensee under that Act:
    - has been informed in writing of the licensee's name and contractor licence number, and
    - is satisfied that the licensee has complied with the requirements of the *Home Building Act, 1989*, or
  - (ii) in the case of work to be done by any other person:
    - has been informed in writing of the person's name and owner-builder permit number, or
    - has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of *owner-builder work* in Section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

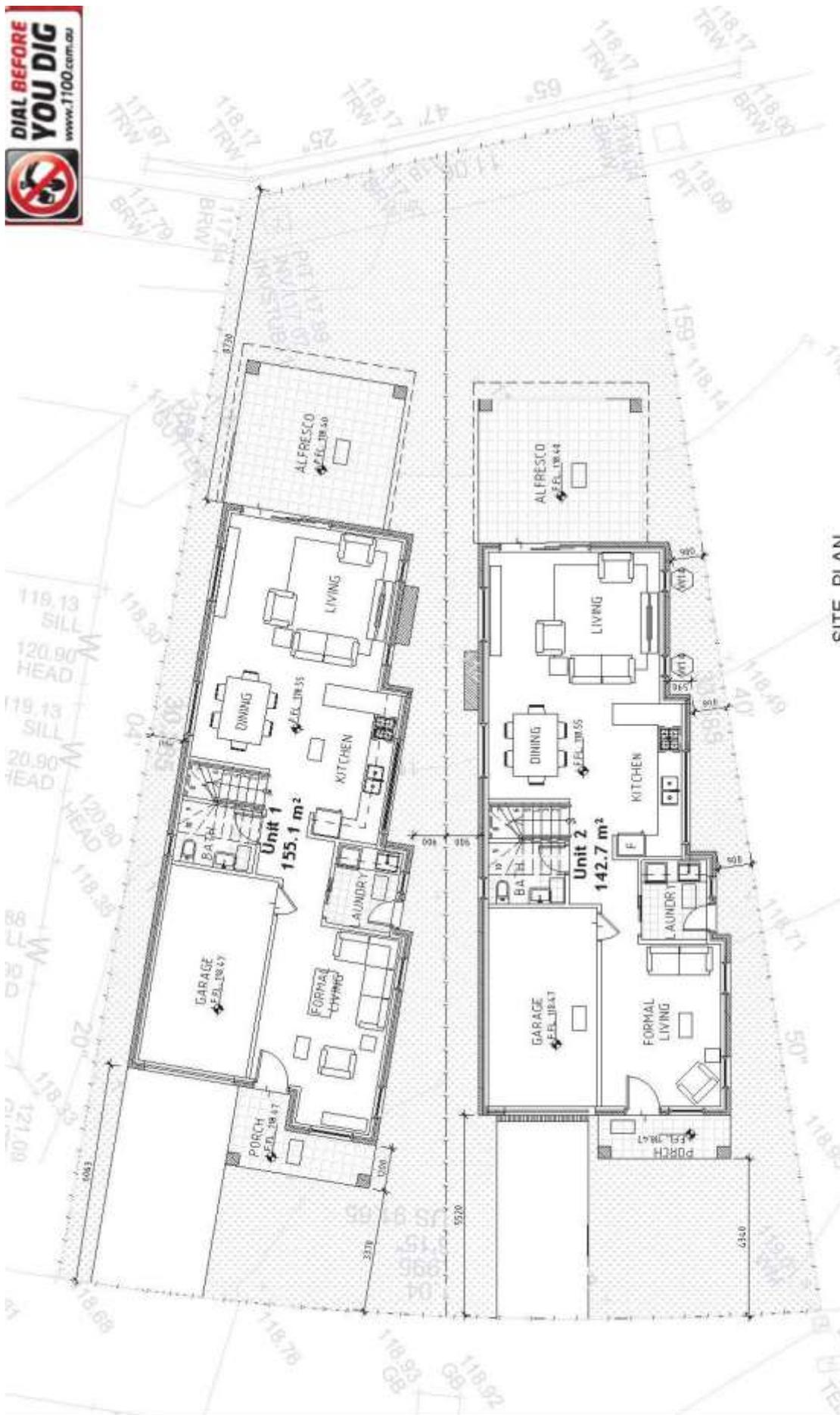
ORD01

If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the PCA for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

4. **Long Service Levy** – Payment of the Long Service Levy is required prior to the release of the Construction Certificate. This payment can be made at Council or to the Long Service Payments Corporation.

The rate of the Long Service Levy at the time of consent is 0.35% of the value of works. Payment is not required where the value of the works is less than \$25,000. For works over \$25,000, a fee is required at the prescribed rate. The levy rate and level at which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply and is based on the building construction works identified in the Construction Certificate.

Attachment 1



**SITE PLAN**  
Scale 1:100

**NOT FOR CONSTRUCTION**

PLANNED CITY CONTROL	SHEET 12 OF 13
DATE	DATE
SCALE	SCALE
1:100	1:100
JOB NO.	REV.
160160051	B

**MENCON**  
www.mencon.com.au  
info@mencon.com.au

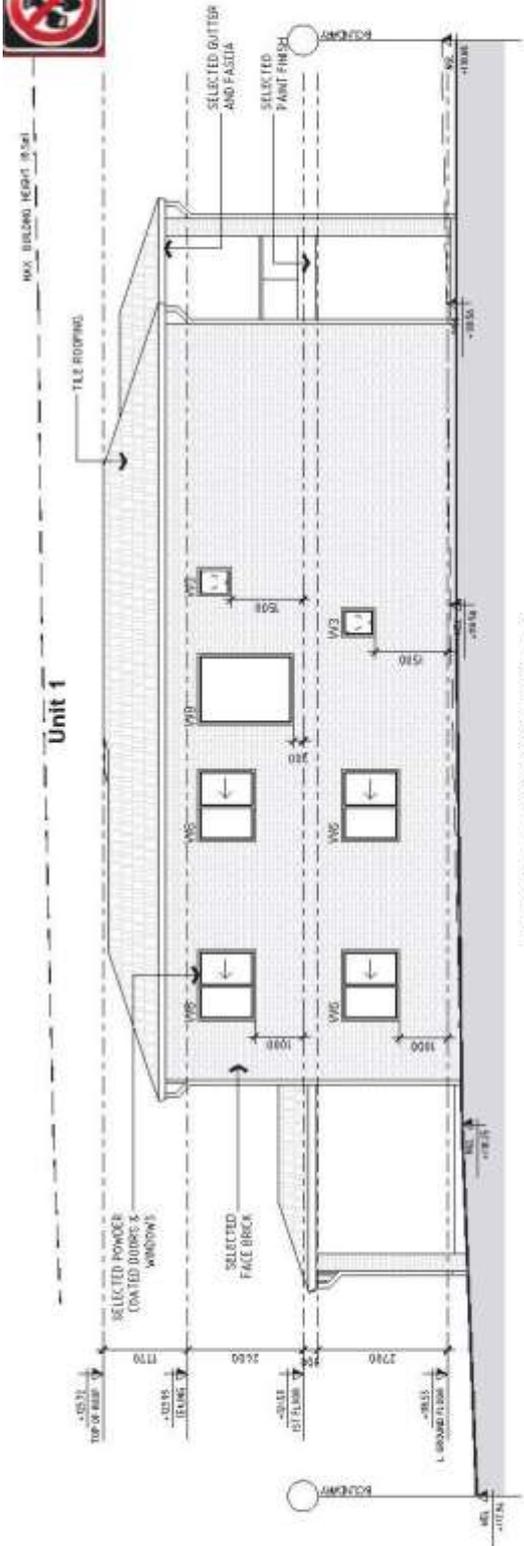
REV.	DESCRIPTION	DATE
1	ISSUED FOR DA	20.11.17
2	ISSUED FOR DA	20.11.17
3	ISSUED FOR DA	20.11.17
4	ISSUED FOR DA	20.11.17
5	ISSUED FOR DA	20.11.17
6	ISSUED FOR DA	20.11.17
7	ISSUED FOR DA	20.11.17
8	ISSUED FOR DA	20.11.17
9	ISSUED FOR DA	20.11.17
10	ISSUED FOR DA	20.11.17

**NOTES**

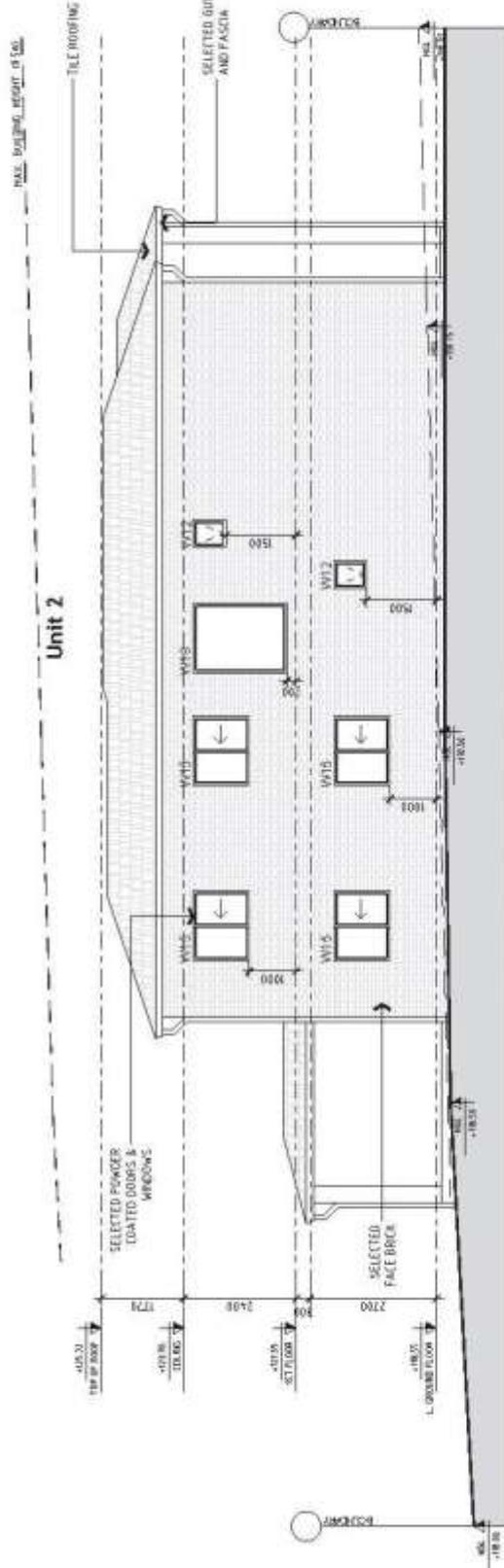
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
2. THE BALCONY SHALL BE THE PROPERTY OF THE DEVELOPER.
3. THE BALCONY SHALL BE FENCED AND GATED.
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Attachment 2 **ORD01**





WEST ELEVATION-UNIT 1  
Scale 1:100



WEST ELEVATION-UNIT 2  
Scale 1:100

**NOT FOR CONSTRUCTION**

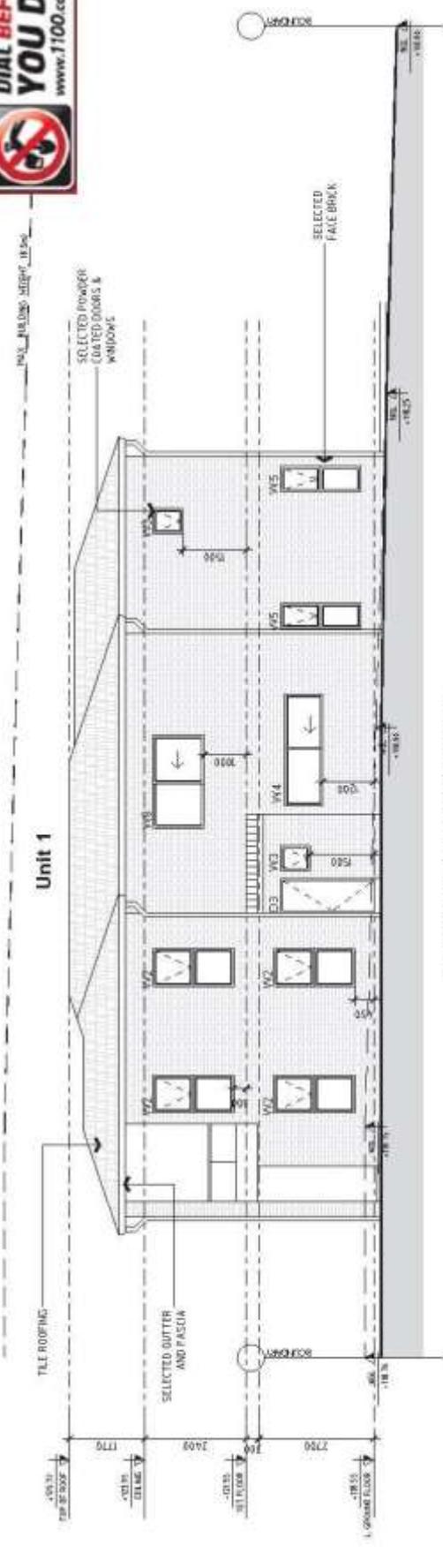
UNAPPROVED CITY CONTROL	SHEET OF 3
	DATE
	BY
	NO.
	SCALE
	DATE
	JOB NO.
	REV.
	DATE
	BY
	NO.

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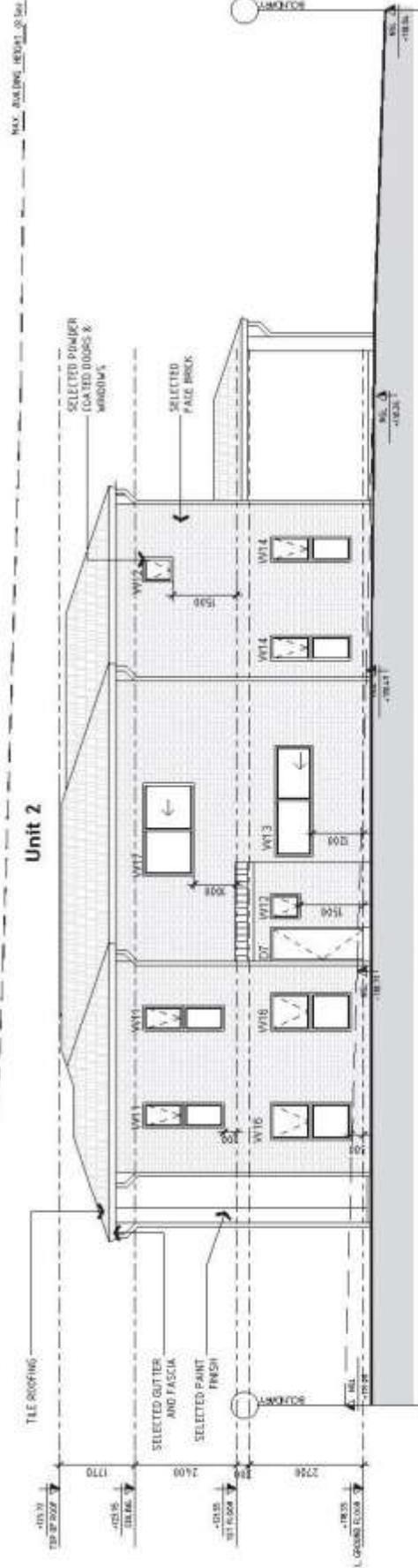
PROPOS 2 STOREY DETACHED DUAL OCCUPANCY	WEST ELEVATIONS
44 THORPE CT, ORAN PARK	
LOT 1184073	
CLASS 1	
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DATE	
20.11.17	
20.11.18	
20.11.18	

**NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
2. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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9. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
10. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



**EAST ELEVATION-UNIT 1**  
Scale 1:100



**EAST ELEVATION-UNIT 2**  
Scale 1:100

**NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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REV.	DESCRIPTION
F	REVISION
E	REVISION
D	REVISION
C	REVISION
B	REVISION
A	REVISION

PROJ. NO.	144 THORPE CT, GRAN PARK
LOT NO.	3233 DP 1184073
CLIENT	
BLANK	
DATE	

CHECKED BY	DATE	SCALE	SHEET # OF #
DESIGNED BY	DATE	SCALE	
DRAWN BY	DATE	SCALE	
DATE	DATE	SCALE	
DATE	DATE	SCALE	

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## Recommended Conditions

### 1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. NSW Rural Fire Service, with reference D17/264 dated 8 March 2017.
- (2) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
1734-7 r.me – 1 – G	Existing Site Plan and Subdivision Plan	Devine drafting & Design	27 March 2017
1734-7 r.me – 2 – G	Site Plan	Devine drafting & Design	27 March 2017
1734-7 r.me – 4 – G	Landscape Plan	Devine drafting & Design	27 March 2017
1734-7 r.me – 5 – G	Lower Floor Plan & Section A–A	Devine drafting & Design	27 March 2017
1734-7 r.me – 6 – G	Upper Floor Plan & Section B–B	Devine drafting & Design	27 March 2017
1734-7 r.me – 7 – G	Elevations	Devine drafting & Design	27 March 2017
1734-7 r.me – 8 – G	Detached Garage Floor Plan, Elevations and Section A–A	Devine drafting & Design	27 March 2017

- (3) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (4) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (5) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (6) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:

- a) in the case of work for which a principal contractor has been appointed:
    - i. has been informed in writing of the name and licence number of the principal contractor; and
    - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
  - b) in the case of work to be carried out by an owner-builder;
    - i. has been informed in writing of the name of the owner-builder; and
    - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (7) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.
- This clause does not apply:
- a) to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or
- to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.
- (8) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures must be provided for each approved lot. This area is to be 3 metres long x 0.9 metres wide and provide a 3.9 metre clear vertical space to allow for the truck-lifting arm.

## 2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
 

**Note.** Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.
- (2) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (3) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (4) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering

Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Smoke Alarms** - In accordance with Clause 186A of the EP&A Regulation 2000, where not existing, smoke detectors complying with AS 3786 shall be installed. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (6) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
- the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
  - the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
  - the level for the driveway across the footpath area shall achieve a gradient of 4%; and
  - a Driveway Crossing Approval (PRA) must be obtained prior to the commencement of any works.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (7) **Bush Fire Safety – Subdivision** - The site is located within a bush fire prone area. Certification from a suitably qualified bush fire consultant shall be provided to certify that the development complies with:
- the RFS' General Terms of Approval for the DA (if applicable);
  - the bush fire report provided with the DA (if applicable); and
  - the NSW Rural Fire Service publication "Planning for Bush Fire Protection 2006."
- (8) **Section 94 Contributions – Monetary** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
<i>Camden Contributions Plan 2011</i>	<i>Open Space Land Acquisition</i>	\$8,409 per dwelling	\$8,409.00
<i>Camden Contributions Plan 2011</i>	<i>Community Land Acquisition</i>	\$52 per dwelling	\$52.00
<i>Camden Contributions Plan 2011</i>	<i>Drainage, Roadworks, Traffic Facilities, Open Space Embellishment &amp; Masterplan</i>	\$43,927 per dwelling	\$43,927.00

<i>Camden Contributions Plan 2011</i>	<i>Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services</i>	\$10,470  per dwelling	\$10,470.00
<b>TOTAL CASH CONTRIBUTIONS</b>			<b>\$62,858.00</b>

A copy of the Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (9) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.
- (10) **Creation of Proposed Lot 4281** – In accordance with Council's requirements for development of residue lots, the following matters shall be satisfied prior to the issue of the Construction Certificate:
- (a) That the parent lot has been registered, which confirms site levels and its relationship to the public domain;
  - (b) Evidence from all servicing authorities that services are available to the residue lot and can be extended to service each dwelling proposed; and
  - (c) A geotechnical report covering the subject allotment.

### 3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
  - a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;

- e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes
- (3) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (6) **Performance Bond** - Prior to commencement of works a performance bond of \$5,000.00 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- Note** – An administration fee is payable upon the lodgement of a bond with Council.

- (7) **Environmental Management Plan** – An Environmental Management Plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the Certifying Authority.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment is not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
  - b) measures to suppress odours and dust emissions;
  - c) soil and sediment control measures;
  - d) measures to control air emissions that includes odour;
  - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
  - f) any other recognised environmental impact; and
  - g) community consultation.
- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).
- (9) **Site is to be Secured** - The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction) is to be removed upon the completion of works.
- (10) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.
- (11) **Construction Noise Management Plan** – A construction noise management plan shall be provided to the Certifying Authority and include the following:
- a) noise mitigation measures;
  - b) noise and/or vibration monitoring;
  - c) use of respite periods;
  - d) complaints handling; and
  - e) community liaison and consultation.

#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:
- a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc, an application

shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;

- b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.

**Note:** Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

- (2) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.

- (3) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.

- (4) **Site Signage** – A sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has reached 80% occupancy. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

*"WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."*

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

- (5) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.

- (6) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (7) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks;

- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics;
- c) be prepared in accordance with:  
Virgin Excavated Natural Material (VENM):
  - i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity"; and
  - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- d) confirm that the fill material;
  - i) provides no unacceptable risk to human health and the environment;
  - ii) is free of contaminants;
  - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - iv) is suitable for its intended purpose and land use; and
  - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m<sup>3</sup> - 3 sampling locations;
- f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

**Note 1:** Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (8) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (9) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).
- (10) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect

these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.

- (11) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (12) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the (select option a, b, c or d):
- a) street gutter;
  - b) drainage easement;
  - c) existing drainage system;
  - d) stormwater drainage is to be installed as per the approved hydraulic drainage plan. Stormwater must be clear of and not impact upon the effluent management area as shown on the approved sustainable effluent management plan.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.

- (13) **Noise During Work** - All work shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.

All work shall comply with the requirement of the NSW Industrial Noise Policy and the Environment Protection Authority's Environmental Noise Manual.

- (14) **Salinity Management for Construction of Residential Buildings and Landscaping** – all residential buildings and landscaping must be built in accordance with "Mandatory Building Requirements" contained with Camden Council's Policy – Building in a Salinity Prone Environment.
- (15) **Construction Noise Levels** – Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 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 20 dB(A).

Construction period greater than 4 weeks:

The L10 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 10 dB(A).

- (16) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.

- (17) **Site Management Plan** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
  - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site, nor shall wind blown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal facility;
  - d) a waste control container shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
  - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
    - i) be a standard flushing toilet connected to a public sewer; or
    - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
    - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.

#### 5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Driveway Crossing Construction** – The driveway crossing shall be constructed in accordance with this consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.
- (2) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
  - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
  - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
  - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (3) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this Development Consent.
- (4) **Update of Bush Fire Prone Land Map** – A revised draft Bush Fire Prone Land Map shall be produced showing all asset protection zones and Bush Fire Prone Land within the subdivision and shall include the following:
  - a) Statement that clarifies and certifies that the changes to the Maps are in accordance with the *Planning for Bush Fire Protection Guidelines* and

*Guideline for Bush Fire Prone Land Mapping NSW Rural Fire Service. See [http://www.rfs.nsw.gov.au/dsp\\_content.cfm?CAT\\_ID=900](http://www.rfs.nsw.gov.au/dsp_content.cfm?CAT_ID=900) Such Statement shall be undertaken by a suitably qualified and experienced consultant who has:*

- i) experience in identifying bushfire prone land within NSW;
- ii) experience in assessing potential bushfire impact, and developing and submitting bushfire risk assessments and deemed to satisfy designs and plans for development in bushfire prone areas;
- iii) a detailed knowledge of, and experience with the bushfire planning, design and construction guidelines requirements for NSW (such as Planning for Bushfire Protection and Australian Standards) for subdivisions, new buildings, modifications to existing buildings;
- iv) a detailed knowledge of, and experience with, the bushfire provisions and hierarchy within the *Building Code of Australia*;
- v) a detailed understanding of, and experience with, the bushfire provisions within, and the operation of the NSW and Local Government planning systems;
- vi) a thorough understanding of the Macarthur District Bush Fire Risk Management Plan, Macarthur District Bush Fire Operations Plan; and
- vii) public liability/professional indemnity insurance, each to a minimum of \$20 Million.

**Note** – The above criteria has been adopted from the Certification Guides for Bushfire Planning and Design BPAD (A & D) – Certified Practitioners (as per the FPA (Fire Protection Australia) Certified Practitioner and Business

Programme.(see website

<http://fpaa.com.au/certification/index.php?certification=bpad>

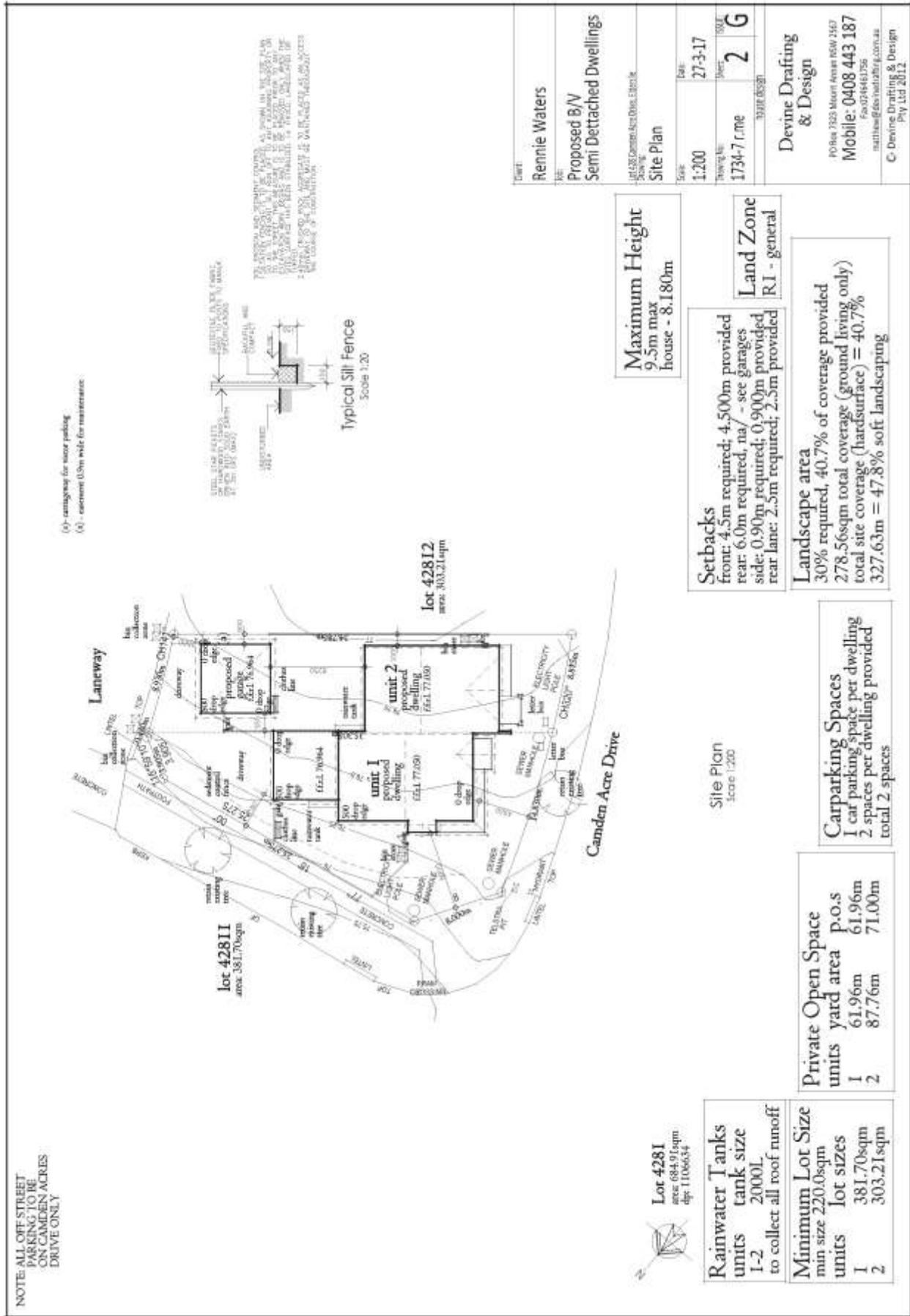
- b) Maps to be provided shall include the final layout of the subdivision and as a separate layer in .dxf or .dwg format.

