

Annexure A

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No:	DA23/1046
Development:	Demolition of existing structures, removal of sixteen trees and construction of multi dwelling housing for five (5) dwellings and associated landscaping and civil works
Site:	10-12 Oxley Drive, Mittagong NSW 2575, legally described as Lot 11 in Deposited Plan 522948 and Lot A in Deposited Plan 22721

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of determination: 23 January 2025

Date from which consent takes effect: Date of determination.

TERMINOLOGY

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the “applicant” means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the “site”, means the land known as 10-12 Oxley Drive, Mittagong NSW 2575, legally described as Lot 11 in Deposited Plan 522948 and Lot A in Deposited Plan 22721

The conditions of consent are as follows:

SCHEDULE 1 WITHOUT PREJUDICE CONDITIONS OF DEVELOPMENT CONSENT

ADMINISTRATION CONDITIONS**1. Development Description**

Development consent has been granted in accordance with this notice of determination for the purposes of a demolition of existing structures, removal of sixteen (16) trees and construction of multi dwelling housing for five (5) dwellings. Strata title subdivision.

Reason: *To confirm the use of the approved development.*

2. Development in Accordance with Plans and Documents

The development shall be implemented in accordance with the approved plans and supporting documents set out in the following table except where modified by any conditions of development consent.

Plan Title / Supporting Document	Reference / Version	Prepared By	Dated
General Layout	A001 Issue 05	Sh.studio	08/01/2025
Legend – Adaptable units	A002 Issue 05	Sh.studio	08/01/2025
Demolition Plan	A004 Issue 05	Sh.studio	08/01/2025
Site Plan	A006 Issue 05	Sh.studio	08/01/2025
Strata subdivision	A007 Issue 05	Sh.studio	08/01/2025
Ground Floor	A100 Issue 05	Sh.studio	08/01/2025
First Floor	A101 Issue 05	Sh.studio	08/01/2025
Roof	A102 Issue 05	Sh.studio	08/01/2025
Elevations (West and East)	A200 Issue 05	Sh.studio	08/01/2025
Elevations (South and East)	A201 Issue 05	Sh.studio	08/01/2025
Elevations (North, West & East)	A202 Issue 05	Sh.studio	08/01/2025
Sections (Cross Sections 1 and 2 and 1 and 5)	A300 Issue 05	Sh.studio	08/01/2025

Sections (Cross Sections 3 and 5 and 2, 3 and 4)	A301 Issue 05	Sh.studio	08/01/2025
Window/Door Schedule	A600 Issue 05	Sh.studio	08/01/2025
Window/Door Schedule	A601 Issue 05	Sh.studio	08/01/2025
Finishes and materials Schedule	A603 Issue 02	Sh.studio	08/01/2025
Engineering			
General Notes, Locality plan and drawings schedule	Project No. 230025 C000 Issue G	C & S Engineering Services	11/12/2024
Civil works layout plan	Project No. 230025 C101 Issue G	C & S Engineering Services	11/12/2024
Driveway profile longitudinal sections	Project No. 230025 C201 Issue C	C & S Engineering Services	06/12/2024
Construction notes and Details sheet	Project No. 230025 C301 Issue A	C & S Engineering Services /	17/06/2024
Stormwater Plans			
Cover Sheet Plan	Project No. 230025 Drawing 000 Issue F	C & S Engineering Services	18/07/2024
Stormwater Concept Plan Ground Level	Project No. 230025 Drawing 101 Issue E	C & S Engineering Services	16/10/2024
On-site detention details and calculation sheet	Project No. 230025 Drawing 107 Issue D	C & S Engineering Services	18/07/2024
Catchment plan	Project No. 230025 Drawing 108 Issue D	C & S Engineering Services	18/07/2024
Water Cycle Management Study and Music Results	Project No. 230025 Drawing 109 Issue E	C & S Engineering Services	18/07/2024
Sediment & Erosion Control Plan & Details	Project No. 230025 Drawing 112 Issue A	C & S Engineering Services	15/02/2024
Miscellaneous Details Sheet	Project No. 230025 Drawing 113 Issue A	C & S Engineering Services	15/02/2024
Landscape Plans			
Landscape plan	L001 Issue 05	Sh.studio	19/12/2024
Typical details	L002 Issue 05	Sh.studio	19/12/2024
Documents			
Arboricultural Impact Assessment prepared by NSW Trees Arboricultural Consultants reference AIA-SPROJM 10/24 Rev C			21 October 2024
Waste Management Plan prepared by Shorehouse Projects			19/10/2024
Bushfire Report prepared by Bushfire Engineering NSW			09/02/23
Cost estimate report			
Music modelling			
BASIX Certificates	1371799S_03	Illawarra Basix Solutions	8 January 2025