### 6.0 - Prior to Issue of a Subdivision Certificate

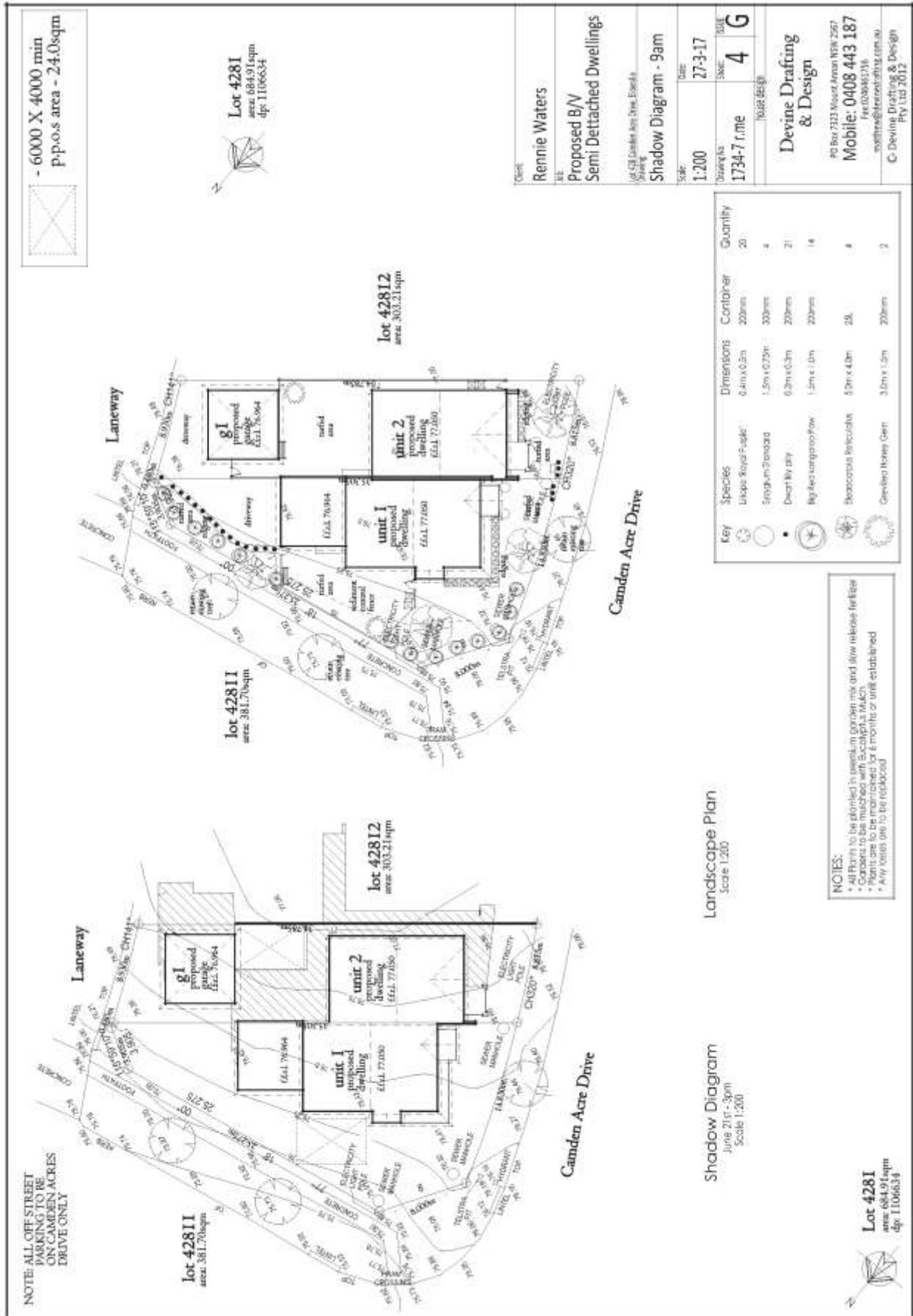
The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Show Easements/ Restrictions On The Plan Of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (3) **Burdened Lots To Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete, unless otherwise approved in writing by the PCA.
- (5) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:

- a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
  - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
  - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (6) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
- a) easement for services;
  - b) Right of carriageway for visitor parking; and
  - c) Right of carriageway benefitting Unit 1 and burdening Unit 2 (the owner of the subject property burdened by the right of carriageway shall be responsible for on-going maintenance and the Public Liability of the right of carriageway).







**Front Elevation**

**Rear Elevation**

**Side Elevation**

**Side Elevation**

Client:	Rennie Waters		
Job:	Proposed B/V Semi Detached Dwellings		
Drawing:	Lot 428 Camdelee Drive, Ebenezer		
Scale:	1:100	Date:	27-3-17
Drawing No:	1734-7 r.me	Sheet:	7
		ISSUE:	G
		house design	
<b>Devine Drafting &amp; Design</b>			
PO Box 7323 Mount Annan NSW 2567 <b>Mobile: 0408 443 187</b> Fax: 0246461756 matthew@devinedrafting.com.au C- Devine Drafting & Design Pty Ltd 2012			

**Recommended Conditions:****1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Sheet 1/14, Issue F	Cover page	Macarthur Architectural Drafting Service	27/8/2015
Sheet 2/14, Issue F	Ground floor plan	Macarthur Architectural Drafting Service	27/8/2015
Sheet 3/14, Issue F	First floor plan	Macarthur Architectural Drafting Service	27/8/2015
Sheet 4/14, Issue F	Granny flat plan and elevations	Macarthur Architectural Drafting Service	27/8/2015
Sheet 5/14, Issue F	Front and rear elevation	Macarthur Architectural Drafting Service	27/8/2015
Sheet 6/14, Issue F	Side elevations	Macarthur Architectural Drafting Service	27/8/2015
Sheet 7/14, Issue F	Section	Macarthur Architectural Drafting Service	27/8/2015
Sheet 8/14, Issue F	Site plan	Macarthur Architectural Drafting Service	27/8/2015
Sheet 12/14, Issue F	Landscape plan	Macarthur Architectural Drafting Service	27/8/2015
Sheet 13/14, Issue F	Subdivision plan	Macarthur Architectural Drafting Service	27/8/2015

Document Title	Prepared by	Date
BASIX Certificate no. 806278S		20 March 2017
BASIX Certificate no. 775637M		10 November 2016
Waste management plan		15 November 2016

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.
- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.



- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
    - i. has been informed in writing of the name and licence number of the principal contractor; and
    - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
  - b) in the case of work to be carried out by an owner-builder;
    - i. has been informed in writing of the name of the owner-builder; and
    - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (5) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
  - b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

## 2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (2) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:



- a) the driveway shall comply with Council's Access Driveway Specifications; <http://www.camden.nsw.gov.au/assets/pdf/Development/Residential-Vehicle-Crossing-Specification.pdf>
- b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
- c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
- d) a Driveway Crossing Approval (PRA) must be obtained prior to the commencement of any works.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (4) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan 'Report on Salinity Investigation and Management Plan' Proposed residential subdivision Stage 11 Gregory Hills prepared by Douglas Partners, project 40741.74-3 dated October 2012.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.
- (6) **Section 94 Contributions – Monetary** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Oran Park & Turner Road	Open Space & Recreation - Land Acquisition	\$13,203 per dwelling	\$13,203.00
Oran Park & Turner Road	Open Space & Recreation - Works	\$10,165 per dwelling	\$10,165.00
Oran Park & Turner Road	Open Space & Recreation - Project Management	\$223 per dwelling	\$223.00
Oran Park & Turner Road	Community Facilities - Land Acquisition	\$168 per dwelling	\$168.00
Oran Park & Turner Road	Community Facilities - Works	\$1,738 per dwelling	\$1,738.00



Oran Park & Turner Road	Community Facilities - Project Management	\$37 per dwelling	\$37.00
<b>TOTAL CASH CONTRIBUTIONS</b>			<b>\$25,534.00</b>

A copy of the Section 94 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (7) **Modified Documents and Plans** - The Landscape Plan shall be modified as follows:
- Additional plantings (as proposed within the front setback) along the eastern boundary between the front boundary and building line.

Amended plans or documentation demonstrating compliance shall be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate.

### 3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
  - a description of the work to be carried out;
  - the address of the land on which the work is to be carried out;
  - the registered number and date of issue of the relevant development consent;
  - the name and address of the PCA, and of the person by whom the PCA was appointed;
  - if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - a telephone number on which the PCA may be contacted for business purposes
- Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
  - the name and address of the person by whom the notice is being given;
  - a description of the work to be carried out;



- c) the address of the land on which the work is to be carried out;
- d) the registered number and date of issue of the relevant development consent and construction certificate;
- e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
- f) the date on which the work is intended to commence.

(3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:

- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

(4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:

- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

(5) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.

(6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).



#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
  - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
  - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
  - c) retaining walls shall not be erected within drainage easements; and
  - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the (select option a, b, c or d):
  - a) street gutter;
  - b) drainage easement;
  - c) existing drainage system;
  - d) stormwater drainage is to be installed as per the approved hydraulic drainage plan. Stormwater must be clear of and not impact upon the effluent management area as shown on the approved sustainable effluent management plan.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.
- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all



works coincide with the completion of the main building being erected by the principal contractor.

- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (8) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment.

#### 5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Driveway Crossing Construction** – The driveway crossing shall be constructed in accordance with this consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.
- (4) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

#### 6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
  - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
  - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more



than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

### 7.0 - Prior to Issue of a Subdivision Certificate

The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Plan of Subdivision** – An application is to be provided to Council or a PCA for approval prior to the issue of the certified Torrens plans of subdivision.

The applicant will be required to submit documentary evidence that the property has been developed in accordance with the relevant conditions of consent, prior to the issuing of a Torrens Plan of Subdivision.

**Note:** The final Torrens plans of subdivision shall be prepared to a quality suitable for lodgement with the NSW Land & Property Information.

- (3) **Show Easements/ Restrictions on the Plan of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (4) **Burdened lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (5) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
  - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development.
  - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.
  - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (6) **Subdivision Certificate** – The issue of the Torrens Subdivision Certificate is to occur prior to the issue of the Construction Certificate.
- (7) **Service Placement Confirmation** – Written confirmation from a registered surveyor shall be provided certifying that there are no services, public utilities or like straddling proposed property boundaries after subdivision.



**Reasons for Conditions:**

- (1) To ensure that the development complies with statutory requirements including the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, the *Building Code of Australia* and applicable Australian Standards.
- (2) To ensure that the development meets the aims, objectives and requirements of the environmental planning instruments, development controls plans, Council policies and Section 94 contribution plans that apply to the site and development.
- (3) To ensure that the development complies with the submitted plans and supporting documentation.
- (4) To ensure that the development will be constructed/operated in a manner that will minimise impacts upon the environment.

**Advisory Conditions:**

- (1) **Plan Compliance** – The development consent requires compliance with the approved plans and documents that form part of the approval. Specific conditions of consent are also to be complied with, and amendments to achieve compliance with conditions of the consent are permitted.

All other modifications to plans and documents need to be confirmed with either Council or the certifying authority for the development. Changes to a development may require formal modification via Section 96 of the *Environmental Planning and Assessment Act, 1979*.

- (2) **Shoring and Adequacy of Adjoining Property** – If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- protect and support the adjoining premises from possible damage from the excavation, and
- where necessary, underpin the adjoining premises to prevent any such damage.

This requirement does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

- (3) **Erection of Signs** – A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a) showing the name, address and telephone number of the Principal Certifying Authority (PCA) for the work;



- 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.

This clause does not apply to building work carried out inside an existing building that does not affect the external walls of the building.

The PCA and principal contractor must ensure that signs required by this condition are erected and maintained.

### **Responsibility for Other Approvals / Agreements**

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

### **Appeals**

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid for a development application within 6 months after the date on which the applicant received this notice.

### **Appeals – Third Party**

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

### **Determination Review**

**If you are an applicant** and you are dissatisfied with the determination, you may within 6 months from the date of determination, request Council, in writing, to review the determination.

### **Legal Notices**

Any advice or notice to the consent authority shall be served on the General Manager of Camden Council.



SIGNED on behalf of  
Camden Council



Mr N Clarke  
Senior Planner  
(Planning and Environmental Services)



## ATTACHMENT A - Advice

The following matters are included as advice as relevant to this determination.

1. **Review of Determination** - Section 82A of the *Environmental Planning and Assessment Act, 1979* provides that the applicant may request a review of this determination within 6 months of the date of the determination, following the payment of the prescribed fee.
2. **Offences** - Section 125 of the *Environmental Planning and Assessment Act, 1979* provides that any person who contravenes or causes or permits to be contravened the conditions of this consent shall be guilty of an offence.
3. **Penalties** - Section 126 of the *Environmental Planning and Assessment Act, 1979* provides that any person guilty of an offence against this Act shall, for every such offence, be liable to penalties as stated in this section.
4. **Contributions** - The contributions (if required) under Section 94 of the *Environmental Planning and Assessment Act, 1979* are set out in the stated Contribution Plans which can be viewed at Camden Council's Customer Service counter during normal business hours.
5. **Tree Preservation** – This consent does not authorise any tree removal unless specifically shown on approved plans and referred to in this development consent. All trees are protected in all areas of Camden. Separate consent is required for any proposal affecting existing trees and native vegetation. Any person who contravenes or causes or permits the removal of a tree/s without consent shall be guilty of an offence and liable to penalty as stated in this advice.
6. **Utilities and Authorities** – Damage to major underground utilities can be avoided by calling the 'Dial Before You Dig Service' on 1100. Individuals and companies may be found to be financially liable for any damage caused to major utilities.

Applicants may also be required to liaise with appropriate authorities and utility providers. These authorities and utility providers may include:

- a) Endeavour Energy
  - b) Sydney Water
  - c) A telecommunications provider
  - d) Other energy suppliers/authorities
  - e) Australia Post
  - f) WorkCover Authority
  - g) Other relevant State and Federal Government Departments
7. **Telecommunications Infrastructure** – Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Any works or proposed works which may impact upon Telstra Assets in any way are required to be reported to Telstra's Network Integrity Team on Phone Number 1800 810 443.



### ATTACHMENT B – Construction Certificate Advice

1. **Construction Certificate Required** – Where building or subdivision works are proposed, this consent does not allow site, building or demolition works to commence. Such works shall only take place after a Construction Certificate has been issued.
2. **Building Code of Australia** – All building work must be carried out in accordance with the provisions of the Building Code of Australia.
3. **Residential Building Work** – Building work that involves residential building work (within the meaning of the *Home Building Act, 1989*) must not be carried out unless the Principal Certifying Authority (PCA) for the development to which the work relates:
  - (i) in the case of work to be done by a licensee under that Act:
    - has been informed in writing of the licensee's name and contractor licence number, and
    - is satisfied that the licensee has complied with the requirements of the *Home Building Act, 1989*, or
  - (ii) in the case of work to be done by any other person:
    - has been informed in writing of the person's name and owner-builder permit number, or
    - has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in Section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.



If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the PCA for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

4. **Long Service Levy** – Payment of the Long Service Levy is required prior to the release of the Construction Certificate. This payment can be made at Council or to the Long Service Payments Corporation.

The rate of the Long Service Levy at the time of consent is 0.35% of the value of works. Payment is not required where the value of the works is less than \$25,000. For works over \$25,000, a fee is required at the prescribed rate. The levy rate and level at which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply and is based on the building construction works identified in the Construction Certificate.







ORD03

Attachment 2

- NOTES:
1. LEVEL SETTING ABC APPROX. ONLY AND SHOWN FOR REFERENCE ONLY. ALL LEVELS TO BE CHECKED ON SITE.
  2. FINISHED FLOOR LEVELS TO BE TAKEN FROM FINISHED TO FINISHED.
  3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
  4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER.
- Z:\M\Projects\Drawings\ORD03 - 4899\146532 LOT 123 WALL ET\146532.PLT

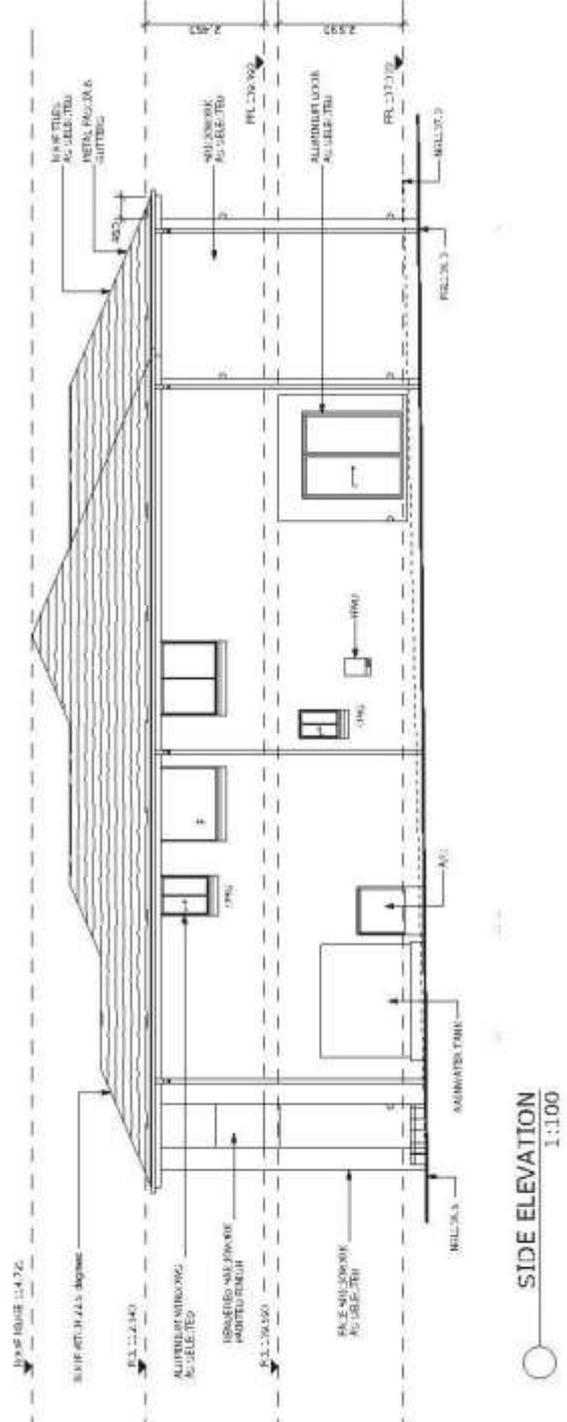
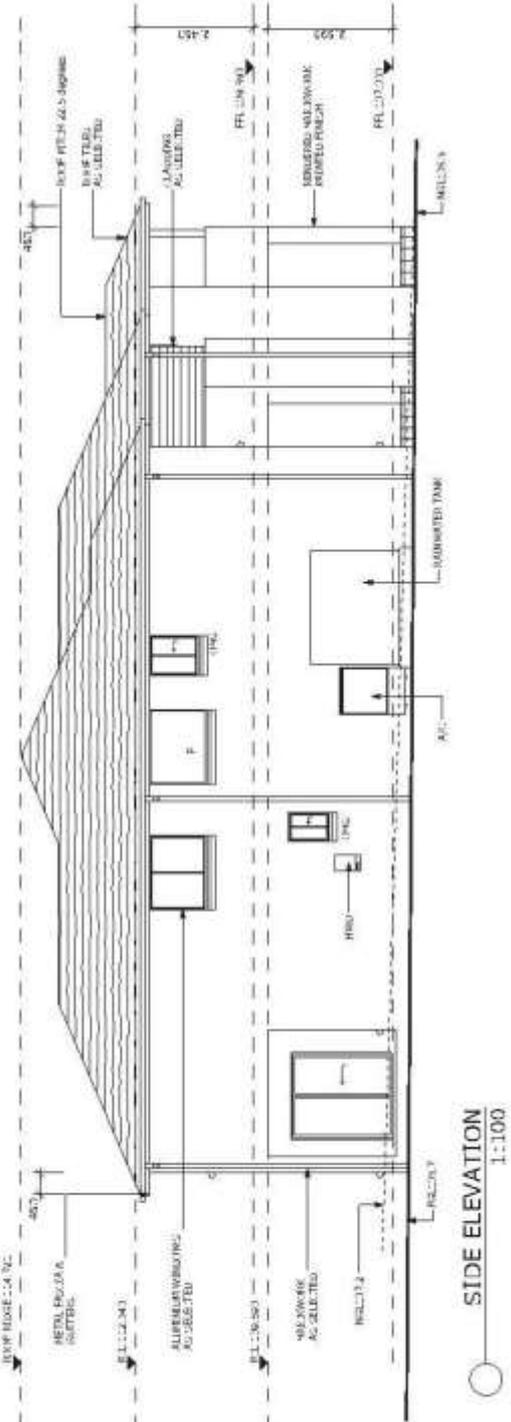
ISSUE	REVISION	DATE

CLIENT  
**MR RICHARDSON**

JOB:  
**PROPOSED B/V RESIDENCE**  
LOT 123, DP 1395758  
12 WALL STREET GOSPORT HILLS NSW 2172  
DRAWING  
**SIDE ELEVATIONS**

SCALE:	DATE:
<b>A3</b>	<b>27.08.2015</b>
DRAWING No:	SHEET:
<b>4630</b>	<b>6/14</b>
ISSUE:	F

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PLOT DATE: MONDAY, 23 MARCH 2015



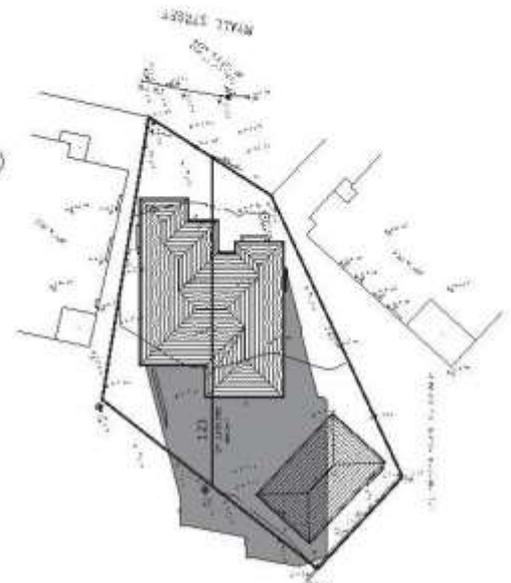
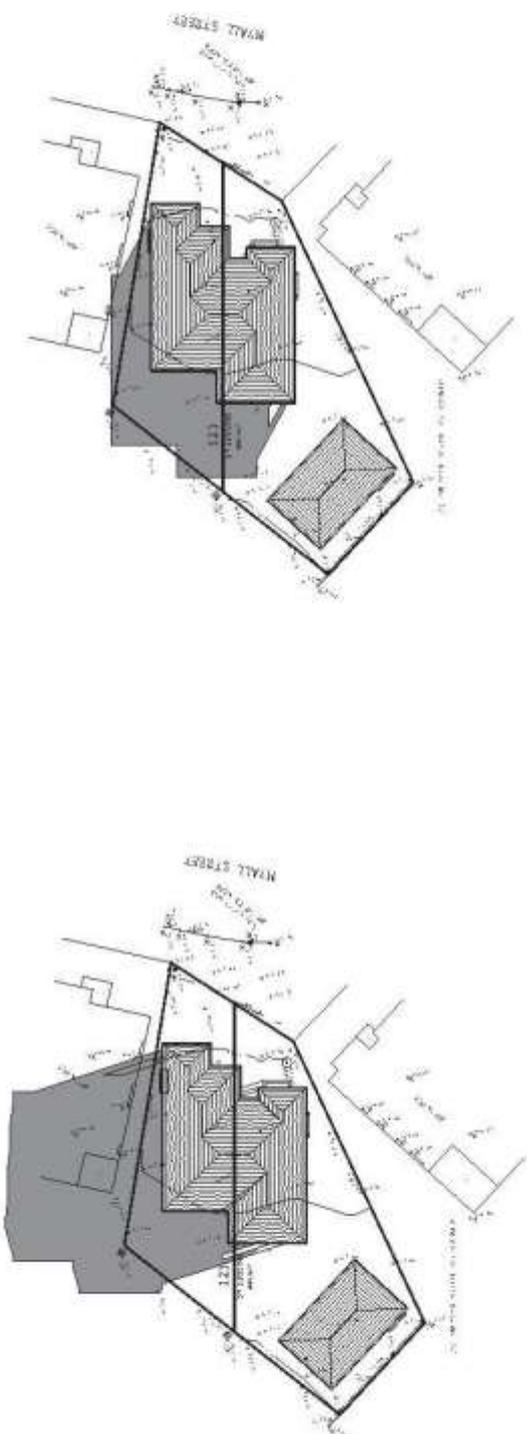
NOTES:  
 1. LEVELS IN DIMS ARE APPROX. ONLY AND SHOULD BE CHECKED ON SITE.  
 2. DIMENSIONS IN BRACKETED FIGURES ARE TO BE TAKEN IN REFERENCE TO C/LINE.  
 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.  
 4. WINDOW SIZES ARE NOMINAL ONLY.  
 FINAL WINDOW SCHEDULE BY BUILDER.  
 27/08/2015 Drawing: 4630 - 4630  
 14/520 LOT 123 MYALL ST (4630)  
 LOT 123 4P

ISSUE	AMENDMENT	DATE
CLIENT		

MR. RICHARDSON

JOB:  
 PROPOSED B/V  
 RESIDENCE  
 LOT 123, OP 133978N  
 12 MYALL STREET GOSPORT HILLS NSW 2172  
 DRAWING:  
 SHADOW DIAGRAMS

SCALE:	A3	DATE:	27.08.2015
DRAWING No:	4630	SHEET:	11/14
		ISSUE:	F



ORD03

Attachment 2

ORD03

Attachment 3

- NOTES:
1. LEVELS BLOWN ABC APPROX. ONLY AND SHOULD BE USED AS A GUIDE ONLY. ALL REQUIRED DIMENSIONS ARE TO BE TAKEN FROM THE FACE OF THE CURB UNLESS OTHERWISE STATED.
  2. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
  3. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER.

PROJECT:	21 Myall Road, Davidson (4800) - 4899
	14633 LOT 123 MYALL STREET (4810)
ISSUE:	AMENDMENT
CLIENT:	MR RICHARDSON
JOB:	PROPOSED B/V RESIDENCE
	LOT 123, DP 1193788
	12 MYALL STREET, DAVIDSON HILLS 4810
DRAWING:	LANDSCAPE PLAN

SCALE:	A3	DATE:	27.08.2015
DRAWING No:	4630	SHEET:	12/14
		ISSUE:	F

**M.A.D.S.**  
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**Recommended Conditions:****1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
File No. 7378 Detail 2 Sheet 1 of 3 Amendment 2	Site Plan	Rein Warry and Co.	12/4/2017
File No. 7378 Sheet 1 of 3 Amendment 1	Site (Staging) Plan	Rein Warry and Co.	11/6/2016
File No. 201480 Detail Sheet 1 of 3	Plan 2	Harvest Scientific Services	11/11/2016
Project: Camden Market Garden	Plan 3	CH	12/11/2016
Project: Camden Market Garden	Plan 4	CH	12/11/2016
Project No. PPS 1116 Dwg No. LC01.1 Rev B	Landscape Concept	MSUD+LA	20/2/2017
Project No. PPS 1116 Dwg No. LC01.2 Rev B	Vegetation	MSUD+LA	20/2/2017
Project No. PPS 1116 Dwg No. LC01 Rev A	Landscape Concept	MSUD+LA	23/11/2016
Project No. PPS 1116 Dwg No. LC01.1 Rev B	Landscape Details	MSUD+LA	20/1/2017
Project No. PPS 1116 Dwg No. LC01.2 Rev B	Landscape Details	MSUD+LA	20/1/2017
File No. 201480 Detail Sheet 1 of 2 Amendment 1	Detail Plan for Proposed Market Garden Shed	Harvest Scientific Services	25/9/2016
File No. 201480 Detail	Detail Cross Sections for	Harvest Scientific	25/9/2016

ORD04

Attachment 1

Sheet 2 of 2 Amendment 1	Proposed Market Garden	Services	
Job No. BS 1045 Page 1	Concrete Slab Plan	ACAME	15/12/2016
Job No. BS 1045 Page 2	Concrete Pier Detail	ACAME	15/12/2016
Job No. BS 1045 Page 3	Bolt Layout Plan	ACAME	15/12/2016
Job No. BS 1045 Page 4	Bolt Fixing Details	ACAME	15/12/2016
Job No. BS 1045 Page 5	Elevations	ACAME	15/12/2016
Job No. BS 1045 Page 6	Elevations	ACAME	15/12/2016
Job No. BS 1045 Page 7	Cross Section	ACAME	15/12/2016
Job No. BS 1045 Page 8	Connection Details	ACAME	15/12/2016
Job No. BS 1045 Page 9	Connection Details	ACAME	15/12/2016
Dwg No. 16379-1 Issue B Sheet 1	Cover Page	Accurate Design and Drafting	8/11/2016
Dwg No. 16379-1 Issue B Sheet 2	Floor Plan & Elevations	Accurate Design and Drafting	8/11/2016
Dwg No. 16379-1 Issue B Sheet 3	Internal Elevations	Accurate Design and Drafting	8/11/2016
Dwg No. 16379-1 Issue B Sheet 4	Chemical Storage & Spray Shed	Accurate Design and Drafting	8/11/2016
Dwg No. 16379-1 Issue B Sheet 5	Site Plan	Accurate Design and Drafting	8/11/2016
Ref and Dwg No. 1 Sheet 1 Rev A	Concept Drainage Plan	N/A	10/12/2016

Document Title	Prepared by	Date
Statement of Environmental Effects	Pascoe Planning Solutions	November 2016
Acoustic Assessment	Koikas Acoustics Pty Ltd	3/4/2017
Revised Flood Report	D&M Consulting Pty Ltd	8/3/2017
Farm Management Plan (Ref 201480)	Harvest Scientific Services Pty Ltd	12/11/2016

Water Cycle Management Study (Ref 201480)	Harvest Scientific Services Pty Ltd	3/2/2017
Phase 1 Contamination Assessment (Ref 201523)	Harvest Scientific Services Pty Ltd	2/2/2017
Heritage Impact Assessment	Graham Pascoe	March 2017
Traffic Access and Parking Assessments (Ref 16145r)	Transport & Urban Planning Pty Ltd	June 2016 revised January 2017

- (2) **Cultivation Areas** – No cultivation areas are to be located within Waterfront Land as defined by the *Water Management Act 2000* unless otherwise approved as part of a Controlled Activity Approval as issued by Department of Primary Industries – Water.
- (3) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Department of Primary Industries – Water (listed in Attachment C).
- (4) **Conditional Approval for Tree Removal** - Consent is granted for the removal of only those trees and vegetation as shown on Landscape Plans prepared by MSUD+LA, drawing no. LC01.1, revision B dated 23/11/2016.

The following conditions apply:

- a) Approved tree works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of amenity trees' and is to be carried out in accordance with the WorkCover NSW Code of Practice for the Amenity Tree Industry.
- b) Approved tree work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
- c) Green waste and or timber generated from the approved tree work is to be recycled into mulch and reused on site or transferred to a designated facility for composting. Stock piles of green waste or processed timber for reuse including firewood must be stored behind the building line or place out view from the street within 28 days of the tree works authorised by this consent.
- d) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.

- (5) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (6) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (7) **Separate Approval for Signs** - A separate development application for any proposed signage, shall be provided to, and approved by, the Consent Authority prior to the erection or display of any such signs.
- (8) **Noxious Weeds Management** – The applicant must fully and continuously suppress and destroy by appropriate means, any noxious or environmentally invasive weed infestations that occur during or after works. New infestations must be reported to Council.
- Pursuant to the *Noxious Weeds Act 1993*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material.
- (9) **Car Park and Access Material** - The car park and internal access must comprise crushed stone (or similar) of a neutral tone / colour that is sympathetic to the rural character.
- (10) **Car Parking and Access** - All car parking components shall be designed in accordance with the relevant Australian Standards and design codes.

## 2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Pollutants** - Discharge of pollutants is strictly forbidden. Measures to prevent the pollution of waters, air and land shall be incorporated into the development to comply with the requirements of the *Protection of the Environment Operations Act 1997*.

Where there is potential for pollutant discharge, a report by a suitably qualified expert shall be provided to the PCA detailing the pollution mitigation measures incorporated into the design so that any discharges comply with the requirements of the *Protection of the Environment Operations Act 1997*.

- (2) **Salinity** - Due to the inherent characteristics of the Camden Local Government Area, buildings erected in the area may be susceptible to soil salinity levels that may have a cumulative damaging effect over time.

Camden Council therefore requires:

- a) A salinity investigation assessment report be undertaken; OR
- b) Compliance with the 'minimum requirements' specified in this condition.

Salinity Investigation Report

Prior to the issue of a Construction Certificate, a Salinity Investigation Report shall be prepared for the development in accordance with the requirements of "Site Investigation for Urban Salinity (Local Government Salinity Initiative)" prepared by the Department of Land and Water Conservation (2002).

The recommendations from this report shall be followed and incorporated into the design and construction of the development and are to be approved by the Certifying Authority.

#### Minimum Salinity Requirements for Camden LGA

Where a Salinity Investigation Report is not undertaken, the following construction inclusions shall be incorporated as a minimum in the building design to reduce/prevent any detrimental affect to the building from accumulative salt deposits:

- a) **Concrete Strength:** The minimum concrete strength to bored piers, piles, strip footings and concrete floor slabs in contact with the ground shall be 32MPa; and
- b) **Damp-Proofing Membrane:** Concrete floor slabs in contact with the ground shall be provided with a damp-proofing membrane that is a 0.2mm thickness polyethylene film and of "high impact resistance" (as determined in accordance with AS2870).

The above minimum requirements shall be incorporated in the structural design and construction of the development. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

**Note:** Consideration in the design and construction of the development should also be made to the following matters (where relevant):

- a) The provision of drainage to the building perimeter (including subsoil drainage), to prevent water ponding or soil waterlogging in the building vicinity;
  - b) External finished ground levels, including pavements, should not be higher than the base of the first course of brickwork, or the brickwork and mortar below a damp proof course (DPC) should be exposure rated;
  - c) DPC material must be carried through to the face of any applied finishes;
  - d) Retaining walls should be built of salinity resistant materials; and
  - e) Porous pavement products such as cement and clay pavers may show permanent efflorescence and salt corrosion. The use of these products should be confirmed with the manufacturer as being suitable for use in a saline environment, prior to installation.
- (3) **Detailed Lighting Plan** – A detailed lighting plan for the approved car park and driveway lighting shall be submitted to the Certifying Authority with the Construction Certificate application. The plan must demonstrate that the orientation and intensity of lighting will comply with AS 4282 and AS 1158.

- (4) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

**Note.** Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (5) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.
- (6) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (7) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (8) **Smoke Free Premises** - The construction and fit out of the premises shall comply with the *Smoke-Free Environment Act 2000* and Smoke-Free Environment Regulation 2000. Details demonstrating compliance shall be provided to the Certifying Authority.
- (9) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.
- (10) **Bunding Of Transfer Areas** - All areas used for fuel transfer, refuelling or fuel/oil decanting shall be paved and bunded in accordance with the requirements of the Council and NSW EPA. Details demonstrating compliance shall be provided to the Certifying Authority.
- (11) **Updated Flood Report** - A suitably qualified engineer is required to update Section 5 of the flood report '*Revised Flood Report for Lots 11 & 12 Camden Valley Way Eldersie – DP827115*' by D&M Consulting Pty Ltd, dated 8 March 2017. The updated report is to include:
- a) The recommended trigger for evacuation is required to be update. The report must be amended from the specified level of 62m AHD to an amended level of 64.3m AHD, which is the level of the crown of the road on Cowpasture Bridge;
  - b) The rate of rise of the floodwaters from the Nepean River must be included in the evacuation strategy to demonstrate the proposed

evacuation routes are appropriate with respect to flood timing. The 1% AEP flood water rate of rise to be used at Cowpasture Bridge is 1.7m/hour;

- c) The evacuation strategy must be shown to have considered and be compliant with the SES *Camden Local Flood Plan* dated March 2016. Specifically, Annex F – Evacuation Arrangements for the Camden LGA.
  - d) It must be demonstrated a designated storage area is available above the flood planning level for hazardous materials storage in accordance with Camden's Flood Risk Management Policy. If hazardous goods are required to be stored within the approved Chemical Storage Shed, the evacuation strategy must include details of how these hazardous goods are to be relocated in the event of a flood, to a storage area that is above the flood level.
- (12) **Vented Openings** - Details of the vented openings for the main farm building to allow the entry of flood waters is to be provided as indicated in Section 4 of the flood report '*Revised Flood Report for Lots 11 & 12 Camden Valley Way Elderslie – DP827115*' by D&M Consulting Pty Ltd, dated 8 March 2017.
- (13) **Chemical Storage Shed** - The chemical storage shed must be constructed to withstand flood waters, and chemicals must be stored in water proof containers in accordance with manufacturer's specifications. Details are to be provided to the Certifying Authority as part of the Construction Certificate plans and documentation.
- Note: In the event of a flood, hazardous materials within the Chemical Storage Shed must be relocated as part of an amended Flood Evacuation Strategy to a storage area that is in accordance with Camden's Flood Risk Management Policy.
- (14) **Sewer Connection** – "Notice of Requirements" must be obtained from Sydney Water, which details requirements for a sewer connection prior to the issue of a Construction Certificate.
- (15) **Amendment to Water Access Licence** - An amendment to the existing Water Access Licence 26862 (10AL117005) must be issued by Water NSW to allow irrigation of Lot 11 and Lot 12 DP: 827115 prior to the issue of a Construction Certificate.
- (16) **Relocation of Vegetation Swale and Clean Water Diversion Drain** - The vegetation swale and clean water diversion drain shown on approved Plan 3 and Plan 4, which is located in proximity to the Tramway mound, must be relocated outside of the 15m buffer illustrated on the approved Site Plan, prepared by Rein Warry and Co., dated 12/4/2017 details are to be shown on the Construction Certificate plans and documentation.
- (17) **Manure Stockpile** - The manure stockpile area must be appropriately bunded and covered to reduce odour and vector impacts. Details are to be provided to the Certifying Authority as part of the Construction Certificate plans and documentation.
- (18) **Construction Management Plan** - A Construction Management Plan detailing construction vehicle routes, the number of trucks, hours of operation, access

arrangements and traffic control must be submitted to Council prior to issue of Construction Certificate.

- (19) **Landscape Plan** - The landscape plan must be updated to include the following amendments:
- a) The plant schedule is to be amended by substituting *Euc microcorys* with *Eucalyptus benthamii*, substitute *Eucalyptus crebra* with *Eucalyptus amplifolia* or *Angophora subvelutina* and include at least one *Schinus molle* and cultural species including *Populus deltoids*, *Populus nigra* 'Italica' and *Livistona australis*.
  - b) The plant schedule to be keyed to the landscape plan.
  - c) The landscape plan to include notes for Liquidambar tree protection including a 5m wide buffer for the entire length of Camden Valley Way adjacent to existing Liquidambar trees.
- (20) **Controlled Activity Approval** – Prior to the issue of a Construction Certificate, a Controlled Activity Approval from the Department of Primary Industries – Water must be obtained.

### 3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (2) **Hazardous Building Materials Assessment** - A hazardous building material assessment shall be undertaken on all buildings and structures to be demolished that identifies all hazardous components on site. A HBMA report shall be provided to the PCA and Council.

Once hazardous components are identified, all demolition works that involve the demolition and removal of the hazardous materials shall ensure that all site personnel are protected from risk of exposure in accordance with relevant NSW WorkCover Authority and NSW Demolition Guidelines. Premises and occupants on adjoining land shall also be protected from exposure to any hazardous materials.

- (3) **Environmental Management Plan** – An Environmental Management Plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the Certifying Authority.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment is not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
  - b) measures to suppress odours and dust emissions;
  - c) soil and sediment control measures;
  - d) measures to control air emissions that includes odour;
  - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
  - f) any other recognised environmental impact; and
  - g) community consultation.
- (4) **Demolition Work** - Consent is granted for the demolition of the former dairy style building (existing shed adjacent to the dwellings identified in the approved Contamination Assessment) currently existing on the property, subject to compliance with the following conditions:
- a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site;
  - b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
  - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc.). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;
  - d) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;
  - e) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the PCA for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;
  - f) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found,

a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal;

- g) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
- h) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc.) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.

- (5) **Decommissioning of On-Site Sewerage Management** - Written confirmation verifying that the existing on-site sewerage management facility has been decommissioned in accordance with the following, shall be provided to the PCA and Council:

Option 1: (Removal of system from site)

That the septic tank, disposal field and all associated drainage shall be decommissioned in accordance with the following:

- a) The septic tank/holding well and grease trap shall be emptied by a liquid wastewater contractor and the contents disposed of at an approved wastewater depot. A copy of the receipt is to be provided to Council;
- b) The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the waste is being removed; and
- c) The inlets and outlets should be plugged and the tank should then be filled with clean water and disinfected to a minimum level of 5mg/l of free residual chlorine, with a one half hour contact time. The lid should be exposed to the chlorine solution. The chlorine should be allowed to dissipate naturally and not be neutralised. The contents of the tank/ and or well shall than be emptied by a liquid wastewater contractor.

The septic tank and any associated drainage and disposal field including materials and drainage pipes used in the construction and connection of the existing redundant transpiration beds/ absorption trenches/ irrigation fields shall be removed and disposed of at a suitably licensed landfill site. (i.e. aggregates, rubble, sand, concrete slabs and the like) A copy of the receipt for disposal of the waste materials shall be provided to Council.

The tank excavation /transpiration beds/ absorption trenches are to be backfilled with clean filling material and finished to the surrounding ground level.

Option 2: (decommissioning on site)

The septic tank system shall be de-commissioned in the following manner:

- a) The septic tank/holding well and grease trap shall be emptied by a liquid wastewater contractor and the contents disposed of at an approved wastewater depot. A copy of the receipt is to be provided to Council;

- b) the septic tank and holding well shall be thoroughly dusted with commercial grade agricultural lime;
  - c) the base(s) of the tank(s) is to be punctured (to prevent future holding of water), the lids broken in and the top edges broken down 300mm below ground level; and
  - d) the tanks are to be backfilled with clean filling material and finished to the surrounding ground level.
- (6) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc.) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (7) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
  - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
  - f) a telephone number on which the PCA may be contacted for business purposes.
- (8) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.

- (9) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
  - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
  - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
  - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (10) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the PCA.
- The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.
- (11) **Performance Bond** - Prior to commencement of works a performance bond of \$5,000.00 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- Note** – An administration fee is payable upon the lodgement of a bond with Council.
- (12) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water and Notice of Requirements issued.
- (13) **Construction Management Plan** - A construction management plan that includes construction waste, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.
- (14) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable and be kept on site for compliance until the completion of all construction works.

- (15) **Waste Management Plan** - The Waste Management Plan must be updated to include generation rates and identification of the collection contractor for demolition.
- (16) **Construction** - For any construction activity, a Road Occupancy License shall be obtained from the NSW Transport Management Centre for any works that may impact on traffic flows on Camden Valley Way.

#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (2) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (3) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (4) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (5) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:
  - a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc., an application shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;

- b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.

**Note:** Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

- (6) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (7) **Site Management Plan** - The following practices are to be implemented during construction:
  - a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
  - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal facility;
  - d) a waste control container shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc.);
  - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
    - i) be a standard flushing toilet connected to a public sewer; or
    - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
    - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (8) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (9) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2008) (refer to:

[www.environment.nsw.gov.au/waste/envguidlins/index.htm](http://www.environment.nsw.gov.au/waste/envguidlins/index.htm))

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

- (10) **Installation of Fuel Tank** - Installation of the fuel tank shall comply with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids' and shall be licensed by WorkCover Authority.
- (11) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.
- (12) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment.
- (13) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).
- (14) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (15) **Construction to Withstand Flood** - Any portion of the building proposed below the Flood Planning Level must be constructed of flood compatible materials as per sections 4.7 and 7.5 of the Camden Council Flood Risk Management Policy.
- (16) **Installation of Electrical Equipment** - Electrical equipment such as metres, fuses and communication servers are required to be located above the Flood Planning Level as indicated in section 6(e) of the flood report '*Revised Flood Report for Lots 11 & 12 Camden Valley Way Eldersie – DP827115*' by D&M Consulting Pty Ltd, dated 8 March 2017. Electrical installations are also to be in accordance with Section 4.8 and 7.5 of the Camden Council Flood Risk Management Policy.
- (17) **Fill** - No fill is permitted to be imported on site. Only relocation of fill within the site is permitted so as not to reduce the flood storage volume.
- (18) **Heritage Buffer** - Other than construction of the farm buildings, car park, internal access and landscaping, no other works are permitted within the 15m heritage buffer associated with the Tramway mound as shown on approved Site Plan, prepared by Rein Warry and Co., dated 12/4/2017.
- (19) **Inclusion of Interpretive Signage** – An interpretation plan must be developed to include media, audience, themes etc. referencing the Office of Environment and Heritage documents:
  - a) Heritage interpretation policy; and

b) Interpreting heritage places and items.

- (20) **Works Within 15m Heritage Buffer** - Where excavation works are carried out within the 15m heritage buffer (as illustrated on the approved Site Plan, prepared by Rein Warry and Co., dated 12/4/2017) and archaeological consultant or a suitably qualified heritage consultant is required to supervise all excavation works. The supervision of all excavation works by the archaeological consultant must be undertaken in compliance with pertinent Office of Environment and Heritage guidelines and procedures regarding archaeological conservation.

Should any relics be discovered during excavation works, the following process must be followed:

- a) All works within the vicinity of the relic that could damage its integrity or significance are to cease;
- b) Within a reasonable time from discovery, the Office of Environment and Heritage are to be notified of the location of the relic; and
- c) Within the period required by the Heritage Council, the parties responsible for discovering the relic are to provide such information concerning the relic as the Heritage Council may reasonably require.
- (21) **Aboriginal Relics Found During Construction** - Should any aboriginal relics be found during excavation or construction, all activities must cease within the vicinity of the item and the Office of Environment and Heritage (OEH) must be contacted to advise required actions. All requirements of OEH must be fully complied with.
- (22) **Vehicle Access Crossover** - The vehicle access crossover to Camden Valley Way must be constructed as a sealed driveway comprising bitumen and not concrete. The driveway shall be designed in accordance with the relevant standard or design guide. The remaining internal access must comprise crushed stone.
- (23) **Construction and Demolition Waste Management Plan** – A construction and demolition waste management plan must be created and utilised to manage all waste generated from all construction activities. Recycling of waste material where appropriate must be incorporated into the plan.
- (24) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.
- (25) **Sewer Pump** – The sewer pump as identified to be installed by Sydney Water must be acoustically treated so its operation does not give rise to offensive noise.

#### 5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.

- (2) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (3) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this Development Consent.
- (4) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.
- (5) **Waste Disposal** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on public land (e.g. footpaths, roadways, plazas, reserves etc.) at any time.
- (6) **Driveway Crossing Construction** – The driveway crossing shall be constructed in accordance with this consent and the Driveway Crossing Approval (PRA) prior to use or occupation of the development.
- (7) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
  - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;
  - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
  - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (8) **Flooding – Evacuation Management Plan** - A Flood Emergency Evacuation and Management Plan for the proposed development shall be prepared in accordance with Council's Flood Risk Management Policy (as amended).
- (9) **Structural Certification** - Structural Certification is required to ensure the approved buildings can withstand the forces of floodwaters as per Camden's Flood Risk Management Policy.
- (10) **Section 73 Compliance Certificate** - A Section 73 Compliance Certificate must be obtained from Sydney Water prior to the issue of an Occupation Certificate, demonstrating an approved sewer connection. A Public Road Activity from Camden Council will be required to carry out any works within the public road reserve.
- (11) **Archaeological Statement** - Prior to the issue of an Occupation Certificate, the archaeological consultant or suitably qualified heritage consultant employed to oversee approved excavation works must provide a statement to Camden Council that no relics were discovered during excavation, or if relics were discovered that the process required by this development consent was carried out.

## 6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Number of People on Site** - The maximum number of people permitted on the premises shall not exceed 24 at any given time.
- (2) **Storage or Hazardous Goods** - Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover Authority requirements, dependant on the quantities stored. Any flammable or combustible liquids shall be stored in accordance with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids'.

Hazardous and/or industrial waste arising from the use shall be removed and/or transported in accordance with the requirements of the EPA and the NSW WorkCover Authority.

- (3) **Storage of goods** - The storage of goods and materials shall be confined within the building. At no time shall goods, materials or advertising signs be displayed or placed within the designated car parking spaces, landscaped areas or road reserve.
- (4) **Discharge into Waterways** - No wastewater, chemicals or other substances shall be permitted to discharge to the waterway that runs through the site or Council's stormwater system. Only clean, unpolluted water is permitted to discharge. All liquids (such as oils lubricants, hydraulic fluids, fuel, paints, detergents and any other chemicals) shall be stored in a covered and suitably bunded area.
- (5) **Chemical Bunding** - All paints, chemicals and other liquids shall be stored in approved receptacles, which shall be housed in a suitably constructed, covered, impervious bunded area. The bunded area shall be constructed of impervious material and being able to effectively store a minimum of 110% of the volume of the largest container stalled or 25% of total volume of the stored product for facilities storing small containers.
- (6) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* and shall comply with the NSW Industrial Noise Policy 2000 (as amended).
- (7) **Handling Hazardous Materials** - Material Safety Data Sheets shall be held at the premises for all hazardous materials to ensure their correct handling.
- (8) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (9) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all plantings.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turn installation, street tree installation and mulching.

At the completion of the 1) month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans.

- (10) **Disposal of Waste Oil and By-Products Related to Ongoing Maintenance of Machinery and Equipment** - All waste oil, grease and associated products shall be transferred to a waste disposal depot or recycling facility, approved for the reception of such materials by an appropriate liquid waste contractor.
- All waste disposal shall be in accordance with the EPA's waste tracking requirements. Under the waste tracking requirements all documentation relating to waste disposal shall be kept for 4 years. This documentation shall be made available at the request of Council.
- (11) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (12) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:
- Farming operations / mechanised activities – Between 5:00am to 6:00pm (during DST, between 5:00am to 7:00pm). Only land irrigation and non-mechanised activities permitted to occur at any hour.
  - Truck movements - Only 1 semi-trailer is permitted to enter the site once and depart the site once between 11:00pm and 3:00am the following morning. No other trucks are permitted to access the site during night time hours (6:00pm to 7:00am, 7 days per week).
  - Trucks delivering supplies (e.g. fertilizer, chemicals) and trucks to remove waste are only permitted to access the site in daylight hours between 7:00am and 6:00pm, 7 days per week.
- (13) **Driveways to be Maintained** - All access crossings and driveways shall be maintained in good order for the life of the development.
- (14) **Parking Areas to be Kept Clear** - At all times, the loading, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (15) **Drainage Easements** - No changes to site levels, or any form of construction, shall occur within any drainage easements located within the allotment.
- (16) **Liquid Spills** - Sufficient supplies of appropriate absorbent materials and other spill prevention and clean-up materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent

material on the spill and sweeping or shovelling the material into a secure bin. Materials used to clean up shall be disposed of to an appropriately licensed waste facility.

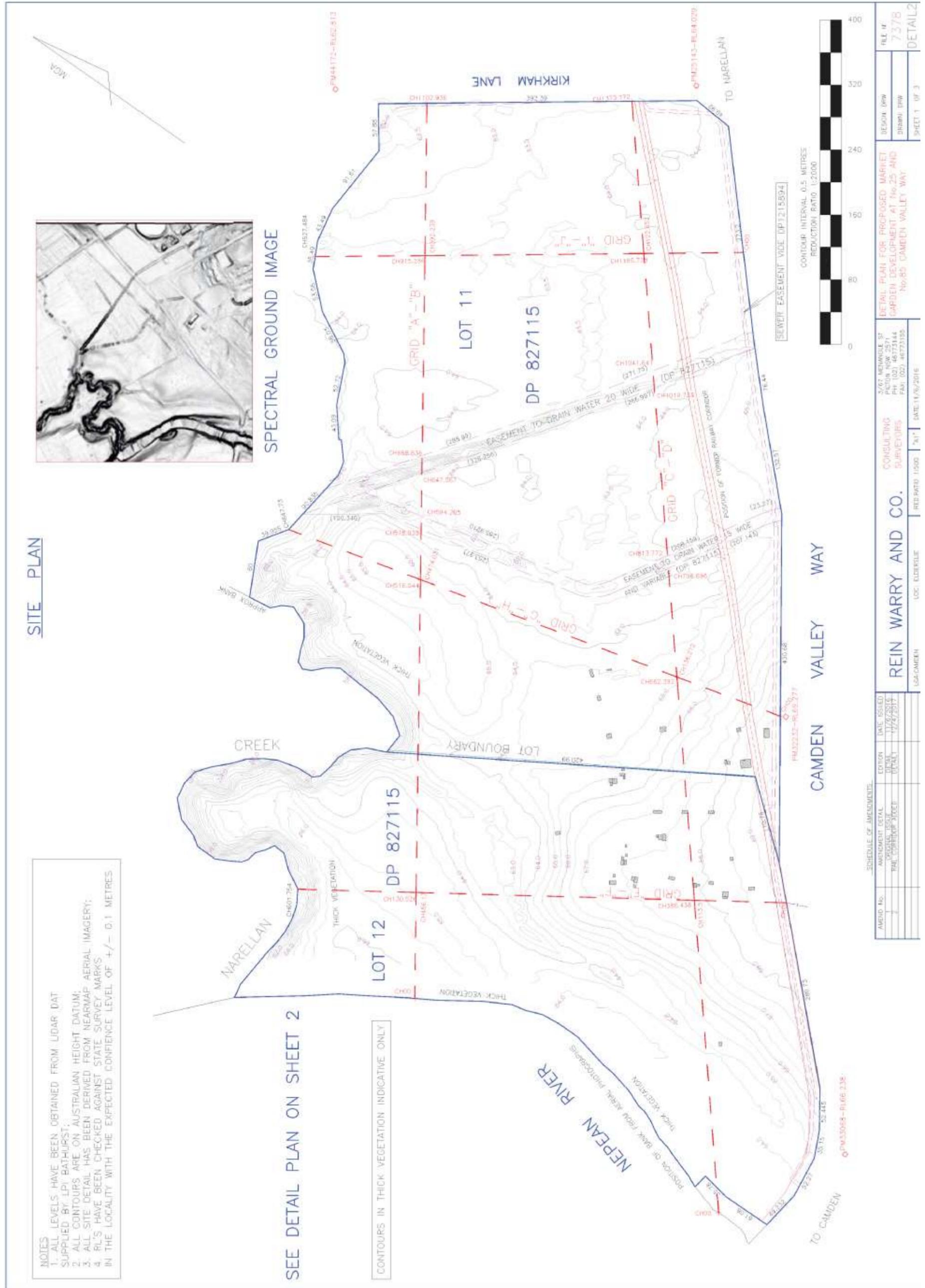
- (17) **Amenity** - The business shall be conducted and service providers controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations and residential or business premises.
- (18) **Pollution Control** - The use and operation of the premises shall not give rise to the discharge (by air, water or land) of any pollutant which may degrade the environment or be prejudicial to its inhabitants, in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

The use shall operate in accordance with the following:

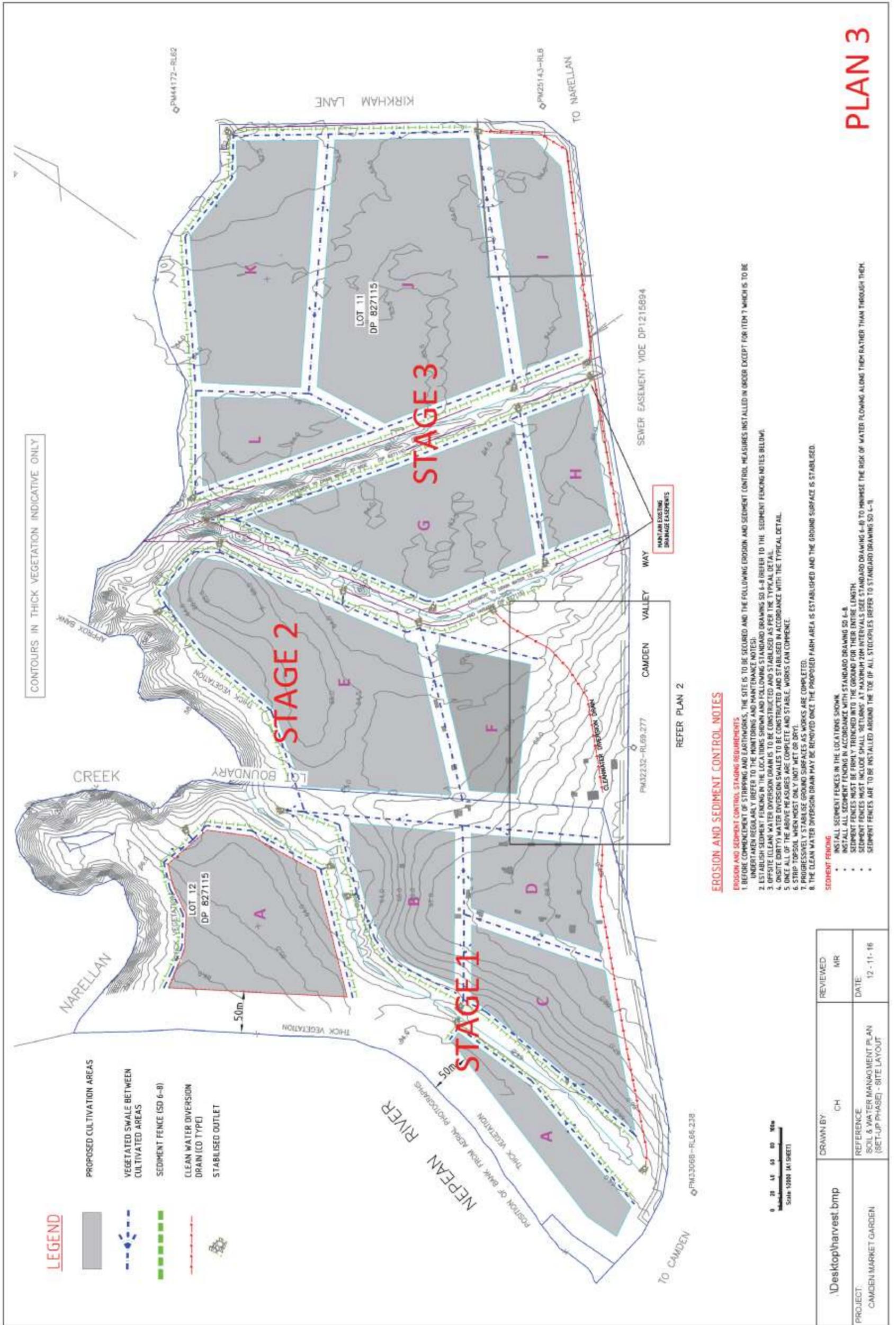
- a) all pollution control devices (including drainage systems, sumps and traps) shall be regularly maintained;
  - b) all liquid wastes shall be collected and disposed of in a manner which does not pollute the stormwater system;
  - c) the repair, servicing and maintenance of all vehicles shall take place in a bunded work bay drained holding tank or like device so that any liquid wastes produced from such repair, servicing and maintenance can either be:
    - i) retained for recycling; or
    - ii) disposed of in accordance with the requirements of Sydney Water.
  - d) all chemicals and other liquids shall be stored in approved receptacles which are to be housed in a suitably constructed bunded area;
  - e) appropriate equipment and absorbent material shall be provided and maintained in a prominent position in order to combat any spill; and
  - f) the emission of gases, vapours, dusts or other impurities which are in breach of the *Protection of the Environment Operation Act 1997* if forbidden; where the development is part of a multi-occupancy premises air emissions from the development shall not enter the atmosphere of any other occupancy within the premises.
- (19) **Farm Gate Sales** – The sale of produce or any other associated products from the premises is prohibited.
- (20) **Marine Vegetation** - Dredging, land reclamation, or destruction of marine vegetation is prohibited.
- (21) **Night-time Operations and Vehicle Loading / Unloading** – All night-time loading / unloading and associated operational works undertaken between 10:00pm and 7:00am are to occur inside an enclosed shed or building on the property. Only vehicle access into the property and egress from the property is permitted to occur outside of such enclosures during these hours, and other activities specified in condition 6.12.