NatHERS Certificate	0009828369_01	Illawarra Basix Solutions	8 January 2025
BASIX Certificates	1371478S_03	Illawarra Basix Solutions	8 January 2025
NatHERS Certificate	0009828393_01	Illawarra Basix Solutions	8 January 2025
BASIX Certificates	1371801S_03	Illawarra Basix Solutions	8 January 2025
NatHERS Certificate	0009828377_01	Illawarra Basix Solutions	8 January 2025
BASIX Certificates	1371805S_03	Illawarra Basix Solutions	8 January 2025
NatHERS Certificate	0009828419_01	Illawarra Basix Solutions	8 January 2025
BASIX Certificates	1371813S_03	Illawarra Basix Solutions	8 January 2025
NatHERS Certificate	0009828401_01	Illawarra Basix Solutions	8 January 2025

Reason: *To ensure the development is carried out in accordance with the approved plans and documentation.*

3. Inconsistency between documents

In the event of any inconsistency between the conditions of this consent and the drawings/documents referred to above, the conditions of this consent shall prevail to the extent of the inconsistency.

Reason: *To ensure that the development is undertaken in accordance with the submitted plans and documents (as amended).*

4. Concurrence – Water NSW

The conditions of concurrence issued by Water NSW, Reference DAR 23038-a3 dated 13 January 2025 shall be included as conditions of this consent and must be complied with.

NOTE: The Water NSW concurrence applies to the architectural plans dated 4 December 2024 and 8 January 2025 (which are identical). Plans dated 8 January 2025 are BASIX stamped plans.

Reason: *To ensure consistency with Water NSW conditional requirements and address the administrative inconsistency to avoid the need for a modification application.*

5. Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

- (a) That the work must be carried out in accordance with the requirements of the National Construction Code.
- (b) In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be

This section does not apply –

- To the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, or
- To the erection of a temporary building, other than a temporary structure to which subsection (3) of applies.

Reason: *The condition is prescribed under Section 69 of the Environmental Planning and Assessment Regulation 2021.*

6. Erection of Signs

A sign must be erected in a prominent position on any site on which building work, is being carried out:

- (a) Showing the name, address and telephone number of the Principal Certifier (PC) for the work, and
- (b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) Stating that unauthorised entry to the work site is prohibited.

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

Note: *This condition does not apply where:*

- Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
- Crown building work certified to comply with the Building Code of Australia under Part 6 of the *Environmental Planning & Assessment Act 1979*.

Reason: *The condition is prescribed under Section 70 of the Environmental Planning and Assessment Regulation 2021.*

7. Notification of Home Building Act 1989 Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifier (PC) for the development to which the work relates (not being the council) has given the council written notice of the following information:

- (a) In the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) 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 done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in

progress so that the information notified under subclause (1) becomes out of date, further work must not be carried out unless the Principal Certifier (PC) for the development to which the work relates (not being the council) has given the council written notice of the updated information.

Reason: *The condition is prescribed under Section 69 of the Environmental Planning and Assessment Regulation 2021.*

8. Condition relating to shoring and adequacy of adjoining property

- (1) For the purposes of section 4.17(11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense—
 - (a) protect and support the 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.
- (2) The condition referred to in subclause (1) 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 that condition not applying.