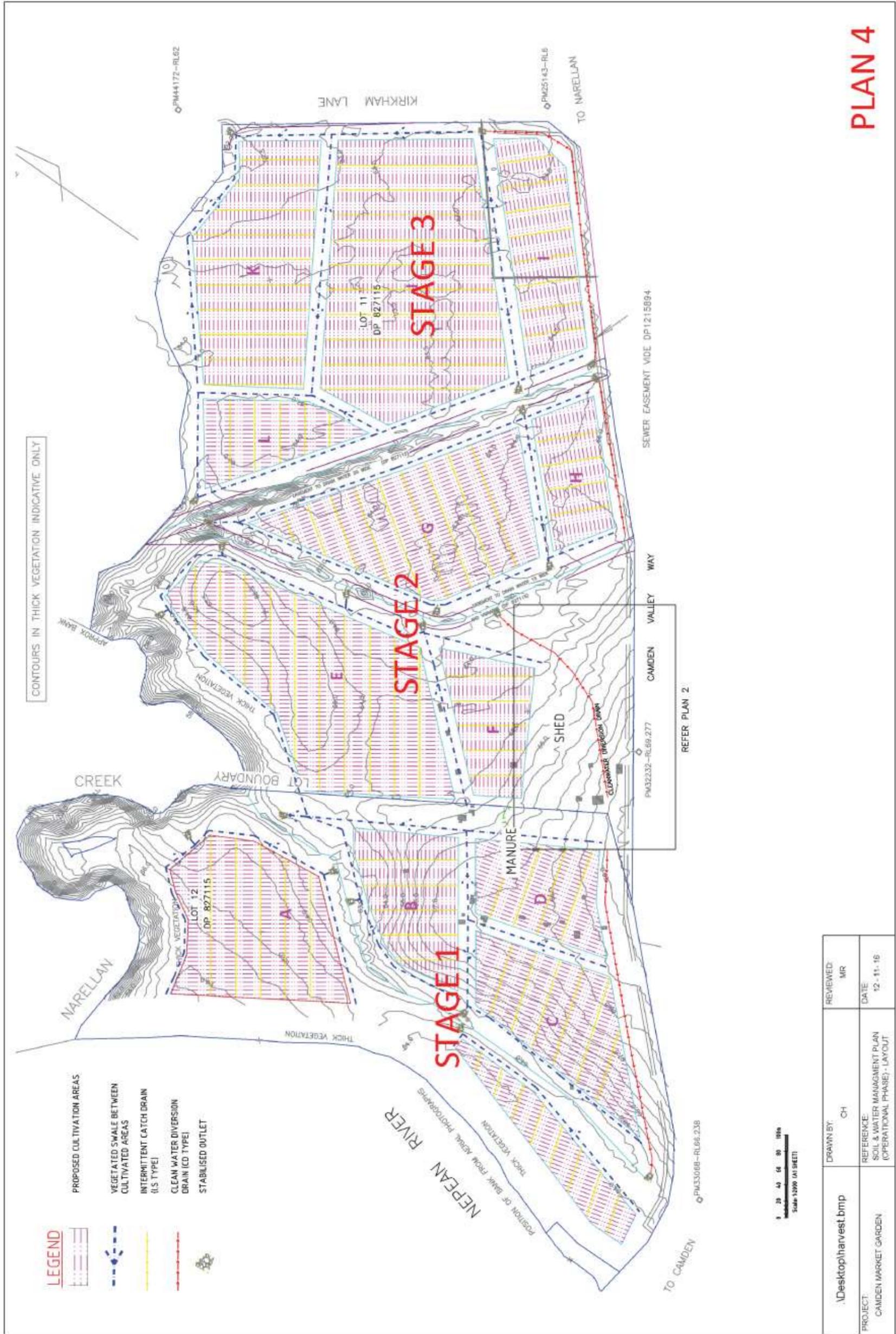
- (22) **Night Time Truck Movement** – Only 1 semi-trailer is permitted to enter the site once and depart the site once between 11:00pm and 3:00am the following morning. No other trucks are permitted to access the site during evening/night time hours (6:00pm to 7:00am, 7 days per week).
- (23) **Mechanical Plant and Operational Noise Compliance** – The noise from all mechanical plant and activities conducted on site as part of the business operations must comply at all times with the noise criteria contained within the report titled "*Acoustic Assessment Mechanical Plant & Operational Noise No. 25-85 Camden Valley Way, Elderslie prepared by Koikas Acoustics Pty Ltd and dated 3 April 2017*", when assessed at 1 meter inside the closet boundary of the nearest most noise affected residence not located on the site.
- (24) **Manure Stockpile** - The manure stockpile area must be appropriately bunded and covered to reduce odour impacts.
- The amount of manure stored on site must not exceed 250m<sup>3</sup> at any one time. The amount of manure stored on site must be reviewed annually based on demonstrated need and reduced as far as possible.
- (25) **Spraying of Crops** – Crops are to be sprayed during neutral atmospheric conditions in accordance with industry best practice and Department of Primary Industries 'Spray Drift Management' Guidelines.
- (26) **Water Quality and Erosion and Sediment Control** - Water Quality and Erosion and Sediment Control mitigation works must be in accordance with the approved Water Cycle Management Study.
- (27) **No Vegetable Processing** - The operation of the market garden must not involve the processing of vegetables in accordance with the description of an agricultural produce industry within Schedule 3 of the Environmental Planning and Assessment Regulation 2000.
- (28) **Landscaping** –Approved landscaping must be maintained for the duration of the development.
- (29) **Drain Discharge Points** – The drain discharge points must be maintained and stabilised to prevent erosion.
- (30) **Application of Chemicals** - The application of chemicals must be applied in accordance with manufacturer's specifications and by qualified staff who must hold a Chemical Certificate Certification.
- (31) **Insect Management** - Insects must be managed so as not to cause risk to human health for occupants of the site and surrounding land.
- (32) **Dust Prevention** - The management of soil to reduce dust impacts must be in accordance with the approved Farm Management Plan.
- (33) **Best management practices** – Best management practices as outlined in Section 9 of the approved Farm Management Plan are to be adopted at all times.
- (34) **Erosion and Sediment Control Fences** – Erosion and sediment control fences are to be maintained at all times in accordance with the approved Soil and Water Management Plan.

- (35) **Buffer distances** – Buffer distances from watercourses and drainage lines as nominated in the approved Soil and Water Management Plan are to be maintained at all times.
- (36) **Farming Adjacent to 15m Heritage Buffer** - Should any heritage relics be discovered during ongoing land cultivation works associated with farming operations adjacent to the 15m heritage buffer (illustrated on the approved Site Plan, prepared by Rein Warry and Co., dated 12/4/2017), works must cease immediately and the NSW Office of Environment and Heritage be contacted to determine appropriate protection measures.
- (37) **Recycled aggregate** – The recycle aggregate on site is to be excavated and stockpiled for later re-use or removed from the site entirely. The aggregate must not remain in place where the material can potentially end up in growing fields.
- (38) **Treated pine posts** – Treated pine posts are not permitted to be stockpiled on site where they can leach into soils.
- (39) **Water Cycle Management Plan** - All water generated from the site that is proposed to be treated on site prior to reuse or discharge must comply with the pollution reduction criteria and modelled outcomes contained within the "*Water Cycle Management Study Proposed Market Garden Lots 11 & 12 of DP827115 Camden Valley Way Elderslie Reference: 201480 prepared by Harvest Scientific Services Pty Ltd and dated 3 February 2017.*"
- (40) **Vehicle Entrance and Exist** - All vehicles are restricted to left-in and left-out only, with the exception of the semi-trailer, which is permitted to turn right onto Camden Valley Way from the site during 11:00pm to 3:00am only. The semi-trailer must enter the site via left-in only.
- All vehicles must enter and exit the site in a forward direction.
- (41) **Use of High-Beam** - Vehicles must not use high-beam headlights when exiting the site during night time hours between 10:00pm and 7:00am, 7 days per week.
- (42) **General Use** - All activities associated with the development must be carried out in an environmentally satisfactory manner as defined under section 95 of the Protection of the Environment Operation Act 1997.

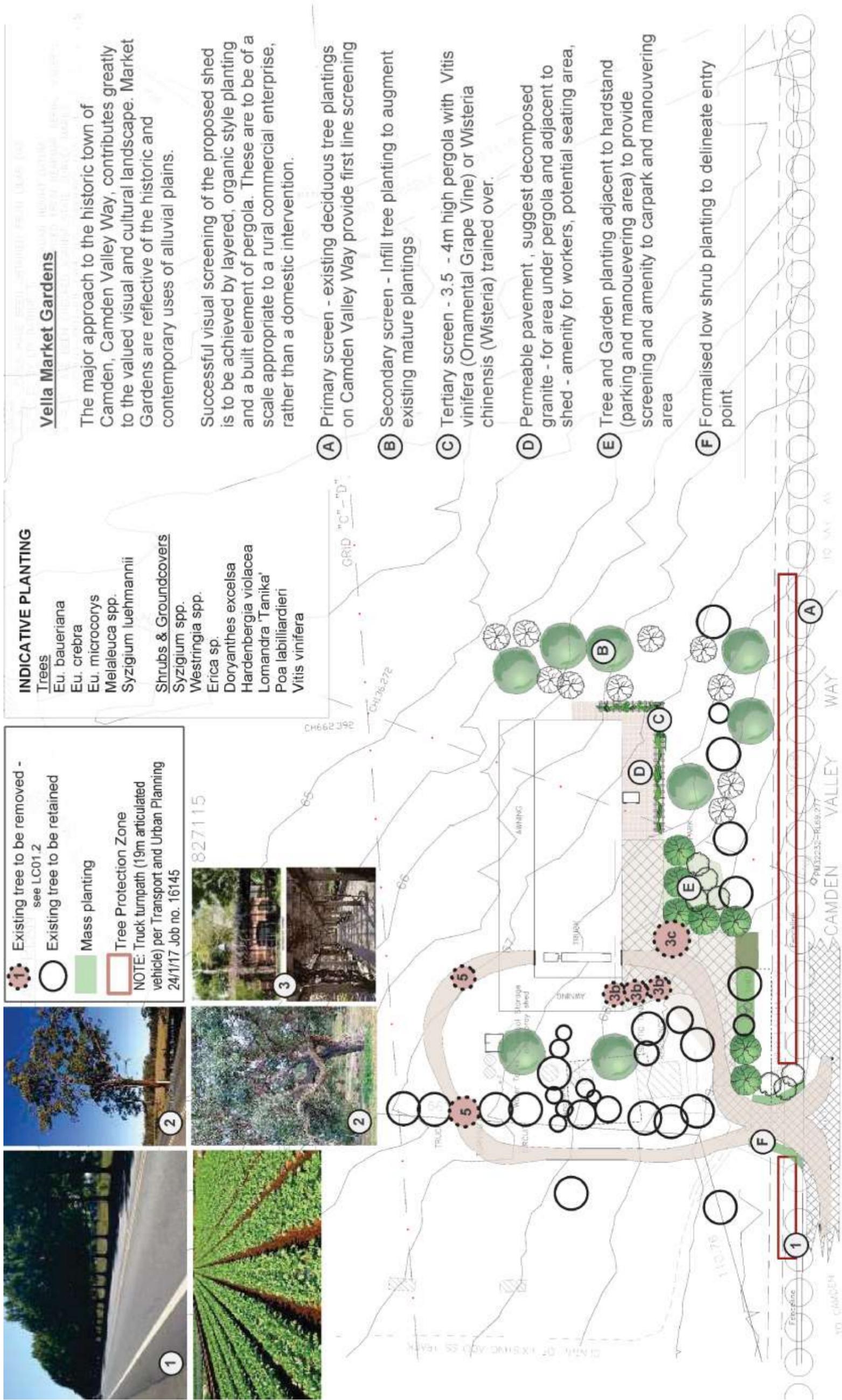








PLAN 4

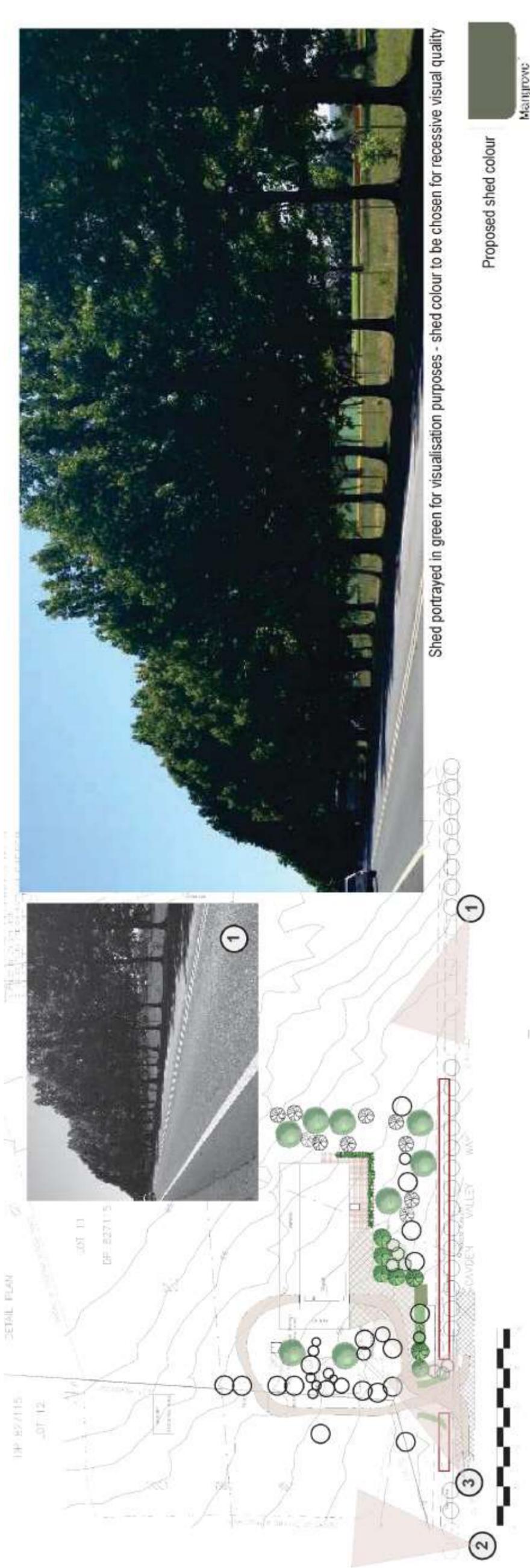


ISSUE	DATE	REVISION	PROJECT #	PPS 1116
A	20/2/17	Re-alignment of truck access/turnoff advice	CLIENT	25 Camden Valley Way, Elderslie 2570
B	23/11/16	Client Issue	DWG #	231116
			SCALE @ A3	1:1000
			DRAWN	MS
			CHECK	MS
			REVISION	MS
			DWG #	LC01
MARYANN STRICKLING t 0412 689 399 e maryannstrickling@gmail.com				
M 11th Flr. R 1 Arch (Home) PO Box 2904 Camden NSW 2570				



ISSUE	DATE	REVISION	PROJECT #	PPS 1116
A	20/2/17	Truck access realignment and Council advice 180117	PROJECT #	PPS 1116
B	23/11/16	Client issue	DWG #	LC01
25 Camden Valley Way, Elderslie 2570			DATE #	23/11/16
Pascoe Planning Solutions-Vella			SCALE @ A3	1:1000
Vegetation			DRAWN	MS
			CHECK	MS
			MS	MS
MARYANN STRICKLING			t: 0412 689 399	e: maryannstrickling@gmail.com
181 Litch Drive			B: 10/10/1968	10/10/1968





Views onto proposed Market Gardens from Camden Valley Way



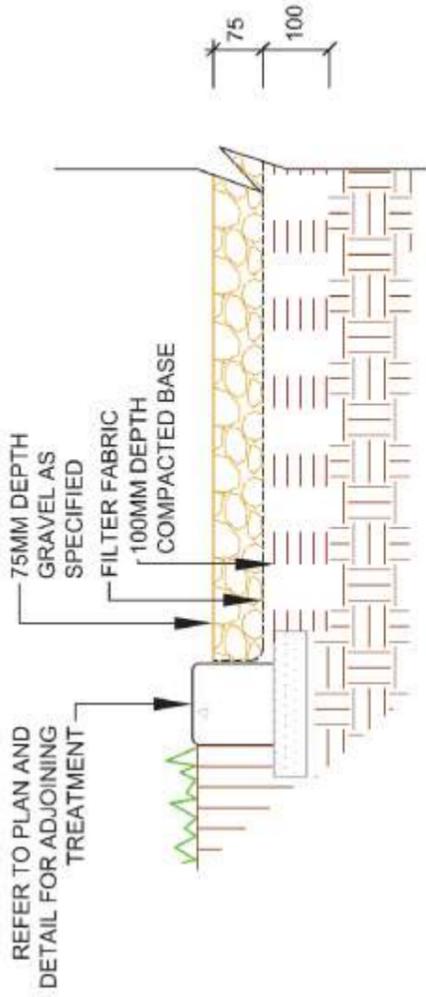
ISSUE	DATE	REVISION	CLIENT ISSUE
A	23/11/16		

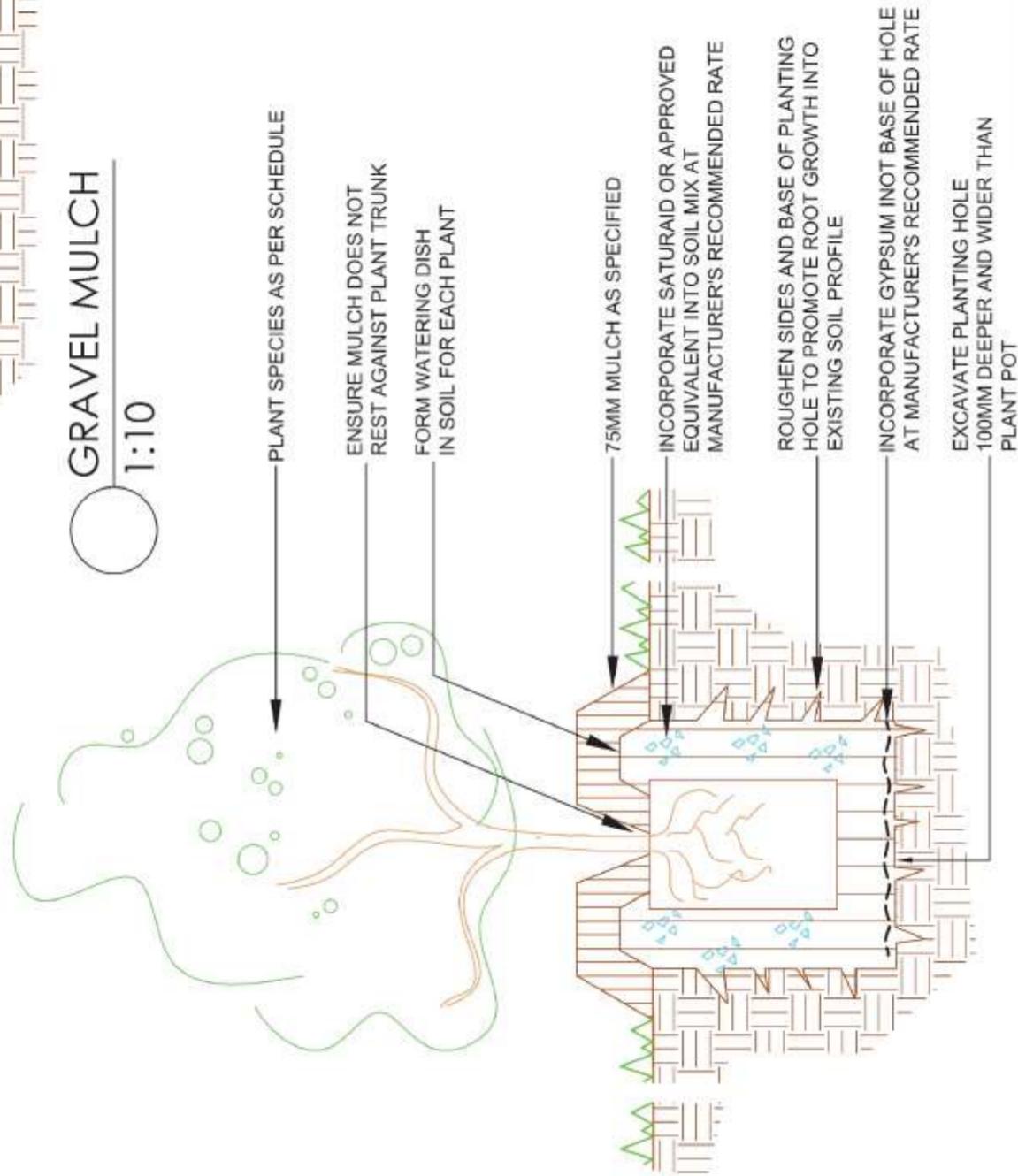
PROJECT #	PPS 1116
PROJECT	25 Camden Valley Way, Elderslie 2570
CLIENT	PPS-Vella
DWG	Landscape Concept
DATE #	23/11/16
SCALE @ A3	1:1000
DRAWN	MS
CHECK	MS
DATE	MS
REVISION	MS
DWG #	LC0

**MARYANN STRICKLING** t 0412 689 399 e maryannstrickling@gmail.com  
 M 11th Fls. R 1 Arch (Home) PO Box 2904 Camden NSW 2570



GRAVEL MULCH  
1:10



TREE PLANTING IN GRASS  
1:10

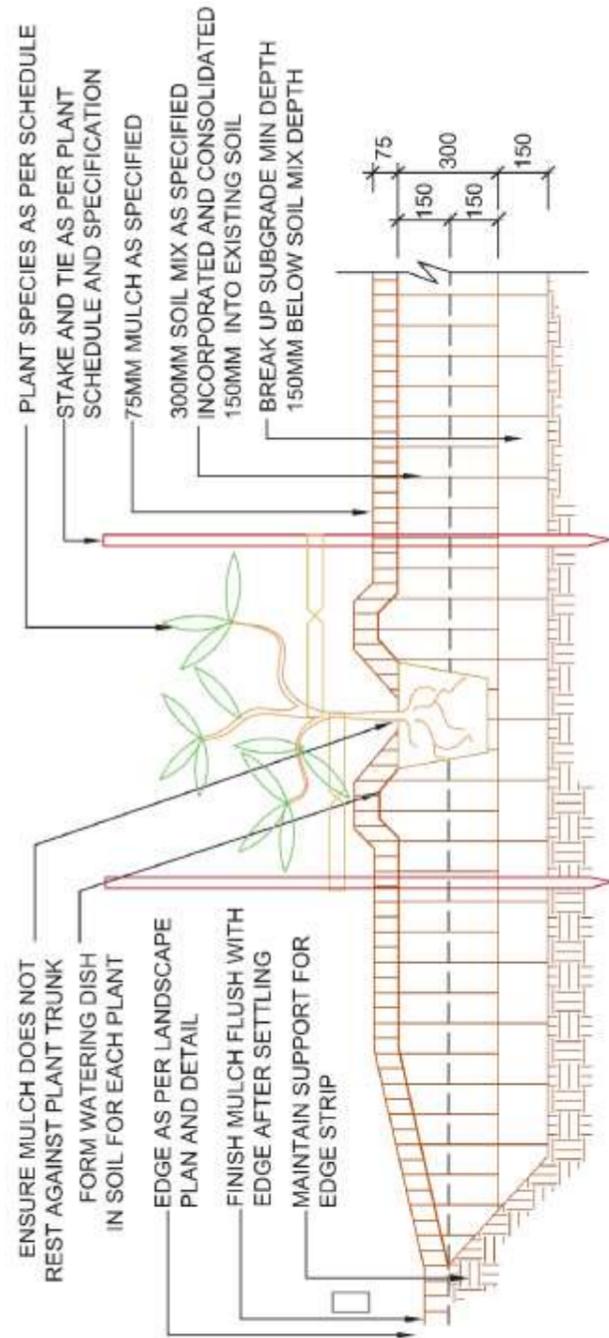
B 20/1/17 Council advise 19/01/17  
A 23/1/16 Client Issue

ISSUE	DATE	REVISION
PROJECT	25 Camden Valley Way, Elderslie 2570	PROJECT # PPS 111
CLIENT	Pascoe Planning Solutions-Vella	DATE # 23/1/16 SCALE @ A3 1:1000 DRAWN PMS CHKD PMS
DWG	Landscape details	DWG # LC01 PMS REVISION



MARYANN STRICKLING t 0412 689 399 e maryannstrickling@gmail.com  
M.Urb.Des. B.LArch (Hons) PO Box 294 Camden NSW 2570

Plant List							
ID	Qt	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread	Remarks
Trees	8	Blue Box	Eu. baueriana	25 L	15-20m	12m	Cumberland
	8	Tallowwood	Eu. microcorys	25 L	25-35m	15m	Cumberland
	8	Ironbark	Eu. crebra	25 L	30-35m	12-15m	Cumberland
	6	Paperbark	Melaleuca spp.	25 L	10-30m	8-10m	
Shrubs Ground Covers Grasses							Mass planted areas total >550m <sup>2</sup> , therefore a detailed planting plan will be available for CC issue.
Climbers	10	Wisteria/ Ornamental Grape Vine	Wisteria Chinensis/Vitis vinifera	100mm			5m centres



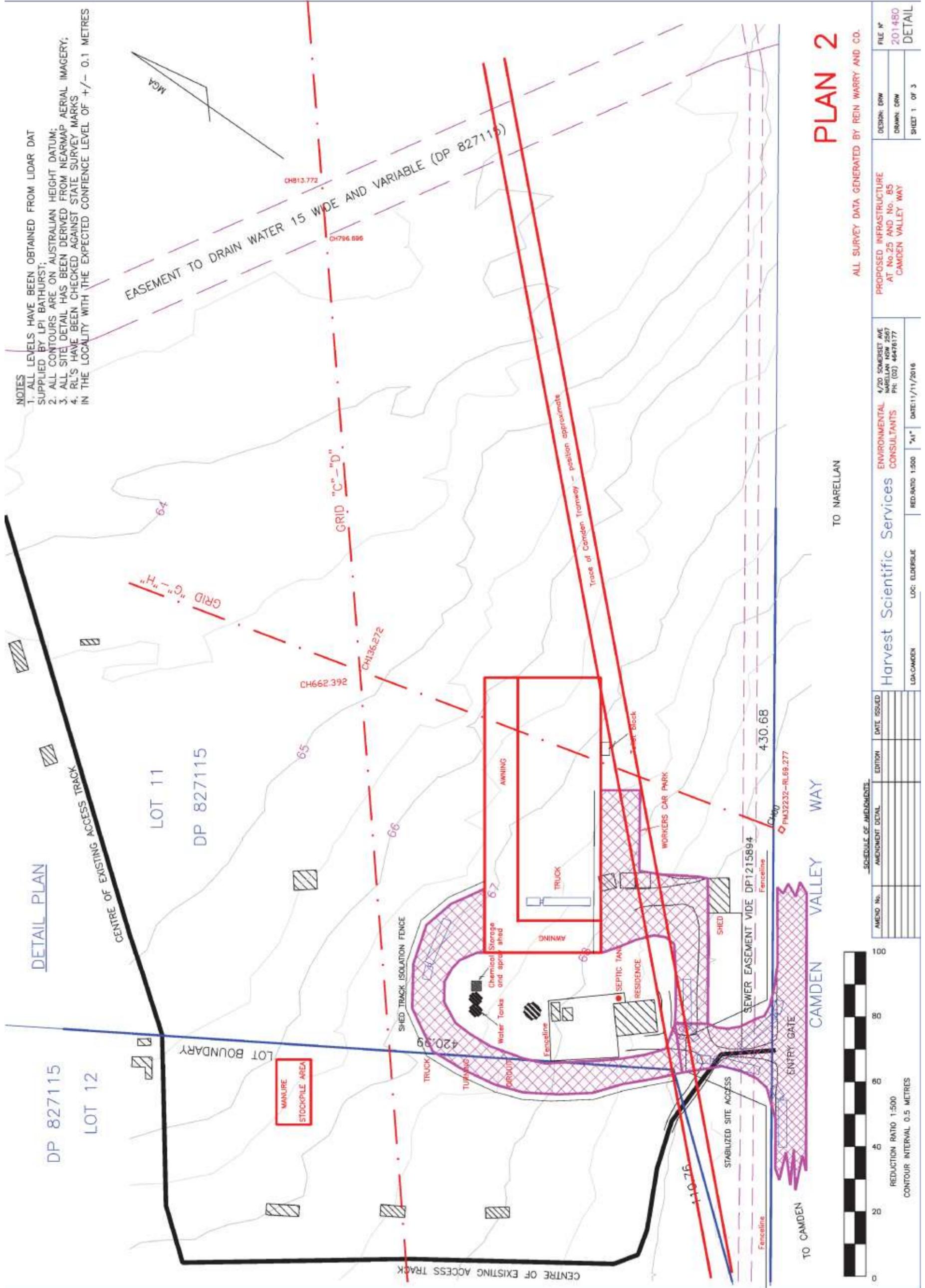
○ MASS PLANTING  
1:20

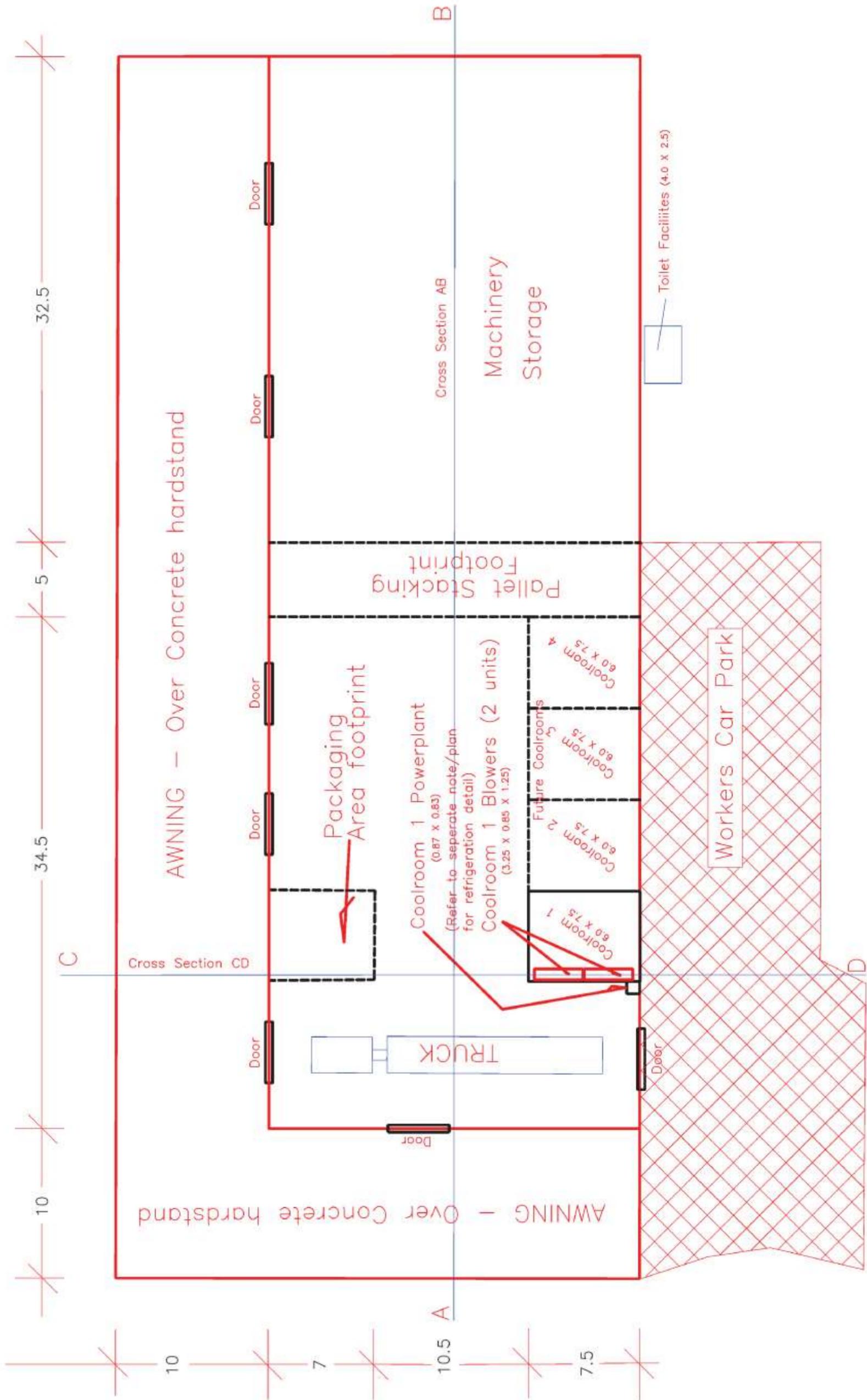


B 20/1/17 Council advise 19/01/17  
A 23/1/16 Client Issue

ISSUE	DATE	REVISION	PROJECT #
PROJECT	25 Camden Valley Way, Elderslie 2570		PPS 111
CLIENT	Pascoe Planning Solutions-Vella	DATE # 20/1/17 SCALE @ A3 as shown	DWG # LC01
DWG	Landscape details	DRAWN MS CHKD MS	REVISION

**MARYANN STRICKLING** t 0412 689 399 e maryannstrickling@gmail.com  
M.Urb.Des. B.LArch (Hons) PO Box 294 Camden NSW 2570





REDUCTION RATIO 1:250

SCHEDULE OF AMENDMENTS

AMEND NO.	AMENDMENT DETAIL	DATE ISSUED
1	ORIGINAL ISSUE	25/09/2018
	DETAIL	

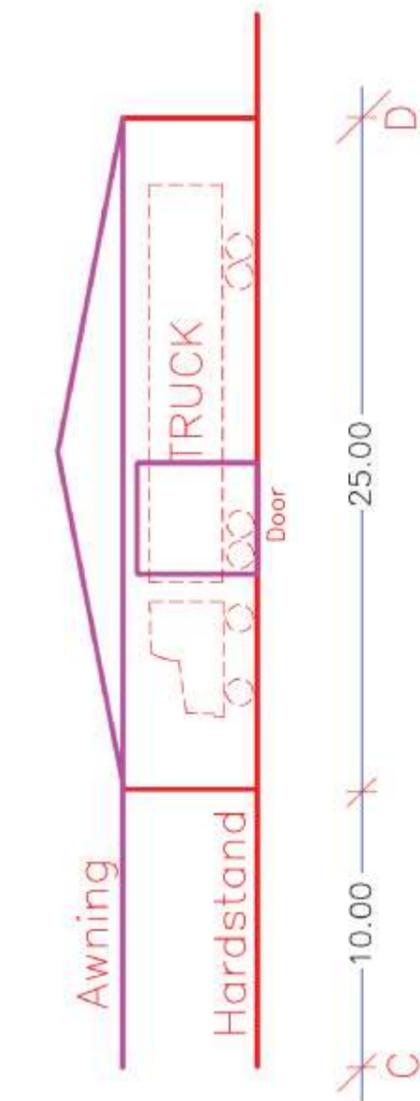
Environmental Consultants  
 Harvest Scientific Services

4/20 SOMERSET AV  
 MARELLAN NSW 2567  
 PH: (02) 46476177

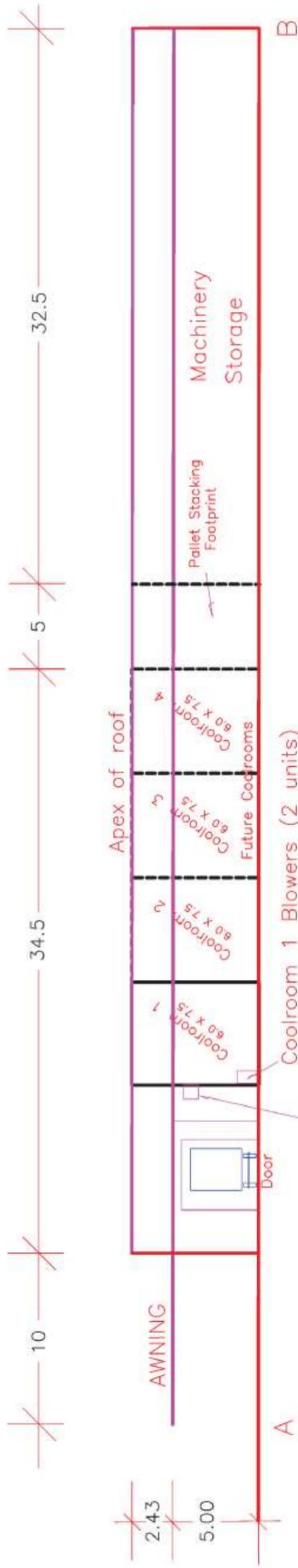
DETAIL PLAN FOR PROPOSED MARKET GARDEN SHED AT No. 25 AND

DESIGN: MR  
 DRAWN: MR

FILE #  
 20148



Cross Section CD Looking East



Cross Section AB Looking North

REDUCTION RATIO 1:250



SCHEDULE OF AMENDMENTS

AMEND No.	AMENDMENT DETAIL	EDITION	DATE ISSUED
1	ORIGINAL ISSUE	DETAIL	25/07/2016

Harvest Scientific Services

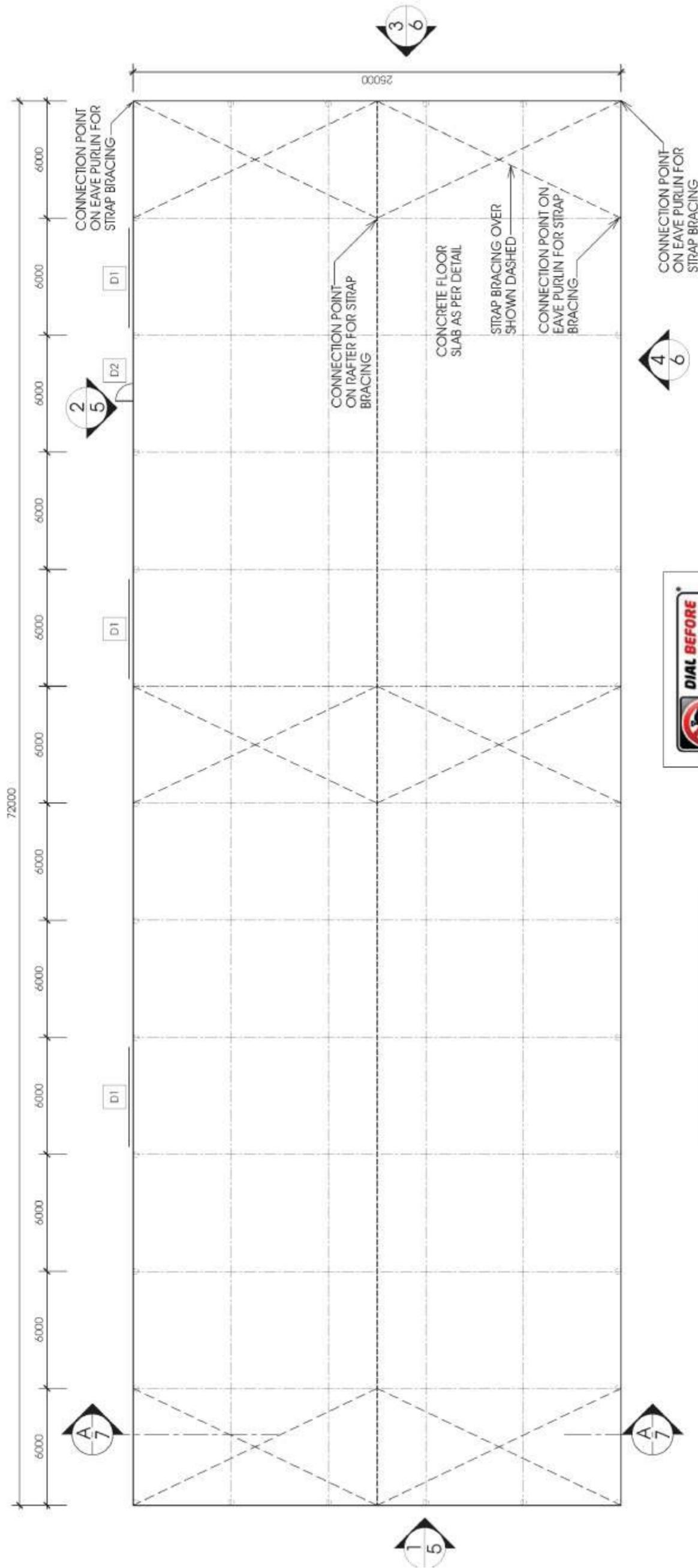
Environmental Consultants

4/20 SOMERSET AV  
MARELLAN NSW 2567  
PH (02) 46476177

DETAIL CROSS SECTIONS FOR PROPOSED  
MARKET GARDEN SHED AT No 25 AND

DESIGN: MR  
DRAWN: MR

FILE #  
2014E



**20m X 72m X 5m SHED  
CONCRETE SLAB PLAN**

SCALE - 1:200

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked & verified on site before the commencement of any work. All dimensions & levels are subject to final survey and set-out.



PROJECT 25m x 72m x 5m DATE ISSUED: 15.12.2016  
 FOR JOE VELLA  
 SITE 11-12 CAMDEN VALLEY WAY,  
 ELDERSLIE NSW 2570

**ACAME** 245 Princess Highway  
 ABN 28 002 465 072 Milton NSW 2538  
 Consulting Civil, Structural & Mechanical Engineers  
 Director: Registered Professional Engineer (Structural) - ACME@sigmond.net.au  
 Registered Professional Engineer (Mechanical) - Reg. No. 24827  
 Registered Professional Engineer (Civil) - Reg. No. 7021  
 Registered Professional Engineer (Structural) - Reg. No. 125115  
 Registered Professional Engineer (Mechanical) - Reg. No. 627280  
 Registered Professional Engineer (Civil) - Reg. No. 627286

Registered Professional Engineer 349317  
**Mr John Raymond Hart**  
 MCAust. CP.Eng. - Civil (General)  
 Signature: *J. Hart* Date: 15.12.16  
 Required on the NPER in the name of practice of  
 Civil (General)  
 National Professional Engineers Register

DRAWN G.N.  
 SCALE AS SHOWN  
 DATE DRAWN 15.12.2016  
 JOB NO. BS 1045

PAGE 1  
 PAGES IN SET 9

CERTIFIED STEEL PORTAL FRAME SHED  
DESIGN FOR "REGION A" TERRAIN  
CATEGORY 2.0, 2.5 & 3.0 - IMPORTANCE  
LEVEL 2.

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME  
SHED STRUCTURES

These structures are designed in compliance with AS1600, AS3600 and AS1170.1 to a importance level 2 with a live load of 0.25kPa as "A Leaky Structure" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.40mm wall and 0.42mm roof over cold formed 450 to 550mpa galvanneal steel C sections primary frames.

Primary framing is fastened together with 8 Class galvanneal bolts adequately tensioned on ground pier to erection.

Secondary framing steel bracing, with pultrus and girt lapped, are all fastened to primary steel with a minimum of two (2) bolts per connection as specified in detail.

**ENGINEERING**

The undersigned engineer has checked that the design of the structure complies with relevant current Australian standards as stated above and the following:

- AS4671 - 2001 Steel Reinforcing materials.
- AS3600 - Concrete structures

However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on poor footings or slab based on soil classification "X-Y" with minimum bearing capacity 100kPa i.e. organic soil is to be removed to suitable material below natural surface. Where (subsoil) is required to level the site, it should be placed and compacted in layers of 150mm maximum. Concrete pad footings and slab supply and placement is to be in compliance with AS2875-2011 Residential Slabs & Footings. AS3600-2009 Concrete Structures for A2 and B2 exposure i.e. 25mpa strength @ 28 days strength with recommended slump 75 to 80mm for light pneumatic tined traffic of trafficable foot. For sites where these conditions are considered to be inadequate, a customised foundation design for the structure can be supplied to suit a specific purpose.

**GENERAL SLAB DESIGN FOR DOMESTIC & LIGHT INDUSTRIAL USES**

Thickness 100mm with minimum 30mm cover. Refer to slab Foundation table for reinforcing specification.

Strength 25mpa

Thickened section under columns refer to Slab Foundation table for footing / pier specification.

**CONSTRUCTION**

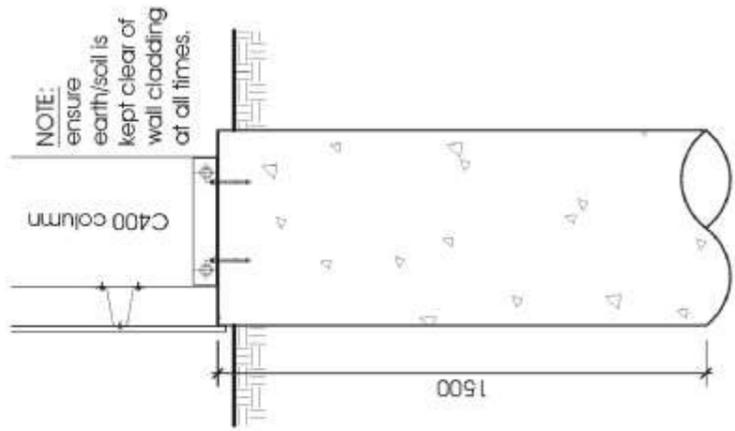
Section of the structure is to be in compliance with local and state ordinances, Occupational Health and Safety Regulations and with plans provided.

**GENERAL**

The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only and are only valid when blue printed and sealed by the engineer.

**SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL**  
(100mm minimum concrete slab included)

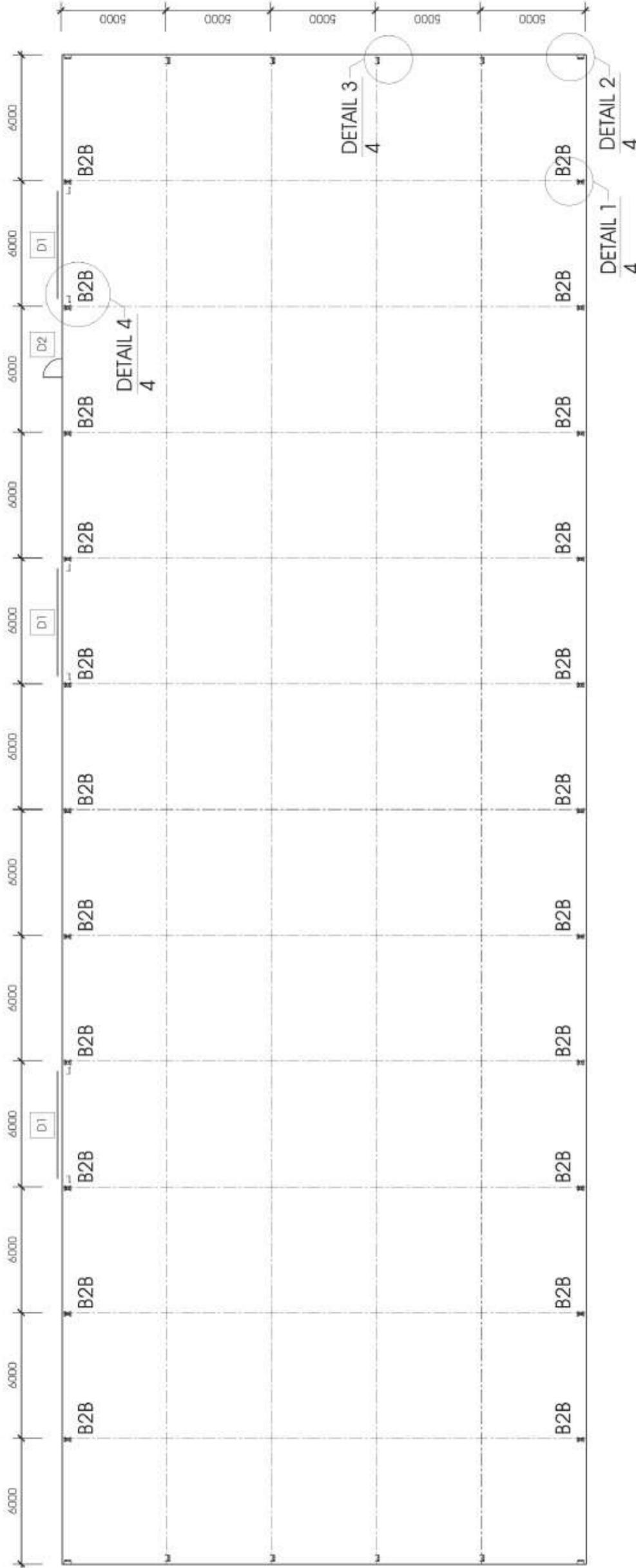
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB		EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	REINFORCING			TRENCH/MESH	DEPTH
A, S, & M	SL72	SL72	-	450 x 400	-	-
M - D	SL82	SL82	L11TM3	-	300	300
H TO H - D	SL82	SL82	L11TM3	-	400	300
E TO E - D	SL82	SL82	L11TM4	-	400	400
P (DROP) EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	SL82	L11TM4	450 Ø	400	400



600 Ø  
1500  
CONCRETE PIER DETAIL (no slab)  
SCALE 1:20

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked & verified on site before the commencement of any work. All dimensions & levels are subject to final survey and set-out.

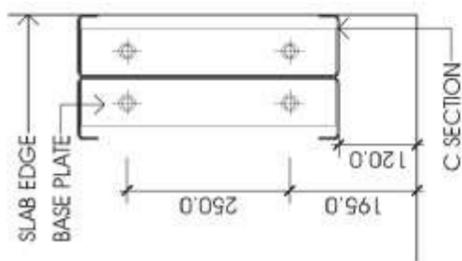
<p>Value &amp; Quality Direct to You</p>	PROJECT 25m x 72m x 5m    DATE ISSUED: 15.12.2016 FOR JOE VELLA SITE 11-12 CAMDEN VALLEY WAY, ELDELSLIE NSW 2570	DRIVEN G.N. SCALE AS SHOWN DATE DRAWN 15.12.2016 JOB NO. BS 1045	PAGE 2 PAGES IN SET 9
	ACAME ABN 28 002 465 072 Consulting Civil, Structural & Mechanical Engineering 245 Princess Highway Milton NSW 2538 Email: acame@sigmond.net.au	Registered Professional Engineer 349317 Mr John Raymond Hart MICAust CP/Eng - Civil (General) Signature: [Signature] Required on the NSW in the name of practice of Civil (General) National Professional Engineers Register	Registered Professional Engineer 349317 Mr John Raymond Hart MICAust CP/Eng - Civil (General)



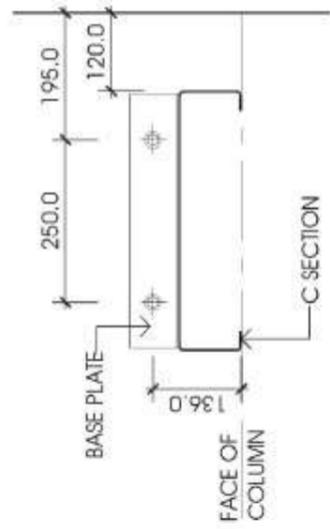
**BOLT LAYOUT PLAN**  
SCALE - 1:200

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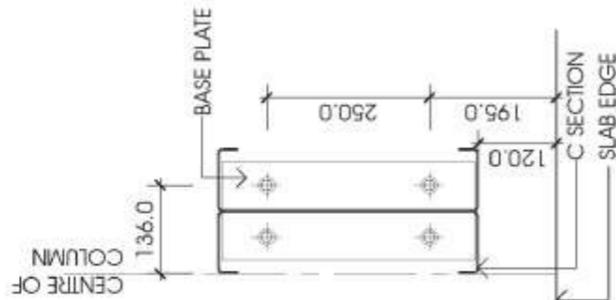
 <p><b>best sheds</b> Value &amp; Quality. Direct to You</p>	PROJECT 25m x 72m x 5m    DATE ISSUED: 15.12.2016 FOR JOE VELLA SITE 11-12 CAMDEN VALLEY WAY, ELDERSLIE NSW 2570	Registered Professional Engineer 349317 Mr John Raymond Hart MIE Aust. CPEng - Civil (General) Signature: <i>J.R.Hart</i> Date: 15.12.16 Registered on the NSW in the area of practice of Civil (General) National Professional Engineers Register Job No. BS 1045	DRAWN G.N. SCALE AS SHOWN DATE DRAWN 15.12.2016 JOB NO. BS 1045	PAGE 3 PAGES IN SET 9
	ACAME 243 Princess Highway Milton NSW 2538 ABN 28 002 465 072 Consulting Civil, Structural & Mechanical Engineers Email: acame@bigpond.net.au Director: John Hart Registered Professional Engineer Registered Chartered Professional Engineer Registered Civil Engineer Registered Civil & Structural Engineer	NPER National Professional Engineers Register Registered Professional Engineer Reg. No. 349317 Reg. No. 12651 ES Reg. No. E022898 Reg. No. C02728P		



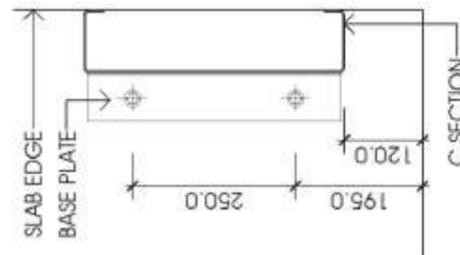
DETAIL 1



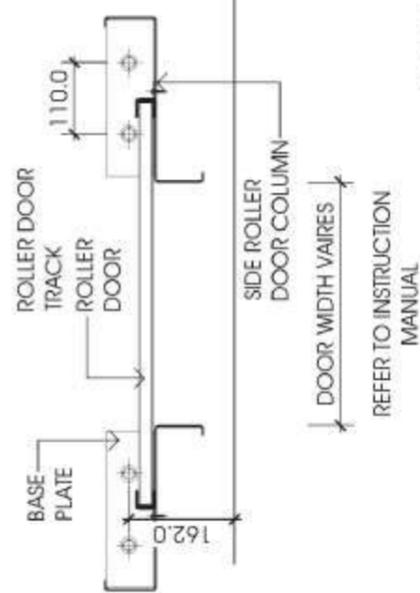
DETAIL 3



DETAIL 4



DETAIL 2

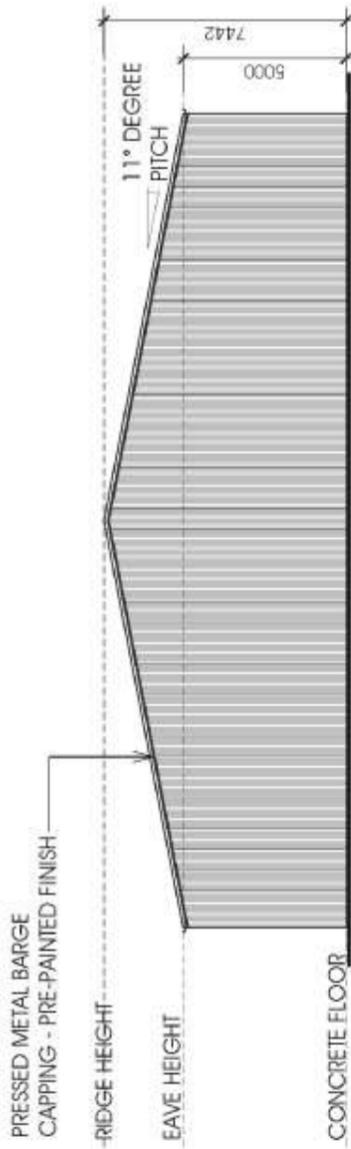


**BOLT FIXING DETAILS**

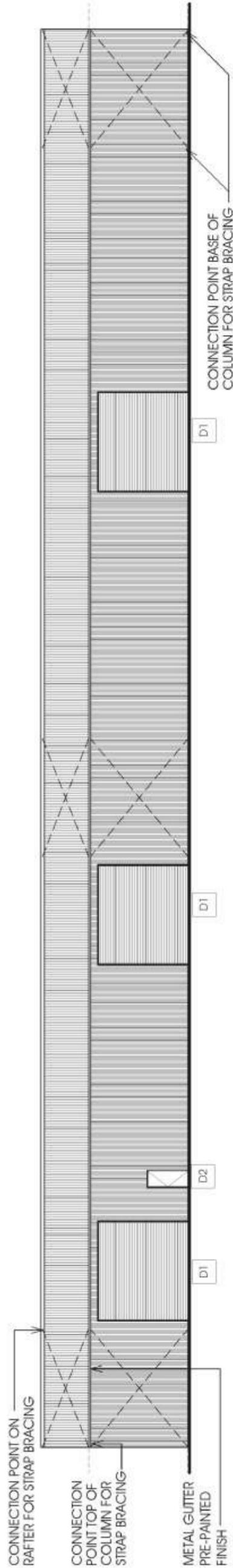
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	ACAME 243 Princess Highway Milton NSW 2538 ABN 28 002 465 072 Consulting Civil, Structural & Mechanical Engineers Email: acame@bigpond.net.au Director: John K. Hart BSc Tech 2011, FIBO, BEE, BMS, BPE, BPEng, NPFR CIVIL 349317 Registered Chartered Professional Engineer Registered Civil Engineer Registered Civil & Structural Engineer	Registered Professional Engineer 349317 Mr John Raymond Hart MIE Aust CP Eng - Civil (General) NPFR Signature: [Handwritten Signature] Date: 15.12.16 Registered on the NSW in the area of practice of Civil (General) National Professional Engineers Register	



1 ELEVATION  
SCALE 1:200



ELEVATIONS  
SCALE - 1:200

ROLLER DOOR SIZE SHOWN IN ELEVATION REPRESENTS ROLLER DOOR SUPPLIED. ACTUAL DOOR OPENING SIZE WILL VARY.