Reason: *The condition is prescribed under Section 74 of the Environmental Planning and Assessment Regulation 2021.*

9. Demolition Requirements

The existing structures shall be demolished in accordance with the requirements of AS2601-2001 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the SafeWork NSW and Council's Water and Sewer Asset Protection, including:-

- (a) Protection of site workers and the general public.
- (b) Erection of hoardings where appropriate.
- (c) Asbestos removal handling and disposal where applicable by licensed contractors.
- (d) Ensuring only licensed demolition contractors are used as required pursuant to Occupational Health and Safety Legislation.
- (e) Appropriate precautions are taken in regard to lead based paints.
- (f) Water and Sewer Asset Protection

All water and sewer assets on the site or on adjacent road reserve or lands that may be affected by the demolition works are to be clearly identified on site and protected from damage. Those water and sewer protection measures are to be shown on the site plan and are to be approved by Council's Water and Sewer Planning and Development Engineer before any demolition works can commence.

- (g) Sewer Assets Temporary Disconnection or Closure

The site sanitary drainage is to be temporarily disconnected or closed off by a suitably qualified Plumber from any of Council's sewer sidelines, sewer junctions and or boundary traps that are

to be retained and reused to prevent ingress contaminants into Council's sewer mains. This work shall be sited and approved by Council's Water and Sewer Development Engineer before demolition works can commence.

Reason: *To comply with statutory requirements.*

10. Tree Removal and protection

- (a) This development consent approves the removal of trees T6 – T29 (inclusive) in accordance with the recommendations contained within the Arboricultural Impact Assessment (AIA) prepared by NSW Trees Arboricultural Consultants dated 21 October 2024.
- (b) All remaining site trees must be protected throughout construction phase in accordance with the recommendations in Part 6.0 of the AIA.
- (c) All other remaining trees to be retained on the site and neighbouring properties must comply with Australian Standards AS4970-2009 Protection of Trees on Development Sites.
- (d) Tree Protection Zones (TPZ) as per Australian Standard AS4970-2009 shall be established around all existing trees that are within proximity of any proposed works to prevent damage to the root zone and canopy of those trees.
- (e) All pruning of remaining trees must comply with Australian Standard AS4373-2007 Pruning of Amenity Trees.
- (f) Failure to prune tree/s in accordance with AS 4373-2007 Pruning of Amenity Trees is considered a breach of the Wingecarribee Shire Council policies and procedures. The use of climbing spurs to undertake specified pruning works is prohibited.
- (g) Construction of Tree Protection Zone's (TPZ) shall be completed and inspected by Council's Tree Management Team prior to the commencement of any site works.
- (h) Services that are required to pass through or within the Structural Root Zone (SRZ) of a protected tree shall be installed underground and shall be under bored with the top of the pipe at a minimum depth of 600mm below existing grade
- (i) Under the *Biodiversity Conservation Act (2016)* it is an offence to harm any protected animal in NSW. If a protected animal could be harmed in the process of removing a tree, the person undertaking the work has the responsibility of engaging an appropriately licenced ecologist or wildlife carer prior to the works commencing.
- (j) If damage of any sort should occur to any protected trees/vegetation within the development, contact shall be made with Council's Tree Management Team on 02 4868 0888 to determine what remedial action should be taken.
- (k) The approved works shall be executed to comply with the NSW Work Cover Code of Practice – Amenity Tree Industry 1998 No.034.
- (l) All vegetative waste is to be mulched using a commercial mulcher and either be directed to a waste facility that is licensed to accept the waste, reused for landscaping purposes on site or used as per the NSW Environmental Protection Authority's Mulch Exemption 2016. The burning of tree waste or materials on site is prohibited.