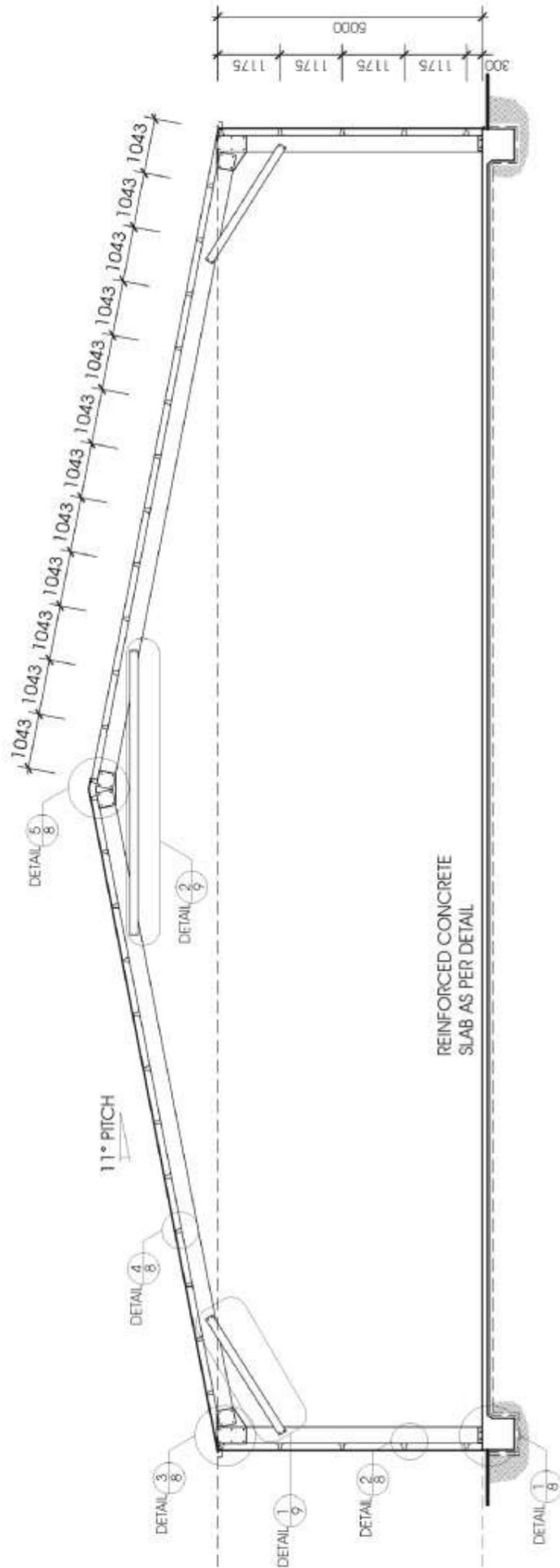
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	PROJECT 25m x 72m x 5m FOR JOE VELLA SITE 11-12 CAMDEN VALLEY WAY, ELDELSLIE NSW 2570	DATE ISSUED: 15.12.2016	DRAWN G.N. SCALE 1:200 DATE DRAWN 15.12.2016 JOB NO. BS 1045	PAGE 5 PAGES IN SET 9
	ACAME ABN 28 002 465 072 Consulting Civil, Structural & Mechanical Engineer Director: John W. Hart 243 Princess Highway Milton NSW 2538 Email: acame@bigpond.net.au	Registered Professional Engineer 349317 Mr John Raymond Hart MIEAust. CPENG - Civil (General) Signature: <i>J. Hart</i> Registered on the NPER in the area of practice of Civil (General) Date: 15.12.16 NPER National Professional Engineers Register	Registered Professional Engineer 349317 Mr John Raymond Hart MIEAust. CPENG - Civil (General) Signature: <i>J. Hart</i> Registered on the NPER in the area of practice of Civil (General) Date: 15.12.16 NPER National Professional Engineers Register	Registered Professional Engineer 349317 Mr John Raymond Hart MIEAust. CPENG - Civil (General) Signature: <i>J. Hart</i> Registered on the NPER in the area of practice of Civil (General) Date: 15.12.16 NPER National Professional Engineers Register

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A3



REINFORCED CONCRETE SLAB AS PER DETAIL

OPENING SCHEDULE

CODE	HEIGHT	WIDTH	TYPE
D1	5000	5100	ROLLER DOOR
D2	2100	900	PA DOOR

CROSS SECTION

SCALE - 1:100

ROLLER DOOR SIZE SHOWN IN ELEVATION REPRESENTS ROLLER DOOR SUPPLIED. ACTUAL DOOR OPENING SIZE WILL VARY.

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PROJECT 25m x 72m x 5m DATE ISSUED: 15.12.2016  
 FOR JOE VELLA  
 SITE 11-12 CAMDEN VALLEY WAY, ELDELSLIE NSW 2570

**ACAME** 245 Princess Highway Milton NSW 2538  
 ABN 28 002 465 072  
 Consulting Civil, Structural & Mechanical Engineer  
 Director: John R. Hart (Structural Engineer) Reg. No. 28947  
 Registered Professional Engineer (Civil) Reg. No. 1291-ES  
 Registered Civil Engineer Reg. No. EC21860  
 Registered Civil & Structural Engineer Reg. No. CC2769P

Registered Professional Engineer 349317  
 Mr. John Raymond Hart  
 MIEAust. CE(Eng - Civil (General))  
 Signature: [Handwritten Signature] Date: 15.12.16  
 Registered on the NSW in the area of practice of Civil (General)  
 National Professional Engineers Register

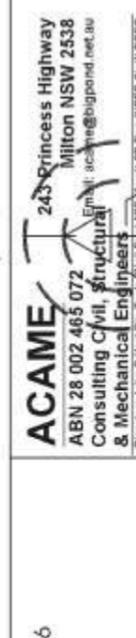
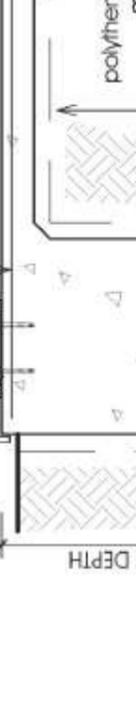
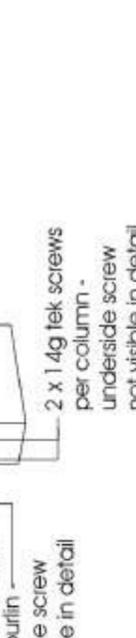
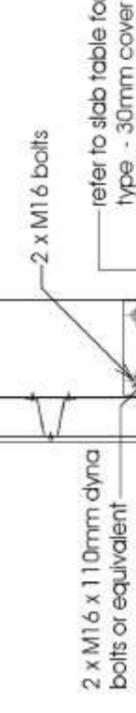
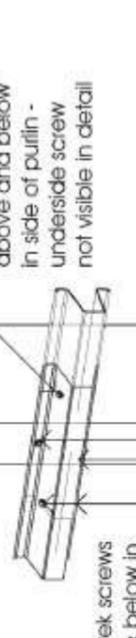
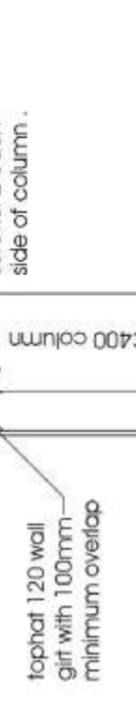
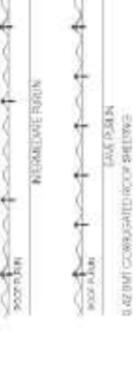
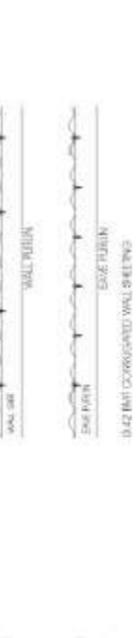
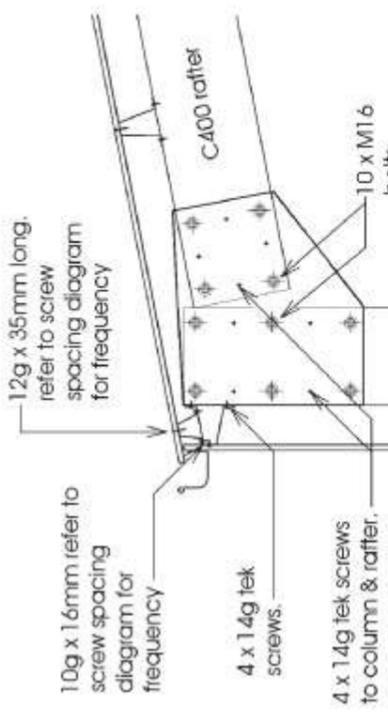
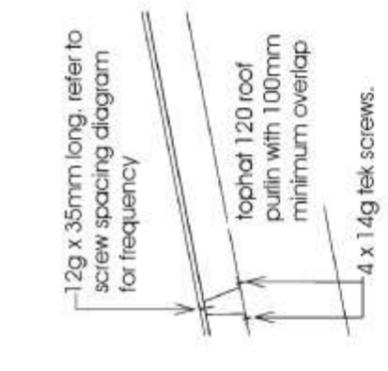
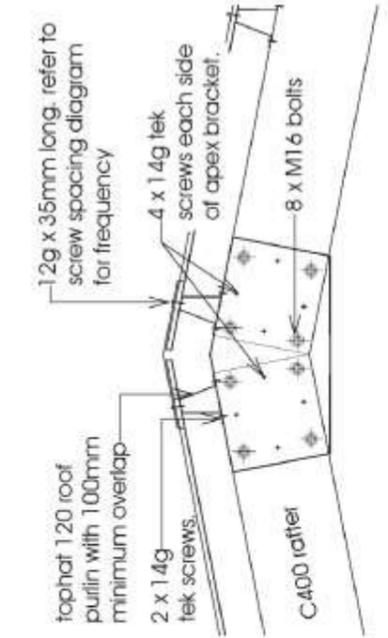
DRAWN G.N.	PAGE 7
SCALE 1:100	PAGES IN SET 9
DATE DRAWN 15.12.2016	
JOB NO. BS 1045	

A3

### MEMBER SCHEDULE

1	RAFTER	C40030
2	INTERMEDIATE RAFTER	B28 X C40030
3	COLUMN	C40030
4	INTERMEDIATE COLUMN	B28 X C40030
5	ENDWALL MULLION	C40030
6	SLEEVE ANCHOR BOLTS	DYNA BOLT OR SIMILAR M16 X 110mm
7	EAVE PURLIN	Tophat 120 x 1.2 + 64 x 0.75
8	ROOF PURLIN	Tophat 120 x 1.2
9	PURLIN SPACING (ROOF)	Equally space to max 1.043m centres
10	PURLIN OVERLAP (ROOF)	Minimum 100mm overlap
11	WALL GIRT	Tophat 120 x 1.2
12	WALL GIRT SPACING	Equally space to max 1.175m centres
13	WALL GIRT OVERLAP	Minimum 100mm overlap
14	END WALL GIRT SIZE	Tophat 120 x 1.2
15	END WALL GIRT SPACING	Equally space to max 1.175m centres
16	END WALL GIRT OVERLAP	Minimum 100mm overlap
17	FRAME SCREWS	14-13X22 HEX CS (SP HD 5/16" HEX DRIVE)
18	FRAME BOLTS	PURLIN ASSY M16 X 40Z/P
19	CROSS BRACING STRAP AND FASTENERS	AS INDICATED ROOF AND WALLS / 32mm x 1.2mm THICK
20	WALL COLOUR	PRE-PAINTED - AS SELECTED
21	ROOF COLOUR	PRE-PAINTED - AS SELECTED
22	ROLLER DOOR COLOUR	PRE-PAINTED - AS SELECTED
23	PA DOOR COLOUR	PRE-PAINTED - AS SELECTED
24	DOWNPIPE COLOUR	PRE-PAINTED - AS SELECTED
25	GUTTER COLOUR	PRE-PAINTED - AS SELECTED
26	CORNER FLASHING COLOUR	PRE-PAINTED - AS SELECTED
27	BARGE FLASHING COLOUR	PRE-PAINTED - AS SELECTED
28	OPENING FLASHING COLOUR	PRE-PAINTED - AS SELECTED
29	OPEN BAY HEADER HEIGHT	N/A
30	KNEE BRACE	1.8m x C15019 FIXED ON PORTALS EXCEPT END WALLS
31	APEX BRACE	5.4m x C15019 FIXED ON PORTALS EXCEPT END WALLS

**EAVE DETAIL:**  
64mm TOPHAT FIXED EVERY 1.0m ONTO 120mm TOPHAT WITH 1 x 14g TEK SCREWS TOP & BOTTOM



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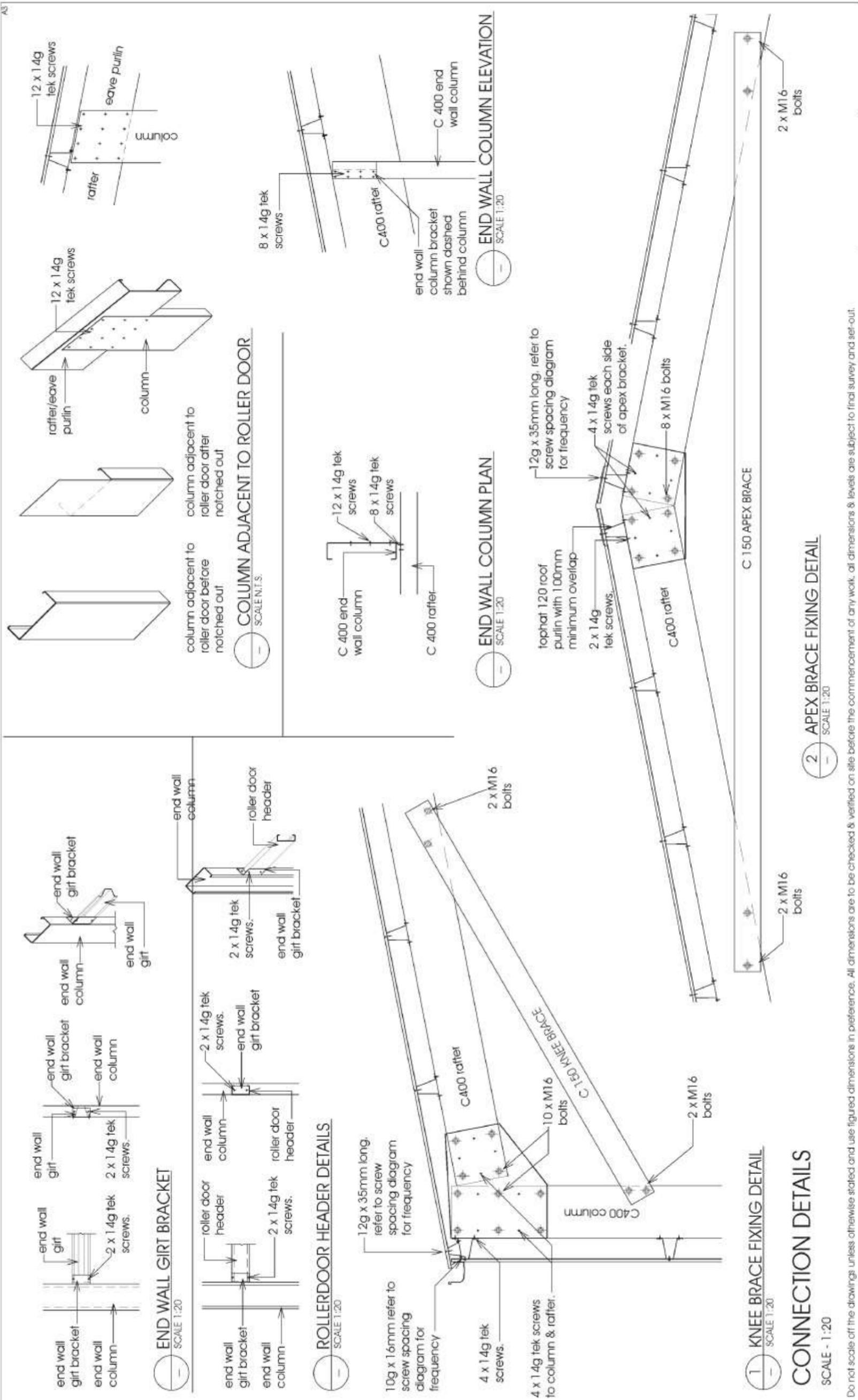
PROJECT: 25m x 72m x 5m DATE ISSUED: 15.12.2016  
FOR: JOE VELLA  
SITE: 11-12 CAMDEN VALLEY WAY, ELDELSLIE NSW 2570

ACAME 243 Princess Highway Milton NSW 2538  
ABN 28 002 465 072  
Consulting Civil, Structural & Mechanical Engineers  
Director: John R Hart Dip. Tech. (Civil Eng) Reg. No. 38337  
Registered Chartered Professional Engineer  
Registered Civil Engineer Reg. No. 12551 ES  
Registered Civil Engineer Reg. No. EC2359  
Registered Civil & Structural Engineer Reg. No. C2728F

Registered Professional Engineer 349317  
Mr John Raymond Hart  
MIEAust - CPEng - Civil (General)  
Signature: [Signature] Date: 15.12.16  
Registered on the NERS in the area of practice of Civil (General)  
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JOB NO.: BS 1045  
SCALE: AS SHOWN  
DATE DRAWN: 15.12.2016  
PAGES IN SET: 9  
DRAWN: G.N.  
SCALE: AS SHOWN  
DATE DRAWN: 15.12.2016  
JOB NO.: BS 1045  
PAGE: 8

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<p><b>best sheds</b> Value &amp; Quality Direct to You</p>	PROJECT 25m x 72m x 5m FOR JOE VELLA SITE 11-12 CAMDEN VALLEY WAY, ELDELSLIE NSW 2570	DATE ISSUED: 15.12.2016
	Registered Professional Engineer 349317 Mr John Raymond Hart MIEAust CPEng - Civil (General) Signature: <i>J. Hart</i> Registered on the NPER in the area of practice of Civil (General) Date: 15.12.16 National Professional Engineers Register	DRAWN G.N. SCALE AS SHOWN DATE DRAWN 15.12.2016 JOB NO. BS 1045

**Joe vella**  
 25 Carrden Valley Way, Elderslie  
 Lot Number: 11-12  
 DP Number: 827115



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 design and drafting  
 Office: 1a/10 Exchange Parade  
 Narellan NSW 7567  
 Phone : 0246472552  
 Fax : 0245472553  
 Email: info@accuratedesign.com.au

Sheet Number	Sheet Name
1	Cover Page
2	Floor Plan & Elevations
3	Internal Elevations
4	Chemical Storage & Spray Shed

**Notes:**

- Levels shown are approx. and should be verified on site
- Figured dimensions are to be taken in preference to scaling
- All measurements are in m.m. unless otherwise stated
- Window sizes are nominal only. Final window sizes by builder
- Door sizes are to be verified on site by builder before commencement of work
- Centre line of downpipes to be 350m.m. from corner of face brickwork (unless specified on elevation)
- Refer to the builders project specification for inclusions
- Construction to be in accordance with the Relevant BCA and other relevant Australian standards
- All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site by supervisor
- Terrace protection to Australian standards
- Brick sill to be greater than 18
- Refer to Basic page for energy requirements
- 200m.m. tolerance to be allowed for frames that are built to the low side of the slab
- All upstairs windows with a sill height less than 1700m.m. to have a max opening width of 125m.m. or fitted with a screen with secure fittings to comply with 8CA
- Final AUs to engineers specifications

**Copy right to plans remains at all times with Abeaut Design and Drafting.**

**THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.**

**THIS INCLUDES (but is not limited): OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.**

**1 FALLS, SLIPS, TRIPS**

**1) WORKING AT HEIGHTS**  
 During construction, the building should be protected with safety netting or other fall protection measures to prevent workers or the public from falling from the building. All workers should be trained in fall protection and use appropriate fall protection equipment. All workers should be trained in fall protection and use appropriate fall protection equipment. All workers should be trained in fall protection and use appropriate fall protection equipment.

**2) FALLING OBJECTS**  
 Construction activities should be planned to avoid the risk of falling objects. All workers should be trained in falling object safety and use appropriate falling object protection equipment. All workers should be trained in falling object safety and use appropriate falling object protection equipment. All workers should be trained in falling object safety and use appropriate falling object protection equipment.

**3) TRAFFIC MANAGEMENT**  
 The building site should be clearly marked and access controlled. All workers should be trained in traffic management and use appropriate traffic management equipment. All workers should be trained in traffic management and use appropriate traffic management equipment. All workers should be trained in traffic management and use appropriate traffic management equipment.

**4) SERVICES**  
 All services should be installed in accordance with the relevant Australian standards. All workers should be trained in service installation and use appropriate service installation equipment. All workers should be trained in service installation and use appropriate service installation equipment. All workers should be trained in service installation and use appropriate service installation equipment.

**5) MANUAL TASKS**  
 All manual tasks should be performed in accordance with the relevant Australian standards. All workers should be trained in manual task safety and use appropriate manual task safety equipment. All workers should be trained in manual task safety and use appropriate manual task safety equipment. All workers should be trained in manual task safety and use appropriate manual task safety equipment.

**6) HAZARDOUS SUBSTANCES**  
 All hazardous substances should be handled in accordance with the relevant Australian standards. All workers should be trained in hazardous substance safety and use appropriate hazardous substance safety equipment. All workers should be trained in hazardous substance safety and use appropriate hazardous substance safety equipment. All workers should be trained in hazardous substance safety and use appropriate hazardous substance safety equipment.

**7) FALLOUT OBJECTS**  
 All fallout objects should be handled in accordance with the relevant Australian standards. All workers should be trained in fallout object safety and use appropriate fallout object safety equipment. All workers should be trained in fallout object safety and use appropriate fallout object safety equipment. All workers should be trained in fallout object safety and use appropriate fallout object safety equipment.

**8) BUILDING COMPONENTS**  
 All building components should be installed in accordance with the relevant Australian standards. All workers should be trained in building component installation and use appropriate building component installation equipment. All workers should be trained in building component installation and use appropriate building component installation equipment. All workers should be trained in building component installation and use appropriate building component installation equipment.

**9) OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS**  
 All operational use of building residential buildings should be performed in accordance with the relevant Australian standards. All workers should be trained in operational use of building residential buildings and use appropriate operational use of building residential buildings equipment. All workers should be trained in operational use of building residential buildings and use appropriate operational use of building residential buildings equipment. All workers should be trained in operational use of building residential buildings and use appropriate operational use of building residential buildings equipment.

**10) OTHER HIGH RISK ACTIVITY**  
 All other high risk activity should be performed in accordance with the relevant Australian standards. All workers should be trained in other high risk activity and use appropriate other high risk activity equipment. All workers should be trained in other high risk activity and use appropriate other high risk activity equipment. All workers should be trained in other high risk activity and use appropriate other high risk activity equipment.

**11) PUBLIC ACCESS**  
 All public access should be controlled in accordance with the relevant Australian standards. All workers should be trained in public access control and use appropriate public access control equipment. All workers should be trained in public access control and use appropriate public access control equipment. All workers should be trained in public access control and use appropriate public access control equipment.

**12) CONFINED SPACES**  
 All confined spaces should be handled in accordance with the relevant Australian standards. All workers should be trained in confined space safety and use appropriate confined space safety equipment. All workers should be trained in confined space safety and use appropriate confined space safety equipment. All workers should be trained in confined space safety and use appropriate confined space safety equipment.

**13) EXCAVATIONS**  
 All excavations should be handled in accordance with the relevant Australian standards. All workers should be trained in excavation safety and use appropriate excavation safety equipment. All workers should be trained in excavation safety and use appropriate excavation safety equipment. All workers should be trained in excavation safety and use appropriate excavation safety equipment.

**14) ENCLOSURE SPACES**  
 All enclosure spaces should be handled in accordance with the relevant Australian standards. All workers should be trained in enclosure space safety and use appropriate enclosure space safety equipment. All workers should be trained in enclosure space safety and use appropriate enclosure space safety equipment. All workers should be trained in enclosure space safety and use appropriate enclosure space safety equipment.

**15) THERMAL FLOORS**  
 All thermal floors should be handled in accordance with the relevant Australian standards. All workers should be trained in thermal floor safety and use appropriate thermal floor safety equipment. All workers should be trained in thermal floor safety and use appropriate thermal floor safety equipment. All workers should be trained in thermal floor safety and use appropriate thermal floor safety equipment.

**Floor Area**

Chemical Storage Shed	25.00
Toilet Block	33.95
<b>Total</b>	<b>58.95 m<sup>2</sup></b>

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- All measurements are in mm, unless otherwise stated.
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- Dimensions are to be verified on site by builder before commencement of work.
- All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm, or fitted with a screen with secure fittings to comply with BCA.
- Final A/E's to engineer's specifications.