Reason: *To ensure tree removal is carried out in accordance with approved plans and protected trees are unharmed during construction.*

11. Compliance with Relevant Legislation

All plumbing and drainage shall comply with the requirements of Australian Standard AS3500 "National Plumbing and Drainage Code" and the relevant New South Wales Amendments.

The following conditions shall be complied with in accordance with the Environmental Planning & Assessment Act 1979 and Regulation 2021 and the Local Government Act 1993 and associated Regulations and are preconditions of any Occupation Certificate being issued for the subject development.

12. Sanitary Plumbing And Drainage

All Plumbing and Drainage work shall comply with the provisions of the Plumbing Code of Australia.

Plumbing and Drainage shall comply with the provisions of the Plumbing and Drainage Act 2011 and Plumbing and Drainage Regulation 2017.

Note: The Plumbing and Drainage Act 2011 requires each Plumber and Drainer that works on the development to submit the following information to the Wingecarribee Shire Council:

- Notice of Work (NoW);
- Sewer Service Diagram (SSD);
- Certificate of Compliance (CoC).

13. Compliance with requirements of Endeavour Energy

The proposal is to comply with the conditional requirements of Endeavour Energy as outlined in their concurrence response CNR-53821 dated 12/11/2024.

Reason: *To ensure compliance with the conditional requirements of Endeavour Energy.*

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

14. Amended architectural plans

Prior to the issue of a Construction Certificate, the Certifier shall be satisfied that the approved plans listed in Condition 2 above, have been amended in accordance with the requirements of this condition as well as other conditions of this Development Consent:

- (a) Dwelling 1 shall be amended to provide a continuous path of travel from the street frontage (Vernon Street) to the dwelling entry in accordance with Clause 3.3.2 of AS4299.
- (b) Drawing A601 Issue 05 dated 4/12/24 Window/Door Schedule shall be amended to include reference to SK06 (above void), SK07 (living room) and SK08 (dining room) within Dwelling 4 being 800mm x 1600mm in dimension of the surface area of the skylight.
- (c) The drainage plans and architectural plans are to be amended to reflect the approved BASIX Certificate including the provision of rainwater tanks associated with the dwellings as follows:
 - i. Dwelling 1 with a 1,250 Litres rainwater tank
 - ii. Dwelling 2 with a 1,500 Litres rainwater tank
 - iii. Dwelling 3 with a 750 Litres rainwater tank
 - iv. Dwelling 4 with a 2,000 Litres rainwater tank
 - v. Dwelling 5 with a 1,500 Litres rainwater tank
- (d) A hot water system in the development: solar (gas-boosted) system with a performance of 6 stars that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating

Amendment Regulations 2005 (No. 2)) shall be shown on the approved architectural plans for each dwelling referenced in Condition 2.

Reason: *To ensure that the development is in accordance with the Development Consent. To achieve consistency with the submitted BASIX Certificate commitments and ensure the NatHERS Certificate reflects the development shown on the architectural plans.*

15. Swimming Pool Demolition and fill

(a) Fencing Retention:

- (i) The existing swimming pool fencing must be retained and maintained in accordance with AS 1926.1-2012 until the swimming pool has been emptied of water and rendered incapable of holding water.
- (ii) Following the demolition of the swimming pool, temporary fencing compliant with AS 1926.1-2012 must be erected around the excavated area until such time as the pool void is filled.
- (iii) Establish and maintain a suitable clearance in and around the existing swimming pool fence during demolition and construction works on the subject property, whether or not the swimming pool is operational

(b) Pool Demolition and Fill:

- (i) Prior to the commencement of demolition works, a detailed methodology for the demolition of the swimming pool, including dewatering and disposal of pool water, must be submitted to and approved by the Principal Certifying Authority (PCA). This methodology must address:
 - Safe isolation and disconnection of pool equipment and services.
 - Measures to prevent sediment runoff and pollution during dewatering.
 - Appropriate disposal of pool water in accordance with relevant regulations.
- (ii) The pool void shall be filled with clean, compacted fill material free from organic matter, debris, and contaminants.
- (iii) The fill material must be consistent with the requirements of AS 3798-2007 "Guidelines on Earthworks for Commercial and Residential Developments" and any relevant local council or environmental regulations.
- (iv) A compaction certificate prepared by a suitably qualified geotechnical engineer certifying the compaction of the fill material must be submitted to the PCA prior to the removal of the temporary fencing.