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Client: **Joe vella**

Job: **Ancillary Buildings**

LOT: 11-17 DP: 827115  
**25 Carrden Valley Way,  
 Elderslie**

Drawing: **Floor Plan & Elevations**

Scale: **1:50** Date: **08-11-15**

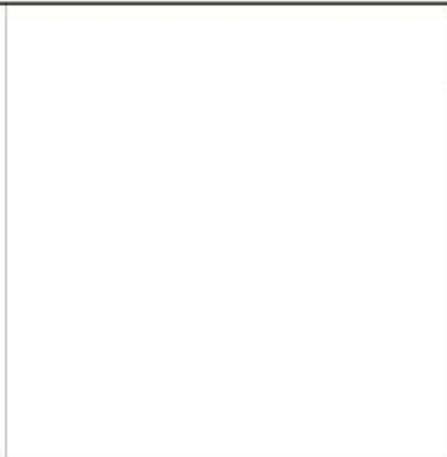
Drawing No: **16379-1** Sheet: **2/4** Issue: **B**

Hours Design: Custom

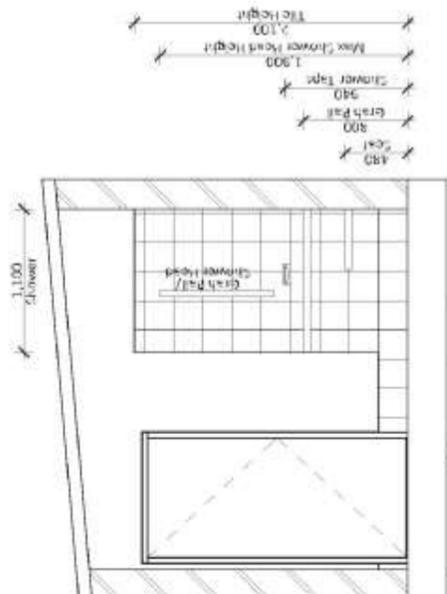
**ccurate**  
 design and drafting  
 Office: 1a/10 Exchange Parade  
 Narellan NSW 2567  
**Phone : 0246472552**  
 Fax : 0245472553  
 Email: info@accuratedesign.com.au

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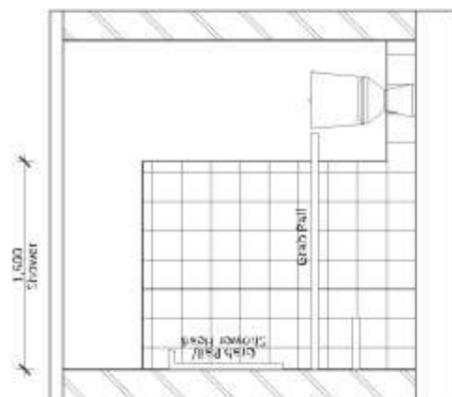
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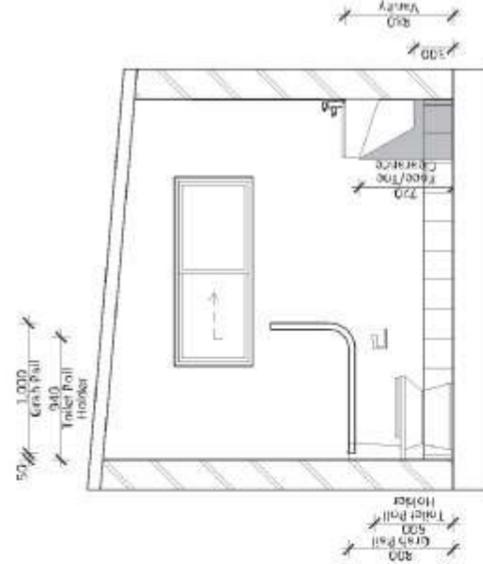
Internal Elevation 1  
1:50



Internal Elevation 2  
1:50



Internal Elevation 3  
1:50



Internal Elevation 4  
1:50

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Client:  
**Joe vella**

Job:  
**Ancillary Buildings**

LOT: 11-17 DP: 827115  
**25 Carrden Valley Way,  
 Elderslie**

Drawing:  
**Internal Elevations**

Scale:  
**1:50**

Date:  
**08-11-15**

Drawing No:  
**16379-1**

Sheet:  
**3/4**

Issue:  
**B**

Hours Design: Custom



Office: 1a/10 Exchange Parade  
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 Fax : 0245472553  
 Email: info@accuratedesign.com.au

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**Floor Plan**  
1:50

**Side Elevation**  
1:50

**Front Elevation**  
1:50

**Section A-A**  
1:50

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Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Client: **Joe vella**

Job: **Ancillary Buildings**

LOT: 11-17 DP: 827115  
25 Carriden Valley Way,  
Elderslie

Drawing: **Chemical Storage & Spray Shed**

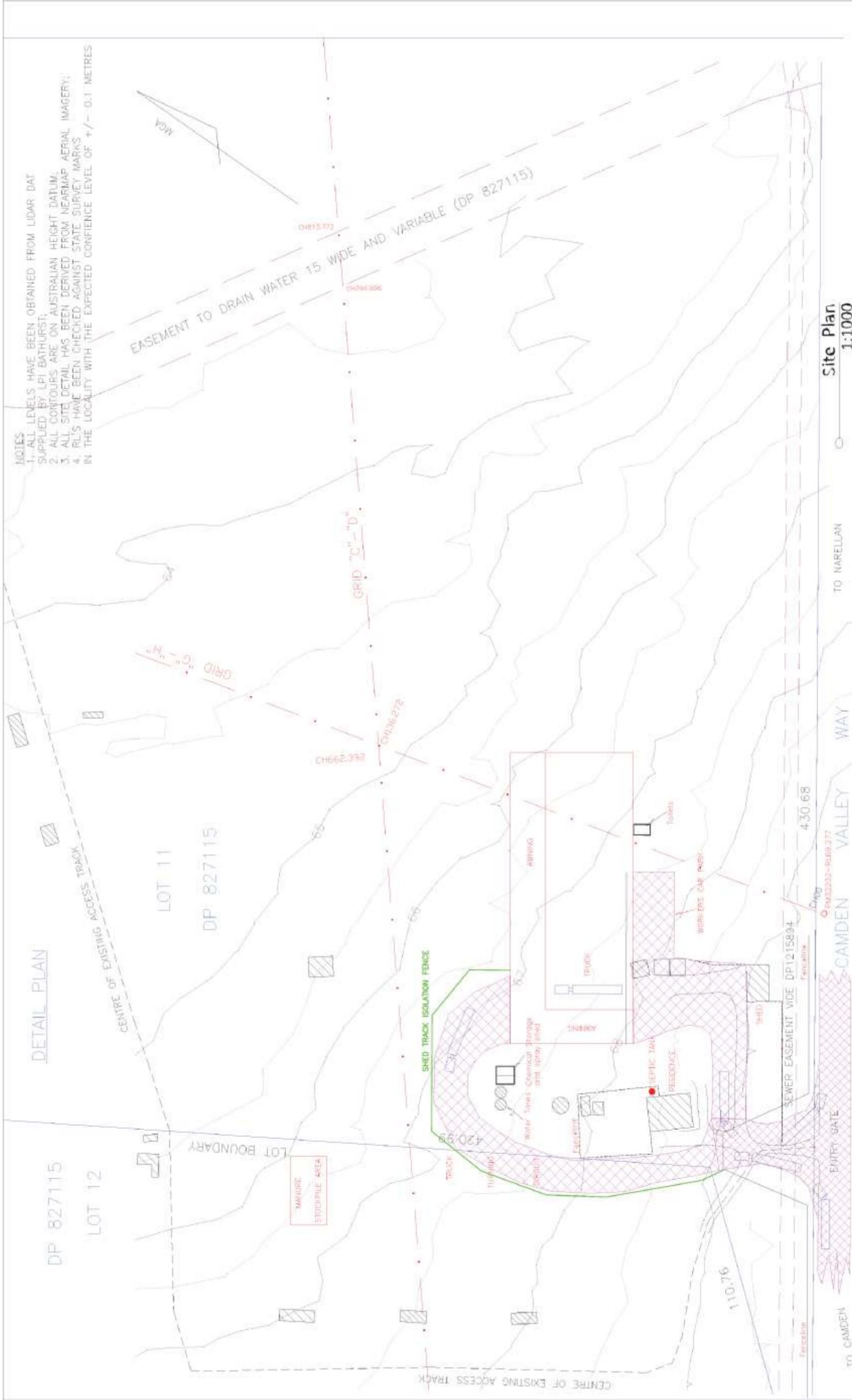
Scale: **1:50** Date: **08-11-15**

Drawing No: **16379-1** Sheet: **4/4** Issue: **B**

House Design: Custom

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design and drafting  
Office: 1a/10 Exchange Parade  
Narellan NSW 2567  
**Phone : 0246472552**  
Fax : 0246472553  
Email: info@accuratedesign.com.au

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NOTES  
 1. ALL LEVELS HAVE BEEN OBTAINED FROM LIDAR DATA SUPPLIED BY LPI BATHURST;  
 2. ALL CONTOURS ARE ON AUSTRALIAN HEIGHT DATUM;  
 3. ALL SITE DETAIL HAS BEEN DERIVED FROM NEARMAP AERIAL IMAGERY;  
 4. PLS HAVE BEEN CHECKED AGAINST STATE SURVEY MARKS IN THE LOCALITY WITH THE EXPECTED CONFIDENCE LEVEL OF +/- 0.1 METRES

EASEMENT TO DRAIN WATER 15 WIDE AND VARIABLE (DP 827116)

**ccurate**  
 design and drafting  
 Office: 1a/10 Exchange Parade  
 Narellan NSW 2557  
 Phone: 0246477552  
 Fax: 0246477553  
 Email: info@accurate-design.com.au  
 E - about design@accurate-design.com.au

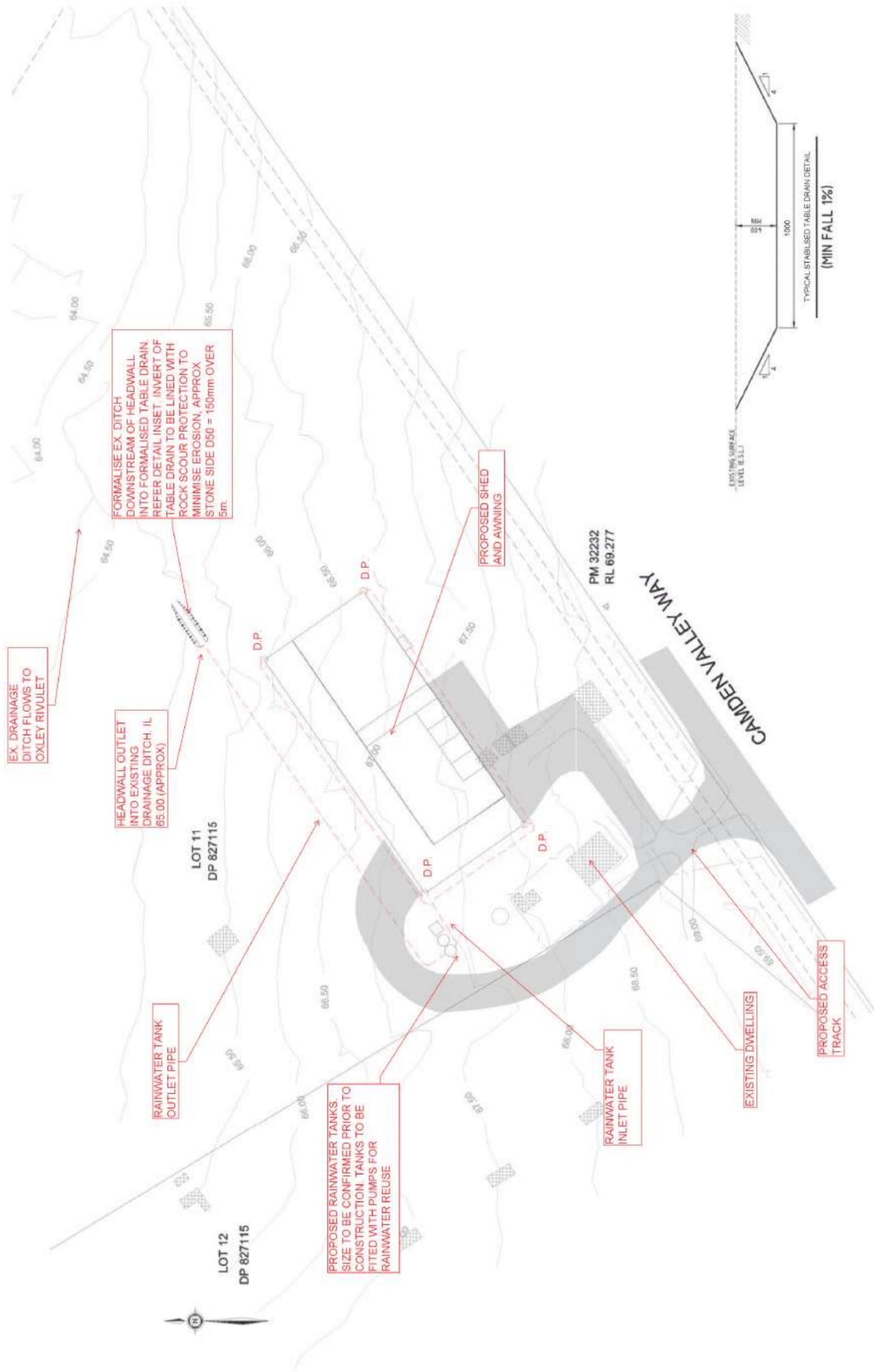
Notes:  
 1. Levels shown are approx. and should be verified on site.  
 2. Squared dimensions are to be taken in preference to all other dimensions.  
 3. All measurements are in m, unless otherwise stated.  
 4. Window sizes are minimal only. Final window sizes to be confirmed on site by builder before construction of work.  
 5. All upper windows with a sill height less than 1700mm to have a max opening width of 125mm or fixed with a screen with secure fitting to comply with BCA.  
 7. Final AD's to engineer's specification.

House Design: Custom	Client Approval: _____ Date: _____
----------------------	------------------------------------

SCALE:	1:1000	DATE:	08-11-16
DRAWING No:	16379-1	SHEET:	5/4
ISSUE:		ISSUE:	B

JOB:	Ancillary Buildings
DRAWING:	Site Plan

CLIENT:	Joe vella
LOT 11-12, DP 827115	25 Camden Valley Way, Elderslie



Project Name	Camden Valley Way - Eidersville
Location	No. 25 and No. 85
Client	M. Vella
Scale	1:500
Date	10/10/18
Sheet No.	1 of 1
Drawn by	
Checked by	
Approved by	





Department of  
Primary Industries  
Water

Contact: Mohammed Ismail  
Phone: 02 8838 7535  
Fax: 02 9895 7501  
Email: mohammed.ismail@dpi.nsw.gov.au  
Our ref: 10 ERM2017/0024  
Our file:  
Your ref: DA2016/11366

The General Manager  
Camden Council  
PO Box 183  
Camden NSW 2570

Attention: William Johns

7 April 2017

Dear Sir

**Re: Integrated Development Referral – General Terms of Approval**  
**Dev Ref: DA2016/11366**  
**Description of proposed activity: Commercial market for the growing harvest & dispatch of produce to market**  
**Site location: 25 & 85 Camden Valley Way Elderslie**

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the subject property. Attached, please find DPI Water's (formerly the NSW Office of Water) General Terms of Approval (GTA) for works requiring a controlled activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 91A (3) of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, DPI Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

- DPI Water should be notified if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works on waterfront land (which includes (i) the bed of any river together with any land within 40 metres inland of the highest bank of the river, or (ii) the bed of any lake, together with any land within 40 metres of the shore of the lake, or (iii) the bed of any estuary, together with any land within 40 metres inland of the mean high water mark of the estuary).
- Once notified, DPI Water will ascertain if the amended plans require review or variation/s to the GTA. This requirement applies even if the proposed works are part of Council's proposed consent conditions and do not appear in the original documentation.

[www.water.nsw.gov.au](http://www.water.nsw.gov.au)  
Macquarie Tower, 10 Valentine Avenue, Parramatta NSW 2150 | Locked Bag 5123, Parramatta NSW 2124 | [water.enquiries@dpi.nsw.gov.au](mailto:water.enquiries@dpi.nsw.gov.au)  
Template Ref: CAAC4, Version 1.2 – July 2015

-2-

- DPI Water should be notified if Council receives an application to modify the development consent and the modifications change any activities on waterfront land.
- DPI Water requests notification of any legal challenge to the consent.

As the controlled activity to be carried out on waterfront land cannot commence before the applicant applies for and obtains a controlled activity approval, DPI Water recommends the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council".

**The attached GTA are not the controlled activity approval.** The applicant must apply (to DPI Water) for a controlled activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity on waterfront land.

Finalisation of a controlled activity approval can take up to eight (8) weeks from the date DPI Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form for a controlled activity approval together with any required plans, documents, the appropriate fee and security deposit or bank guarantee (if required by the Office or Water) and proof of Council's development consent.

Application forms for the controlled activity approval are available from the undersigned or from DPI Water's website:

[www.water.nsw.gov.au](http://www.water.nsw.gov.au)      [Water licensing](#) > [Approvals](#) > Controlled activities

DPI Water requests that Council provide a copy of this letter to the applicant.

DPI Water also requests that Council provides DPI Water with a copy of the determination for this development application as required under section 91A (6) of the EPA Act.

Yours Sincerely



**Mohammed Ismail**  
**Water Regulation Officer**  
**Water Regulatory Operations, WR Operations - Hunter, Sydney & South Coast**  
**NSW Department of Primary Industries – DPI Water**

## General Terms of Approval

for work requiring a controlled activity approval  
under s91 of the *Water Management Act 2000*

Number	Condition	ERM2017/024
Site Address:	25 & 85 Camden Valley Way Elderslie	
DA Number:	DA2016/11366	
LGA:	Camden Council	
<b>Plans, standards and guidelines</b>		
1	<p>These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA2016/11366 and provided by Council.</p> <p>Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified DPI Water (formerly the NSW Office of Water) must be notified to determine if any variations to these GTA will be required.</p>	
2	<p>Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from DPI Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.</p>	
3	<p>The consent holder must prepare or commission the preparation of:</p> <ul style="list-style-type: none"> <li>(i) Erosion and Sediment Control Plan</li> <li>(ii) Soil and Water Management Plan</li> </ul>	
4	<p>All plans must be prepared by a suitably qualified person and submitted to the DPI Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with DPI Water's guidelines located at <a href="http://www.water.nsw.gov.au/Water-Licensing/Approvals">www.water.nsw.gov.au/Water-Licensing/Approvals</a>.</p> <ul style="list-style-type: none"> <li>(i) In-stream works</li> <li>(ii) Outlet structures</li> <li>(iii) Watercourse crossings</li> </ul>	
5	<p>The consent holder must</p> <ul style="list-style-type: none"> <li>(i) carry out any controlled activity in accordance with approved plans and</li> <li>(ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and</li> <li>(iii) when required, provide a certificate of completion to DPI Water.</li> </ul>	
6	<p>The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the DPI Water.</p>	
7	<p>The consent holder must ensure that any bridge, causeway, culvert or crossing does not obstruct water flow and direction, is the same width as the river or sufficiently wide to maintain water circulation, with no significant water level difference between either side of the structure other than in accordance with a plan approved by DPI Water.</p>	

[www.water.nsw.gov.au](http://www.water.nsw.gov.au)

Macquarie Tower, 10 Valentine Avenue, Parramatta NSW 2150 | Locked Bag 5123, Parramatta NSW 2124 | | e

[water.enquiries@dpi.nsw.gov.au](mailto:water.enquiries@dpi.nsw.gov.au)

Template Ref: CAA04 Version 1.1 – June 2015

Number	Condition	ERM2017/024
8	<p>The consent holder must ensure that no materials or cleared vegetation that may</p> <ul style="list-style-type: none"> <li>(i) obstruct flow,</li> <li>(ii) wash into the water body, or</li> <li>(iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by DPI Water.</li> </ul>	
9	<p>The consent holder is to ensure that all drainage works</p> <ul style="list-style-type: none"> <li>(i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by DPI Water; and</li> <li>(ii) do not obstruct the flow of water other than in accordance with a plan approved by DPI Water.</li> </ul>	
10	<p>The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by DPI Water.</p>	
11	<p>The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by DPI Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.</p>	
12	<p>The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by DPI Water.</p>	
13	<p>The consent holder must ensure that any excavation does not result in</p> <ul style="list-style-type: none"> <li>(i) diversion of any river</li> <li>(ii) bed or bank instability or</li> <li>(iii) damage to native vegetation within the area where a controlled activity has been authorised, other than in accordance with a plan approved by DPI Water.</li> </ul>	
<b>END OF CONDITIONS</b>		



Case Number: 160518

3 April 2017

Matthew Vella  
c/- AWPM AUSTRALIAN WATER PROJECT MANAGEMENT

**NOTICE OF ANTICIPATED REQUIREMENTS**  
for  
**SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE**  
(Sydney Water Act 1994, Part 6, Division 9)  
**PENDING DEVELOPMENT CONSENT**

**Developer:** Matthew Vella  
**Your reference:** 217192  
**Development:** Lot 11 DP827115, 85 Camden Valley Way Narellan  
**Development Description:**

- Commercial market garden for the growing, harvest and dispatch of produce to market with evening vehicle movements
- removal of existing building (former dairy style building)
- construction of a farm building comprising cool-rooms, machinery storage and packing area
- a chemical storage shed
- workers amenity block
- manure stock pile area
- water tanks,
- access and circulation roads including staff parking
- an irrigation system
- earthworks
- occupation of the existing dwelling by a site manager.

**Council:** DA 1366/2016 by Camden City Council, consent pending  
**Your application date:** 9 February 2017

Dear Applicant

Sydney Water has assessed your application for the anticipated requirements of a Section 73 Compliance Certificate (the Certificate) pending development consent for the development shown above. Detailed information on your anticipated requirements is outlined below.

**You have until 3 April 2018 to meet those requirements and receive the Certificate. If you have not received the Certificate by then you will have to reapply (and pay another application fee) and Sydney Water will issue you with a new notice. We may have extra requirements and charges may change in the new notice.**

The Water Servicing Coordinator (Coordinator) will be your point of contact with Sydney Water. They can answer most questions you might have on our developer process and charges.

**This is not a final notice and Sydney Water is not liable for any actions you take as a result of this Notice. You do not have the authority to start construction of works.**

Once you receive final development consent you should submit a copy to Sydney Water. If the development application has been subject to significant change then this anticipated requirements application will be terminated and you must submit a formal Section 73 application.

You can also find out about this process by visiting [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Land development. If you want to find out the status of your application, simply select 'Developer Application Progress' and enter your case number (shown above) and email address. A response will be sent automatically to you.

## What You Must Do To Get A Section 73 Certificate

### Summary

This is a summary of Sydney Water's requirements. The detailed list begins on the next page.

You must do all of the following things:

1. Engage a Water Servicing Coordinator (Coordinator) before you sign the enclosed Agreement.
2. Sign both originals of the enclosed Agreement and give them to the Coordinator. You must do all the things that we ask you to do in that Agreement.
3. After you have signed the Agreement you then need to build the required sewer works at your own cost.
4. See Section 4 for any Ancillary Matters
5. Submit the final development consent.

#### Other things you need to do:

At the end of this Notice are some other things that you may need to do. They are NOT a requirement to be met before the Certificate can issue but may well be a requirement in the future because of the impact of your development on our assets. You must read them before you go any further.

## DETAILED REQUIREMENTS

### 1. Water Servicing Coordinator

**You must engage your current or another authorised Coordinator** to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Providers > Lists or call **13 20 92**.

Coordinators will give you a quote or information about costs for services/works, including Sydney Water costs.

### 2. Developer Works Deed

**After** you engage a Coordinator, you must engage other Developer Infrastructure Providers (Providers) to carry out, where needed, the design and construction of the works. They must all have the appropriate capability. Your Coordinator can assist you.

You and your Providers will need to enter into an agreement with Sydney Water. To do this you need to sign and lodge **both originals** of the enclosed Developer Works Deed (Deed) with your nominated Coordinator. You will then need to work with your Coordinator to have the other Providers sign the Deed.

If your Coordinator or Providers are different for any of the asset types then you will need to sign separate Deeds.

Before signing the Deed, each party must also read and understand the conditions of the agreement that are set out in the Developer Works Deed – Schedule 1: Standard Terms document. That document as well as information about it are available at [sydneywater.com.au](http://sydneywater.com.au) > Plumbing, building & developing > Developing > Developer deeds & standard terms

The Deed and the Standard Terms set out for this development all parties' roles and responsibilities as well as other information.

**You must do all the things that we ask you to do in the Deed.** This is because your development does not have sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

### 3. Water and Sewer Works

#### 3.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found that:

- The existing connection to the 150mm DICL water main in Kirkham Lane can serve the development.

### 3.2 Sewer

Sydney Water has assessed your application and found that:

- Your development is outside Sydney Water's sewer servicing network.
- You have proposed a gravity extension to the 375mm sewer main in Lot 4012 Hilder St. This is not a feasible servicing solution.
- Sydney Water is prepared to accept a private pump to sewer service where the requirements will generally include:

#### System Capacity:

- § Pump to sewer will be permitted at a maximum flow rate of 1 l/s.

#### Connection point:

- § The proposed connection point is to the 150mm sewer main located in 80 Camden Valley Way.
- § The discharge manhole must have a protective coating installed to prevent internal corrosion from H<sub>2</sub>S (Hydrogen Sulphide). Please refer to Section 10.11.2 in the Sewerage Pumping Code of Australia WSA 04-2005-2.1 (Sydney Water 2012).
- § Where possible all pumped flows should enter the gravity sewers at a point where there is an upstream flow to help with flushing the pump flows.
- § Any works on the Sydney Water wastewater infrastructure must be carried out according to Sydney Water's new **Technical Specifications for Leak Tight Sewer Systems**. This specification must be used in conjunction with (and have precedence over) the Sewerage Code of Australia, WSA02-2002 (Sydney Water Edition).

#### Wastewater Quality:

- You will need to obtain professional advice which will include a report detailing measures required to reduce septicity and odour control, at their cost.
- You will need to demonstrate the private pump and rising main meets septicity and odour control requirements. Please refer to Section 2.8 and 2.9 in the Sewerage Pumping Code of Australia WSA 04-2005-2.1 (Sydney Water 2012)
- The trade waste acceptance limits for domestic and non-domestic substances shall be observed such:
  - >7<10 = pH

- <5 ml/l= sulphides
  - 10 ppm hydrogen sulphide.
- The above information is provided as a guide for the developer to assess their private pump to sewer proposal. The WSC can submit a report, including calculations, which will need to be endorsed by Sydney Water network operations under this application.

#### 4. Ancillary Matters

##### 4.1 Flow Management and Isolation of Sydney Water's Asset.

The above works will be constructed with a connection/cut-in to Sydney Water's (wastewater, water and/or stormwater) assets. To see that it complies with Occupational Health and Safety and Environmental legislation you must talk to your coordinator about the timely submission to Sydney Water of a request for flow management and asset isolation requirements.

##### 4.2 Asset Adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property be adjusted/deviated. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

##### 4.3 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

##### 4.4 Costs

Construction of these works will require you to pay project management, survey, design and construction costs **directly to your providers**. Additional costs payable to Sydney Water may include:

- design and construction audit fees;
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation; and
- creation or alteration of easements etc.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your Coordinator can tell you about these costs.

#### 4.5 Mine Subsidence Areas

Your development is located within a Mine Subsidence Area and will need some unique design features to be incorporated into the required sewer main extension. Your Coordinator can provide more details.

#### 5. Submit the final development consent

This application is based on the development and consent shown on Page 1. You must give us the **final** Development Consent before we issue the Certificate so we can make sure that the development is the same.

If the development is the same and all the requirements of this Notice have been met, we will issue the Certificate. If the development is NOT the same you must reapply (and pay another application fee) and we will issue another Notice. The requirements and charges may change in that Notice.

#### OTHER THINGS YOU NEED TO DO:

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

#### Approval of your building plans

Please note that your building plans must be approved. This can be done at Sydney Water Tap in™. Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Building > Sydney Water Tap in™ or call 13 20 92.

This is not a requirement of the Certificate but the approval is needed because construction/ building works may impact on existing Sydney Water assets (e.g. water and sewer mains). In any case, these works MUST NOT commence until Sydney Water has granted approval.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

**Note: You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the Sydney Water Act 1994.**

#### Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

### Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap in™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

### Large Water Service Connection

A water main is available to provide your development with a domestic supply. The size of your development means that you may need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in™. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your development. We cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

### Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

### Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your development and there may be other fees or requirements. These include:

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**SYDNEY WATER CORPORATION**

9

**Case No: 160518**

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- plumbing and drainage inspection costs;
- the installation of backflow prevention devices;
- trade waste requirements;
- large water connections and
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

---

**END OF NOTICE****ORD04****Attachment 4**



Mr W H K Jones  
Town Planner  
Statutory Planning Branch  
Camden Council  
PO Box 143  
Camden NSW 2570

Control Sheet  
Plan 12 827 1052  
File 12 827 1052  
Doc 12 827 1052  
Date 28/03/2017  
For Mr W H K Jones  
28 March 2017

Re: Integrated Development Referral  
Development Application No 2916/17/06/1  
Description of proposed activity :- Commercial market garden for the growing, harvest and  
dispatch of produce

Site Location :- Lots 11 & 12 DP 827115, 25 and 85 Camden Valley Way Ellerslie

Dear Mr Jones

I am writing in reference to an application for integrated development from Camden Council for the building and construction of a commercial market garden for the growing, harvest and dispatch of produce on Lot 11 and 12 DP 827115 (25 and 85 Camden Valley Way Ellerslie). Water NSW has reviewed the DA and has determined that a water supply suborder is required for the proposed works. The lands when currently hold combined approval 10CA117008 which authorises a pump in the Nepean River for irrigation purposes on Lot 12 DP 827115. The approval listed is in the name of Access Licences (WAL) 28882 (10CA117008).

The approval however, does not currently authorise the irrigation of Lot 11 DP 827115 which is required as lands to be supplied with water under the current proposal. The proposal will be required to lodge an application for an amended water supply works and site approval under Section 502 of the Water Management Act 2000 to authorise the irrigation of both lots 11 and 12 DP 827115.

For further enquiries, please contact Richard Mearns on (02) 8638 7527  
[richard.mearns@water.nsw.gov.au](mailto:richard.mearns@water.nsw.gov.au)

YoursSincerely

**Wayne Connors**

Wayne Connors  
Senior Water Regulation Officer  
Water NSW – Hunter, Sydney and South Coast

### Summary of Site Operations

A commercial vegetable market garden for Vella's Fresh Produce, with produce grown, harvested and dispatched to major Sydney-based contract destinations. Produce to be grown includes lettuce and cabbage.

The proposal will involve the following principal actions/activities:

- The staged cultivation of different agriculture precincts including:
  - Stage 1: establishment of 5 growing fields within Lot 12 with farm building infrastructure in Lot 11;
  - Stage 2: establishment of 4 growing fields within Lot 11; and
  - Stage 3: establishment of 4 further growing fields within Lot 11.

The total combined crop area will be approximately 32 hectares across all stages. The estimated timeframe for the development of Stages 2 and 3 is between 3 to 6 years.

- Minor land shaping, without altering natural drainage.
- Annual vegetable production involving a 5-phase rotational system:
  - Cultivation
  - Planting
  - Growing
  - Harvest
  - Fallow – a crop of oats or similar will be grown and ploughed for soil rejuvenation purposes.
- The controlled application of chemicals and fertilisers to assist production.
- Embellishment of existing irrigation system, including pump upgrade, new mains and portable sprinkler lines.
- Construction of a 72m x 25m farm building with a maximum height of 7.4m comprising corrugated metal sheeting. The farm building will contain:
  - Packing area;
  - Pallet stacking area;
  - storage area for machinery; and
  - 4 coolrooms.
- Construction of a 5m x 5m farm building of 3.6m in height comprising corrugated metal sheeting. The farm building will be used as a chemical storage shed.
- Construction of staff toilet facilities.
- Construction of a crushed stone (or similar) vehicle circulation path, crushed stone (or similar) car park, with the main farm building floor and apron to comprise concrete.

- 12 Car parking spaces.
- Widening of the existing entrance to Camden Valley Way to 10m.
- Post and wire rural fencing.
- Removal of the former dairy style building (shed adjacent to existing dwelling).
- Removal of 6 trees.
- Planting of landscape screening.
- A composted chicken manure storage area.
- Occupation of the existing residence by a farm manager.

No direct sales to the public or customers from the premises are proposed.

No dredging, land reclamation, or destruction of marine vegetation proposed.