(c) Documentation:

- (i) Details of the proposed fill material, including its source, type, and compaction levels, must be submitted to and approved by the PCA prior to the commencement of filling works.
- (ii) All works must be carried out in accordance with the approved methodology and relevant Australian Standards.

Reason: *To ensure public safety during demolition and site remediation works, and to ensure the site is left in a safe and stable condition.*

16. Asbestos

Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.

Reason: *Statutory requirement.*

17. Compliance with Australian Standards.

The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: *To ensure compliance with the Australian Standards.*

18. Long Service Levy Payments

The payment of a long service levy as required under Part 5 of the *Building and Construction Industry Long Service Payments Act 1986*, in respect to this building work, and in this regard, proof that the levy has been paid, is to be submitted to Council prior to the issue of a Construction Certificate.

Council acts as an agent for the Long Services Payment Corporation and the levy may be paid at Council's Office.

Reason: *Statutory requirement*

19. Network Connection – Endeavour Energy

Prior to the issue of a Construction Certificate, an appropriate application will need to be submitted to Endeavour Energy based on the maximum demand for electricity for connection of load.

Reason: *To ensure ongoing compliance*

20. Section 68 Local Government Act 1993 Approvals

Prior to the issue of a Construction Certificate, an application under section 68 of the *Local Government Act 1993* shall be made to, and issued by, Wingecarribee Shire Council, for the following approvals:

- Carry out water supply
- Carry out sewerage works
- Carry out stormwater drainage works.

Reason: *A requirement under the provisions of the Local Government Act 1993.*

21. Approval Required for Work within Road Reserve - Section 138 Roads Act 1993

Where works are proposed within the road reserve, the Developer must obtain approval from Council (as the Roads Authority and / or as required under Section 138 of the *Roads Act 1993*) prior to the issue of the Construction Certificate. Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to Council in order to obtain the Section 138 approval:

- A copy of approved design plans related to the development and proposed works to be undertaken.

- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "Traffic Control at Work Sites". Warning and protective devices shall comply with the provisions of AS1742.3 - 2002 Traffic Control Devices for Works on Roads. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, a copy of which is to be submitted with the plan.
- Insurance details - Public Liability Insurance to an amount of \$20 million, to be held by applicant / contractor undertaking the works.

Advice: *Where works are required within a Classified Road, the Developer must obtain the concurrence and / or the approval of the Roads and Traffic Authority for engineering design plans, Traffic Control Plans and approvals under Section 138 of the Roads Act 1993.*

Reason: *Statutory requirement.*

22. Vehicular Access

Detailed design of the driveway and crossover shall be in accordance with Standard Drawing no SD107 and SD123 or as otherwise approved by Council prior to the issue of the Section 138 and Construction Certificate.

The standard concrete vehicular gutter layback and concrete footpath crossing shall be 5.5m for common driveway and 3.1m for Dwelling 4 metres wide at the property boundary and across the road reserve.

Reason: *To comply with Council's Engineering Specifications and Drawings.*

23. Developer to provide photos of damage to Council property

The developer must provide Council and the Principal Certifier (PC) with photos of any damage of Council property adjoining the development prior to the issue of the Construction Certificate.

Photos should include any damage to footpaths, road furniture, landscaping/trees, drainage, water, sewer, kerb and gutter and road pavement and the like.

Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the developer/owners/proponents expense.

The construction supervisor is responsible to ensure that all contractors, sub-contractors, and delivery trucks use a designated access point to prevent damage to Council's property. Repairs to damaged Council property are to be carried out by the contractor/builder to Council's specification and supervision prior to issue of any Occupation Certificate or Subdivision Certificate (as applicable).

Reason: *To ensure that Council's assets are protected.*

24. Section 7.11 Contributions (formerly Section 94)

Under Section 7.11 of the *Environmental Planning and Assessment Act 1979* (as amended), Council has satisfactorily determined that Development Contributions are applicable to this development consent, as the development is likely to require the provision of, or increase the demand for, public amenities and public services within the Wingecarribee Local Government Area.

The following Wingecarribee Shire Council Section 94 Developer Contributions Plans are applicable to the development:

- Roads & Traffic Management Facilities
- Resource Recovery Centre 2009
- Central Library Facility
- Section 94 Administration 2011 to 2031
- Open Space & Recreation Facilities

A "Developer Charges - Notice of Payment" is attached to the back of this consent, and outlines monetary contributions and unit rates applicable at the time of issue of this consent. The contributions listed in the Notice of Payment must be paid prior to the issue of the Construction Certificate.

All contributions are indexed quarterly in accordance with upward movements in the Consumer Price Index (All Groups, Sydney) as published by the Australian Bureau of Statistics (www.abs.gov.au <<http://www.abs.gov.au>>); Section 210 of the *Environmental Planning and Assessment Regulation 2021*; and Council's Developer Contributions Plans.

Note: *Copies of the Contributions Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website www.wsc.nsw.gov.au <<http://www.wsc.nsw.gov.au>>.*

Note: *Payment of the attached contributions is to be by BANK CHEQUE OR CASH and is to be accompanied by the attached sheet entitled "Notice of Payment - Developer Charges & Section 94". Should the Applicant pay by personal or company cheque the plans subject to this approval will not be available for collection until such time as the cheque has been honoured (i.e. a minimum of 10 days).*

Reason: *To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments.*

25. Water Management Act - Certificate of Compliance

A Certificate of Compliance under Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000* shall be obtained **prior to the issue of Construction Certificate**.

Note: *Section 64 of the Local Government Act 1993 authorises Council to issue Certificates of Compliance under Section 306 of the Water Management Act 2000. Section 64 of the Local Government Act 1993 also authorises Council to impose pre-conditions to the issuing of Certificates of Compliance.*

As a precondition to the issuing of a Certificate of Compliance Council requires the payment of Developer Charges **prior to the issue of Construction Certificate** as prescribed by Wingecarribee Shire Council's Development Servicing Plans:

- Water Supply Development Servicing Plan;
- Sewerage Development Servicing Plan; and
- Stormwater Development Servicing Plan.

A developer Charges - Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent.

The water, sewer and stormwater headworks levies are indexed quarterly in accordance with upward movements in the Consumer Price Index (All Groups, Sydney) as published by the Australian Bureau of Statistics (www.abs.gov.au <<http://www.abs.gov.au>>); and Council's Development Servicing Plans.

Copies of Development Servicing Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website www.wsc.nsw.gov.au <<http://www.wsc.nsw.gov.au>>.

The Water and Sewerage Development Servicing Plans (DSP's) were adopted by Council and came into effect on 15 September 2017. The Stormwater DSP was adopted on 9 November 2010 and came into effect on 8 December 2010. The current charges under these Plans are listed as follows:

CPI Period	Water DSP	Sewer DSP	Stormwater DSP
	\$40,085.18	\$38,861.15	\$1,268.46
Note: The charges shown above are amounts applicable during the stated time period. These amounts will be subject to adjustment quarterly in accordance with upward movements in the Consumer Price Index (CPI) once they become operational. The CPI is published quarterly by the Australian Bureau of Statistics, www.abs.gov.au < http://www.abs.gov.au >.			

Should new DSP's be prepared, it is possible that the charges may increase significantly. Draft DSP's must be advertised by Council for a period of 30 days prior to adoption.