#### Typical Plant Cycle

The time between planting and harvesting is typically 10 weeks but will vary between 5 to 15 weeks depending on the season and the crop. Typical planting and harvesting cycle is as follows:

- Weeds are sprayed with herbicide (usually Roundup).
- Weeds are mulched with tractor mounted mulcher.
- The paddock is ploughed to 200 – 300mm in depth.
- The ploughed paddock is hoed using a 100 inch (40cm) rotary hoe mounted to the back of a tractor.
- Planting beds are formed with a tractor mounted bed-former.
- Beds are fertilised.
- Seedlings that have been matured in off-site greenhouses will be planted, including lettuce and cabbage (depending on season).
- Crops are sprayed 1 day after planting with a pre-emergent herbicide for weeds.
- The crops are harvested with labourers placing vegetables on conveyor belts pulled by tractors.
- The vegetables are washed and packed into crates in the field.

- The harvest is taken to the farm building, unloaded by a forklift and placed in the coolroom.

#### Irrigation

60 fixed sprinklers will source water from the Nepean River via an existing Water Access Licence (required to be upgraded via a separate application issued by Water NSW following DA approval being obtained).

#### Staff

- Up to 24 staff during peak seasons including full time workers, property maintenance personnel, inventory managers and truck drivers.
- Staff will arrive in up to 5 personal vehicles and 2 vans
- (people-movers).

#### Hours of Operation / Vehicle Movements

- Staff arriving from 5:00am, departing up to 4:00pm.
- Farming operations will occur during daylight hours (dawn to dusk – hours depending on the season).
- Onsite manager present 24 hours a day.
- Departure of a semi-trailer for market at 11:00pm, returning between 2:00am - 3:00am the following morning up to 6 days per week.
- Fertilizer delivery once per fortnight (Heavy Rigid Vehicle) during daylight business hours between 7:00am to 6:00pm, 7 days per week.
- Skip bins emptied by a contractor once per week (Heavy Rigid Vehicle) during daylight business hours between 7:00am to 6:00pm, 7 days per week.
- Up to 5 visitors per week (trades persons and sales representatives).

Question	Council	Response
Do you have a heritage committee?	Blue Mountains Council	Yes. Blue Mountains Heritage Advisory Committee.
	Inner West Council (Marrickville Division)	Yes. Marrickville Council's Heritage Promotion Committee and Marrickville Heritage Society.
	Hill Shire Council	No. Not at this stage. The Planning Team looks at heritage and reviewed development that might have a heritage impact as part of the DA process or planning proposal process. The standard notification and exhibition process is the only way of attaining community feedback on the outcome of these applications in relation to heritage. There is currently no move towards establishing a community heritage committee in Council. There has been no interest from the community to establish a heritage committee to date.
	Cumberland Council (Holroyd Division)	Yes. Holroyd Heritage Committee.
	Inner West Council (Leichardt Council)	Yes. Leichardt Heritage Committee.
	Parramatta Council	Yes. Heritage Advisory Committee.
	Wollondilly Shire Council	Yes. Environment & Heritage Committee.
	Wingecarribee Shire Council	Yes. Heritage Advisory Committee.
	Liverpool Council	Yes. Heritage Advisory Committee.
	Campbelltown Council	Yes. Heritage Advisory Committee.
Is it an advisory committee? Or a committee under s 355 of the Local Government Act?	Blue Mountains Council	Purely advisory – not enacted under s 355 of the Local Government Act 1993.
	Inner West Council (Marrickville Division)	Purely advisory – not enacted under s 355 of the Local Government Act 1993.
	Cumberland Council (Holroyd Division)	Purely advisory – not enacted under s 355 of the Local Government Act 1993.
	Inner West Council	Purely advisory – not enacted under s 355 of the Local Government Act 1993 (but considered official

Question	Council	Response
	(Leichardt Council)	committee of the Council regardless)
	Parramatta Council	Purely advisory – not enacted under s 355 of the <i>Local Government Act 1993</i> .
	Wollondilly Shire Council	Purely advisory – not enacted under s 355 of the <i>Local Government Act 1993</i> .
	Wingecarribee Shire Council	Purely advisory – not enacted under s 355 of the <i>Local Government Act 1993</i> .
	Liverpool Council	Purely advisory – not enacted under s 355 of the <i>Local Government Act 1993</i> .
	Campbelltown Council	Purely advisory – not enacted under s 355 of the <i>Local Government Act 1993</i> .
<p><b>What are the key functions of the committee?</b></p>	Blue Mountains Council	<ul style="list-style-type: none"> <li>• Provides heritage advice to Council;</li> <li>• Council raises agenda items on heritage issues for discussion;</li> <li>• Committee acts as a forum to discuss matters with the community;</li> <li>• Supports heritage advisor in delivery of the Heritage Advisory Service;</li> <li>• Management of Council's movable heritage collections and Museum Advisory Service;</li> <li>• Advice Council's property including heritage sites, buildings, cemeteries and cultural landscapes;</li> <li>• Assist with identification and procurement of heritage grants;</li> <li>• Provides advice to Council in relation to proposed and current heritage listings, heritage policy development and administration and heritage project development and delivery.</li> </ul>
	Inner West Council (Marrickville Division)	<p>Marrickville Council's Heritage Promotion Committee:</p> <ul style="list-style-type: none"> <li>• Promotes heritage in Marrickville;</li> <li>• Assesses the Marrickville Merit Award (award for conservation of heritage items);</li> <li>• Organises History Week;</li> <li>• Meets four times a year.</li> </ul> <p>Marrickville Heritage Society:</p> <ul style="list-style-type: none"> <li>• Council notifies DAs that relate to heritage items (but not iconservervation area);</li> </ul>

Question	Council	Response
		<ul style="list-style-type: none"> <li>Notification took place through phone, email and newsletter;</li> <li>Society did not assess anything but could provide objections/submissions to DAs just as any members of the public would.</li> </ul>
	Cumberland Council (Holroyd Division)	<ul style="list-style-type: none"> <li>Judges applications for the annual Heritage Awards and Heritage Grants Program;</li> <li>Makes recommendation on the collection and recording of local heritage material or artefacts;</li> <li>Committee would flag concerns on work of heritage items that were deemed inappropriate.</li> </ul>
	Inner West Council (Leichhardt Division)	<ul style="list-style-type: none"> <li>Advise Council role on policies concerning the conservation, management and promotion of heritage in the Leichhardt LGA.</li> </ul>
	Parramatta Council	<ul style="list-style-type: none"> <li>Assist Council to develop policies and strategies in relation to management of heritage;</li> <li>Assists in allocation of heritage assistance grants;</li> <li>Advise on heritage related matter of interest to the community.</li> </ul>
	Wollondilly Shire Council	<ul style="list-style-type: none"> <li>To bring together interested community members to engage with Council on Environmental and Heritage issues affecting and within Wollondilly Shire.</li> </ul>
	Wingecarribee Shire Council	<ul style="list-style-type: none"> <li>To promote and raise the community's awareness of heritage;</li> <li>To provide advice to Council as required on the management of heritage within the Shire;</li> <li>To support the development, promotion and implementation of heritage activities and events.</li> </ul>
	Liverpool Council	<p>To support the conservation and promotion of heritage within the Liverpool Local Government Area by providing relevant community based advice and assistance. The outcomes of the Committee are to:</p> <ul style="list-style-type: none"> <li>Provide a forum for input from the community and the professional heritage sector on matters of heritage significance to the Liverpool Local Government Area;</li> <li>Promote the natural and cultural heritage of the Liverpool Local Government Area by increasing community awareness and understanding of heritage conservation;</li> <li>Advocate for the conservation of local heritage as a contributor to a sense of place and local identity;</li> <li>Support Council in advancing the aims of the Heritage Strategy;</li> <li>Support Council in the development and implementation of strategies, policies and</li> </ul>

Question	Council	Response
	Campbelltown Council	<p>programs related to heritage conservation;</p> <ul style="list-style-type: none"> <li>• Provide input to Council on heritage programming, exhibitions, education and events;</li> <li>• Support Council in the conservation and promotion of Liverpool City Council's movable heritage collection.</li> </ul>
	Blue Mountains Council	<ul style="list-style-type: none"> <li>• Heritage advice on European heritage items;</li> <li>• Advice of buildings needing maintenance;</li> <li>• Council heritage medallion and funding;</li> <li>• Wording of plaques;</li> <li>• Advise on development applications with a heritage component.</li> </ul>
<b>Does the committee review planning proposals or DAs?</b>	Blue Mountains Council	No.
	Inner West Council (Leichhardt Division)	No but the review and assessment of DAs were in the terms of reference. Council never approached the committee with DAs however.
	Cumberland Council (Holroyd Division)	No.
	Inner West Council (Leichhardt Division)	Yes – but only in theory. For example, heritage committee met every 2-3 months. This timing did not allow members to assess DAs or planning proposals which had a much shorter turn-around time.
	Parramatta Council	Committee members are given the opportunity as individuals to respond to proposals and DAs. Members might also provide a response to significant proposals and applications that are brought to attention by staff.
	Wollondilly Shire Council	No.
	Wingecarribee Shire Council	No.
	Liverpool Council	No. The committee members do not have the expertise.
	Campbelltown Council	Yes. All DAs that have a heritage component are referred to the committee for advice. Council staff assess these comments and report the application to Council for determination. Planning Proposals are not referred to the committee.
<b>Are staff and/or Councillors</b>	Blue Mountains Council	Councillors do appear at the meeting. Councillors chair the meeting and also contribute to committee discussion.

Question	Council	Response
on the committee? if so, what is their role?	Inner-West Council (Marrickville Division)	Yes two councillors take turns chairing the meeting. Councillors must join a committee as part of their role. Councillors participate in the committee to elevate any concerns from the community to Council level.
	Cumberland Council (Holroyd Division)	Yes. The mayor and two councillors chaired the meetings.
	Inner-West Council (Leichhardt Division)	Yes. Councillors chaired the meetings.
	Parramatta Council	Staff assist work of the committee and attend meetings but are not members and have no voting rights. Nominated ex-councillors can attend as ex officio members but have no voting rights.
	Wollondilly Shire Council	Councillor attendance is optional. Designated Council officer/s will attend the committee as Chairperson.
	Wingecarribee Shire Council	Yes. Councillors chaired the meetings. Heritage Land Use Planner as staff representative and administrative support if available.
	Liverpool Council	2 Councillors acting as chair and alternative chair, and staff
	Campbelltown Council	1-2 Councillors, historical society members, owners and staff.
	Blue Mountains Council	Council and community initiative.
	Inner-West Council (Marrickville Division)	Committee was set up in the late 90s under the guidance of the heritage advisor and external consultants.
How was the committee set up?	Inner-West Council (Leichardt Division)	Council initiative.
	Parramatta Council	Committee has been in existence for over twenty years.
	Wollondilly Shire Council	Committee was brought together from interested community members.
	Wingecarribee Shire Council	Committee was set up in 2013.
	Liverpool Council	Interest from the local community in 2008.
	Campbelltown	Unknown.

Question	Council	Response
<b>Does Council have internal heritage specialisation and/or an external advisory panel/specialist?</b>	Blue Mountains Council	Committee specifically engages with professional members of the community that work in heritage. Heritage consultants, archaeologists and architects regularly appear at the meeting.
	Inner-West Council (Marrickville Division)	Yes with respect to policy-making and development application assessment.
	Cumberland Council (Holroyd Division)	Council has a consultant expert heritage advisor that provides technical advice. The consultant also attended committee meetings.
	Inner-West Council (Leichardt Division)	Yes, two heritage advisors in the Development Assessment Office.
	Parramatta Council	Council has a heritage advisor who works three days a week.
	Wollondilly Shire Council	Yes, internal specialist advisor who attends Council once a month.
	Wingecarribee Shire Council	Yes, one Heritage Land Use Planner in the Strategic Planning Office.
	Liverpool Council	Council currently does not have a heritage specialist on staff.
	Campbelltown Council	Council's strategic planners handle heritage assessments. An external consultant is used when required.

Item	Date	Description	Ministry Requested	In-kind Requested	Personal Expenditure Approved & In-kind	Adult Rate	Total Recommended - Ministry	Total Recommended In-kind	Rating: Low, Medium, High
<b>Approved - ONTARIO</b>									
8441 - Hillside Table	28-Sep-17 10:03:27	NEW TABLES FOR BAKERY	\$5,000	Nil	\$1,000 (ministry + \$4,000 in-kind in 2017 for purchase)	\$5,000	\$400	Nil	High
8442 - Garden Car Show - 2017	22-Oct-17	State display of classic Chevrolet vehicles	\$1,000	Nil	\$1,000 (ministry + \$200 in-kind in-kind in 2017 for display)	\$1,000	\$100.00	Nil	High
8443 - Garden Car Show - 2017	27-Jun-17 10:44:57	Arrangements for Garden Car Show - 2017	\$2,000	\$11,600	A sponsorship project of \$13,600 was refused in 2017 as it was previously funded by community development projects in-kind in 2017. The applicant has requested a further \$2,000 in-kind in 2017 for the same project. The event would not be a return on investment for the community.	NOT SUPPORTED (in-kind contribution is not recommended)	Nil	High	
8444 - Bank of Montreal	19-Nov-17	Community car wash event held in Mount Pleasant, Ontario	\$1,000	Nil	\$1,000 (ministry + \$500 in-kind in 2017)	\$1,000	\$200.00	High	
8445 - Car Wash in the Garden	19-Nov-17	Community car wash event held in the Garden	\$1,000	\$2,000.00	\$1,000 (ministry + \$1,000 in-kind in 2017)	Requested but NOT approved by the SAC	N/A	High	
8446 - Christmas in the Garden	11-Nov-17	Christmas celebration organized by the Garden	\$1,000	Nil	\$1,000 (ministry + \$500 in-kind in 2017)	\$1,000	\$400	High	
8447 - Supporting Business Awards	11-Nov-17	A social networking community event and fundraising night in support of juvenile diabetes	\$2,000	Nil	N/A - New event	\$2,000	\$800.00	High	
8448 - Harrington Park Car Wash	9-Dec-17	Community car wash event held in Harrington Park	\$1,000	Nil	\$1,000 (ministry + \$500 in-kind in 2017)	Requested but NOT approved by the SAC	\$800.00	High	
8449 - Light the Night	28-Oct-17	Light the night event held in the Garden	Nil	Nil	\$244 in-kind in 2017 for the event	N/A	\$500	High	
8450 - Light the Garden	18-Nov-17	Christmas celebration organized by the Garden	\$1,000	Nil	\$1,000 (ministry + \$1,000 in-kind in 2017)	\$1,000	\$400.00	High	
8451 - Garden of Nations - ONTARIO	10-Sep-17	A garden tour for the Garden of Nations	\$1,000	Nil	N/A - New event	\$1,000	\$400.00	High	
8452 - National Mask on the Hill	22-Aug-17	Mask on the Hill event held in the Garden	\$1,000	Nil	\$1,000 (ministry + \$500 in-kind in 2017)	\$1,000	N/A	High	
8453 - Down North Community Car Wash	16-Dec-17	Community car wash event held in the Garden	\$1,000	Nil	\$1,000 (ministry + \$500 in-kind in 2017)	Requested but NOT approved by the SAC	\$300.00	High	
8454 - Bakery for the 2017	20-Sep-17	Bakery for the 2017 event held in the Garden	\$1,000	Nil	\$1,000 (ministry + \$200 in-kind in 2017)	\$1,000	\$100.00	High	
8455 - Small Ford Car Wash	5-Nov-17	Small Ford Car Wash event held in the Garden	\$1,000	Nil	\$1,000 (ministry + \$200 in-kind in 2017)	\$1,000	\$200.00	High	
<b>Approved - LATE</b>									
8456 - Garden of Nations - ONTARIO	10-Sep-17	A garden tour for the Garden of Nations	\$1,000	Nil	N/A - New event	\$1,000	NOT SUPPORTED (in-kind contribution is not recommended)	High	
<b>TOTALS</b>			\$62,950	\$12,887	\$75,837.5	\$36,450.00	\$11,916.86	\$48,416.86	Total of monetary and in-kind recommended
						\$62,950.00	\$12,887.00	\$75,837.00	Total Budget Available
									Total remaining for 2017/2018

**Ranking Definitions:**

- High:**
  - Application meets the guidelines and is considered appropriate for Council to fund and will support Council's objectives and plans and provide a broad benefit and benefit to the community.
- Medium:**
  - Application is within the guidelines but requires a conditional approval for Council to fund and will support Council's objectives and plans and provide a broad benefit and benefit to the community.
  - Application requires further information or clarification.
  - Application budget is outside the approved budget for the year.
  - The event would not be a return on investment for the community.
- Low:**
  - Application does not meet the guidelines and is considered inappropriate for Council to fund and will not support Council's objectives and plans and provide a broad benefit and benefit to the community.
  - Application requires a conditional approval for Council to fund and will support Council's objectives and plans and provide a broad benefit and benefit to the community.
  - Application budget is outside the approved budget for the year.
  - The event would not be a return on investment for the community.
  - There is a conflict of interest, or the applicant is not a resident of the City.





**DEVELOPMENT  
INFRASTRUCTURE  
BONDS POLICY**

**P1.0019.1**

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## INFRASTRUCTURE BONDS POLICY

**DIVISION:** *Community infrastructure*

**BRANCH:** *Infrastructure Planning*

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### PART 1 - INTRODUCTION

#### BACKGROUND

This Policy has been prepared to outline Council's requirements for the lodgement of bonds and guarantees associated with the development process.

Council will require a cash bond or bank guarantee to ensure that future facilities and infrastructure is delivered in a specified timeframe, to protect existing Council assets, or to ensure that constructed works perform or are delivered to relevant standards. They are also accepted to facilitate the release of a subdivision or occupational certificate prior to completion of all public infrastructure works.

~~This policy outlines the different types of development bonds, including the required bond amounts and the duration and return of bonds and bank guarantees.~~

~~This policy outlines the different types of development bonds which may be required in accordance with Section 80A(6) and 109J of the Environmental Planning & Assessment Act 1979, including the required bond amounts and the duration and return of bonds and bank guarantees.~~

Any bond taken under this policy must not be applied or used for the purposes of deferring any development contributions arising under Section 94 or any obligation under a Voluntary Planning Agreement (VPA) or Works-In-Kind Agreement (WIKa). Conversely, any bond, bank guarantee, or the like, taken as security to defer Section 94 development contribution, VPA or WIKa obligations, cannot be applied to any purposes described under this bonds policy.

### PART 2 - POLICY STATEMENT

#### 1. INCOMPLETE WORKS BOND

##### 1.1 General Works

##### Purpose of the Bond

To cover the cost of incomplete works, at the discretion of Council. The bond could also apply if the proposed works do not comply with Council's standard or the developer wishes to obtain registration of the subdivision prior to the works being completed.

The deferral of such works however shall not expose Council to any public liability risks or safety issues.

Note: Incomplete Works Bond does not include road pavement asphaltic concrete work (final asphalt layer). All asphalt works are to be completed prior to release of the Subdivision Certificate.

#### When is the bond required?

~~In accordance with Section 174 of the Environment Planning & Assessment Regulation 2000, upon application for issue of a subdivision certificate.~~

~~The bond is payable prior to release of the subdivision certificate or occupation certificate.~~

The Applicant shall provide a written guarantee of the timeframe to undertake the works.

#### What is the bond amount?

~~The total amount of the incomplete works will be confirmed by Council following the provision of written evidence provided by the Applicant to Council to ascertain the amount.~~

~~The bond amount is 150% of the value of the incomplete works, with a minimum bond amount of \$10,000.~~

~~The bond amount is 150% of the value of the incomplete works for the first \$300,000 (ex gst) and then 125% for the remaining amount valued above this.~~

~~The minimum bond amount to be provided is \$10,000 (ex gst).~~

The bond shall be determined by written evidence identifying the cost of the incomplete works, provided by the Applicant to Council to ascertain the amount.

#### Duration and return of the bond

The bond is held by Council until the works are completed to Council's satisfaction.

If the works are not completed within the nominated time, then Council may either call in the bond or request additional security for indexation of the value of the works.

The bond shall be returned following a written request for the return of the bond and following payment of all necessary fees.

## 1.2 Footpath Works

Council's preference is that footpaths are delivered as part of the approved subdivision works.

~~Footpath bonds may be accepted for instances where the developer is jointly delivering the subdivision and the construction of dwellings.~~

~~Council will only consider accepting footpath bonds in other situations under very limited circumstances and the developer will have a limited period of up to 12 months to construct the footpath following subdivision certificate release.~~

~~If a developer elects to defer the footpath construction a payment of a bond is required.~~

Where a Footpath Bond is accepted by Council, the following provisions apply.

The deferred footpath works must be completed once 80% of housing has been constructed within the approved subdivision, or within 2 years from the date of deferral, whichever occurs first.

#### **Purpose of the bond**

To ensure the construction of concrete footpaths and/or pedestrian/cycle shared ways located in existing and/or proposed public land are constructed as detailed in the development consent and approved construction certificate plans. The bond applies only where such facilities are in existing and/or proposed public land.

#### **When is the bond required?**

The bond is payable prior to release of the subdivision certificate or occupation certificate. The bond period is to commence on the date of issue of a subdivision and is required to be held until works are complete to the satisfaction of Council.

#### **What is the bond amount?**

~~The bond amount is 150% of the total value of the works including the cost of all reinstatement works. The bond amount shall be determined by written evidence provided by the Applicant to Council to ascertain the amount.~~

The total amount of the incomplete works will be confirmed by Council following the provision of written evidence provided by the Applicant to Council to ascertain the amount.

The bond amount is 150% of the value of the incomplete works for the first \$300,000 (ex gst) and then 125% for the remaining amount valued above this.

The minimum bond amount to be provided is \$10,000 (ex gst).

#### **Duration and return of bonds**

The bond is held by Council until the works are completed to Council's satisfaction.

~~If the works are not completed within the nominated time, then Council may either call in the bond or request additional security for indexation of the value of the works.~~

If the works are not completed within the nominated time, then Council may call in the bond.

The bond shall be returned following a written request for the return of the bond and following payment of all necessary fees.

### **1.3 Water Quality Facility Works**

#### **Purpose of the bond**

To ensure the water quality facility/facilities located in existing and/or proposed public land are constructed as detailed in the approved drawings. The bond applies only where such facilities are in existing and/or proposed public land.

**When is the bond required?**

The bond is payable prior to the issue of a subdivision certificate.

**What is the bond amount?**

The bond amount is 150% of the total value of the water quality facility works including;

- (i) the cost of removing the sediment, turf and geotextile layer on the water quality facility,
- (ii) the cost of preparing detailed design documentation if the design is yet to be finalised, and
- (iii) planting the water quality facility to its final form.

The bond amount shall be determined by written evidence provided by the Applicant to Council to ascertain the amount.

**Duration and return of bonds**

The bond is held by Council until the works are completed to Council's satisfaction.

If the works are not completed within the nominated time, then Council may either call in the bond or request additional security for indexation of the value of the works.

The bond shall be returned following a written request for the return of the bond and following payment of all necessary fees.

## 2. DEFECTS AND LIABILITY BOND

**Purpose of the bond**

To provide a bond to cover for any defects and liabilities of any new public infrastructure provided by an Applicant (developer), such as roads, drainage, footpaths, riparian corridors, WSUD and public reserves.

**When is the bond required?**

The bond is payable prior to issue of subdivision, occupation or compliance certificate for the designated works.

The bond needs to clearly nominate the value of the actual works that the developer is liable for.

**What is the bond amount?**

~~The defects and liability bond is 10% of the value of the works covered by the defects liability period, with a minimum value of \$10,000.~~

The defects and liability bond is 5% of the value of the works covered by the defects liability period, with a minimum value of \$10,000 (ex gst).

The bond amount shall be determined by written evidence provided by the Applicant to Council to ascertain the amount.

**Duration and return of bonds**

The bond is held for a minimum of 12 months from the date of the release of the subdivision certificate, and until rectification of the defects are completed to Council's satisfaction.

### **3. DAMAGES BOND**

**Purpose of the bond**

To ensure any damage to existing public infrastructure resulting from development or associated works is rectified to Council's satisfaction.

The bond is required for the protection of adjacent existing Council assets during construction, such as footpaths, drainage, kerb and gutter and road pavement.

**When is the bond required?**

The bond is payable prior to issue of a construction certificate for commencement of the development.

**What is the bond amount?**

A dilapidation report of the identified infrastructure is to be submitted to Council prior to the commencement of construction to determine current state of repair. The report should identify relevant infrastructure in the vicinity of the works and a written assessment of the condition of the infrastructure, including photos and any test results.

The bond amount is calculated at 5% of the value of the developer works.

**Duration and return of bonds**

The bond is held by Council until all identified rectification works (if required) are completed to Council's satisfaction.

### **4. PERFORMANCE BOND**

**Purpose of the bond**

To provide security on works undertaken within the existing public domain, and ensure that works are constructed to an appropriate standard and in a timely fashion. In the event that a developer fails to satisfactorily complete the works, this will enable Council to utilise the performance bond to address public safety, complete the necessary works and restore public infrastructure.

**When is the bond required?**

The bond is payable prior to the issue of the construction certificate or public road activity approval.

**What is the bond amount?**

~~It is generally anticipated that the bond amount will be 5% of the value of the cost of works however where there is deemed to be a significant risk, the bond is based on 150% of the specific cost of the risk exposed works.~~

The bond is based on 150% of the specific cost of the proposed works.

The cost is based on estimates made by Council's officer, or written quote from a suitably qualified, licensed and insured contractor independent of the Applicant.

#### **Duration and return of bonds**

The bond is held by Council until the works are completed to Council's satisfaction. If the works are divided into clear stages, Council may release an appropriate percentage of the bonds, but not for the final stage.

The bond shall be returned following a written request for the return of the bond and following payment of all necessary fees.

## **5. ROLLING DEVELOPER BOND**

### **Purpose of the bond**

Council may allow a rolling bond where there is a large development entity with a project in which there are multiple stages in a development. This enables a developer to submit a consolidated security to cover each of the bonds required by this policy.

This allows for bonds to be transferred from one stage to another provided the required works have been satisfactorily completed, rather than needing to submit lodgement and/or refund applications for each bond, at the end of each stage.

This option provides a streamlined approach to managing various bonds, and may reduce administrative costs and associated bond application fees.

### **How to apply for a rolling bond?**

Any application to enter into a rolling bond arrangement will be dealt with on a case by case basis.

The Applicant will be required to enter into a formal agreement with Council that outlines how the rolling bond is managed.

The Applicant will be required to maintain a complete register of all bonds within the rolling bond agreement, and provide quarterly reports to Council on the status of existing included bonds, and upcoming proposed changes.

### **When is the bond required?**

The criteria for lodgement of bonds are outlined in Sections 1- 4 of this policy. The type of bonds incorporated into a Rolling Bond will determine when the initial security must be submitted to Council. For example if the rolling bond for a staged

development is to include required performance bonds, then the Rolling Bond must be in place prior to the issue of a Construction Certificate for stage 1.

#### **What is the bond amount?**

The value of a Rolling Bond is calculated by accumulated value of all bonds required by the policy and applicable Development Consents, as appropriate to the staging of works.

Accordingly the amount of security held under a rolling bond at any time, must be equivalent to the accumulated value of all outstanding bonds required for that development.

The value of the rolling bond may vary over the course of the development, depending on the timing and completion of stages.

#### **Duration and return of bonds**

Bonds will be returned or credited against the rolling bond in accordance with the criteria outlined in Sections 1- 4 of this policy.

## **6. GENERAL**

### **6.1 Goods and Services Tax (GST)**

[Bond amounts are to be clearly identified as to their GST status.](#)  
[Bonds are not subject to GST.](#)

### **6.2 Bank Guarantees**

A bank guarantee security provided through a bond means an irrevocable and unconditional undertaking without any expiry or end date, in favour of the Council to pay an amount or amounts of money to the Council on demand, issued by an eligible financial institution consistent with credit rating requirements detailed in Treasury Circular NSW TC 14/01 or equivalent revised version.

Council will not consider the use of mortgage securities as a form of bond.

### **7.3 Fees**

Fees are applicable for accepting and processing bond applications, as per Council's annual Fees and Charges.

\* \* \*

<b>RELEVANT LEGISLATIVE INSTRUMENTS:</b>	<i>Environmental Planning &amp; Assessment Act (1979).</i>
	<i>Environmental Planning &amp; Assessment Regulation (2000).</i>
<b>RELATED POLICIES, PLANS AND PROCEDURES:</b>	<i>Asset Handover Processes</i>
<b>RESPONSIBLE DIRECTOR:</b>	<i>Director Community Infrastructure</i>
<b>APPROVALS:</b>	<i>This policy is subject to endorsement by Council.</i>
<b>ATTACHMENTS:</b>	<i>Infrastructure Bond Lodgement Application Form</i>
	<i>Infrastructure Bond Refund Application Form</i>
<b>NEXT REVIEW DATE:</b>	<i>Month and Year</i>
<b>RECORD KEEPING NOTES:</b>	
<b>HISTORY:</b>	

<b>Issue</b>	<b>Approved by</b>	<b>Changes made</b>	<b>Date</b>
<i>1</i>	<i>Approved by Council</i>	<i>Nil</i>	<i>Inset date</i>