Note: *Payment of the above charges is to be by BANK CHEQUE OR CASH and is to be accompanied by the attached sheet entitled "Notice of Payment - Developer Charges & Section 94". Should the Applicant pay by personal or company cheque the plans subject to this approval will not be available for collection until such time as the cheque has been honoured (i.e., a minimum of 10 days).*

Compliance Certificate

Compliance Certificate fees, in accordance with Council's Revenue Policy are as follows and shall be paid prior to the issue of the Construction Certificate:-

Water \$255.00 + Sewer \$255.00 + Stormwater \$255.00 = \$765.00

Prior to final release, you will need to contact Council's Infrastructure Services Division for an inspection to ensure that Council will accept the infrastructure constructed. In response the Manager of Water and Sewer will specify requirements which will have to be met.

In the case of other forms of development, the Construction Certificate will not be issued until the *Water Management Act 2000* charges have been paid and/or secured.

Reason: *To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments.*

26. Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan shall be prepared in accordance with "Landcom's Blue Book" for sedimentation and erosion control plan by a suitably qualified person, and approved by Council prior to issue of the Construction Certificate.

The Erosion and Sediment Control Plan shall include scaled drawings and detailed specifications which can be referred to onsite by project management staff or project construction supervisor. Items to be shown on the Plan shall include:

- (a) Locality of the site, a north point and scale.
- (b) Existing contours of the site including catchment area boundaries and indications of direction

- (c) Location of and basic description of existing vegetation.
- (d) Diversion of uncontaminated up-slope run-off around the disturbed sites.
- (e) Location of significant natural areas requiring special planning or management including waters, floodplains, seasonally wet areas, areas prone to ponding/water logging, unstable slopes etc.
- (f) Nature and extent of earthworks, including cut and fill roadworks.
- (g) Location of all soil and material stockpiles.
- (h) Location of site access, proposed roads and other impervious areas.
- (i) Existing and proposed drainage patterns.
- (j) Location and type of proposed erosion and sediment control measures.
- (k) Site rehabilitation proposals, including final contours.
- (l) Time of placement of sediment controls.
- (m) Staging of works and how the plan is to be implemented for each stage or activity on site.
- (n) Maintenance schedule.

Reason: *To minimise soil erosion and sediment movement during construction.*

27. Construction Management Plan

To undertake development works including demolition, earthworks and construction a Construction Management Plan (CMP) is required to be submitted and approved by Council prior to issue of the Subdivision Works Certificate. The CMP shall indicate measures to be implemented to protect the environment as well as public health, safety and convenience. The CMP must include the following:

- (a) Details of site security;
- (b) Off-street parking for employees, contractors and sub-contractors.
- (c) Site access for construction vehicles and equipment purposes.
- (d) Public safety in the use of roads and footpaths where development activities adjoin such facilities.
- (e) The storage and removal, on a regular frequency, of builder's rubble and waste by trade waste contractors.
- (f) Provision for loading and unloading materials;
- (g) Location of all building materials, structures, plant and equipment to be stored or placed within the construction site;
- (h) How materials are to be loaded/unloaded and potential impact on Council infrastructure (including but not limited to footpaths and street trees)
- (i) Public risk policies and management for all contractors' employees using or gaining access over public footpaths and roads.

- (j) External lighting and security alarms proposed for the construction site.
- (k) Firefighting measures to be available on site during development and construction.
- (l) Sanitary amenities proposed on site during development and construction.
- (m) Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site;
- (n) Details of management of storm water run-off and the propose sediment and erosion control measures including the location of any rubble grids;
- (o) Details of any air and dust management;
- (p) Details of noise and vibration controls;
- (q) Anticipated staging and duration of works
- (r) Provision of Traffic Management Plan (TMP) and Traffic Control Plans (TMP)
- (s) Detail trees being retained on and adjacent the site

Reason: *To ensure the safety, amenity and protection of public infrastructure and the environment.*

28. Stormwater - Control of Peak Discharge

Prior to the issue of the Construction Certificate, adequate and suitable infrastructure shall be provided to ensure the peak discharge from the site is no greater than the pre-developed peak discharge. This infrastructure shall be designed in accordance with Council's Engineering Policies. Calculations to demonstrate that the post-development peak discharge will not exceed the pre-development peak discharge shall be provided with the application for a Construction Certificate.

Any stormwater temporarily stored onsite shall be done in a manner that does not jeopardise public safety. In this regard the development shall provide a risk assessment with the Construction Certificate documentation.

Reason: *To ensure the peak discharge from the site is no greater than the pre-developed peak discharge.*

29. Detailed Stormwater Drainage System Design

Prior to the issue of the Construction Certificate, a detailed storm water hydraulic drainage plan for the disposal of storm water from the site, prepared in accordance with Council's Design Standards shall be submitted to Council and approved by Council's Development Engineer.

Should any changes be required to the approved storm water drainage plan, the amended design shall achieve equivalent performance standards in accordance with Design Specifications.

Note: *Construction Certificate Approval does not include approval for works external to the property or civil works.*

Where the proposed design extends beyond the property boundary, separate approval under Section 138 of the *Roads Act 1993*, must be obtained from Council prior to the commencement of works.

The applicant is advised to contact Council for clarification of proposed works for which approval under Section 138 of the *Roads Act 1993* applies.

Reason: *To ensure adequate storm water management.*

30. Waste Management Plan

A Waste Management Plan shall be completed and submitted to Council for approval, prior to the issue of the Construction Certificate for the development.

Requirements of the approved Waste Management Plan shall be complied with during site preparation and throughout demolition and construction. Waste management and its storage must not pose a threat to public health or the environment.

Reason: *To minimise the amount of waste going to landfill.*

31. Car Parking Allocation

Car parking within the development shall be allocated as follows:

Residential car spaces	Ten (10)
Visitor spaces	Two (2)
Total spaces	Twelve (12)

The design of all car parking areas must comply with the dimensional and locational requirements of AS2890.1 – 2004 unless otherwise specified below.

Visitor spaces shall only to be used by persons visiting residents of the property or persons with legitimate legal reason to be upon the land. Access to visitor parking shall not be restricted without development approval.

The car parking shall be dedicated for the use of the corresponding dwellings based on bedroom numbers as approved and cannot be sold separately.

Reason: *To ensure equity of access and appropriate facilities are available for people with disabilities in accordance with federal legislation.*

32. Adaptable dwellings

Prior to the issue of any Construction Certificate, the Certifier shall be satisfied that the nominated adaptable units nominated in the development application, Dwellings 1 and 5 are designed as Class C Adaptable Housing in accordance with the provisions of Australian Standard AS4299-1995: Adaptable Housing and a notice placed on the power box identifying these units as adaptable.

Evidence from an appropriately qualified professional demonstrating compliance with this standard is to be submitted to and approved by the Certifier prior to the issue of any Construction Certificate.

Reason: *To ensure adaptability of units for disabled access.*

33. Lighting Design - Internal Driveway and Carparking

Prior to the issue of a Construction Certificate, lighting design plans are to be submitted to Council for approval. Lighting is to be provided to the internal driveway and car parking area in accordance with AS/NZS 1158.3.1 *Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.

Reason: *To ensure appropriate design is undertaken*

34. Energy Service Provider Requirements

The provision of underground electricity to service the development in accordance with the requirements of the Energy Service Provider. The Developer shall submit to Council documentary evidence from the Energy Service Provider qualifying that the requirements of that provider have been obtained. The requirements of the supply authority will need to be met prior to the issue of the Strata Subdivision Certificate.

Reason: *To ensure appropriate infrastructure is provided to the development.*

35. Lot consolidation

Prior to issue of any Construction Certificate, the Applicant must consolidate the existing lots (Lot aa DP 522948 and Lot A DP 22721) which will form the development site into a single lot. Evidence of lot consolidation, in the form of a plan registered with NSW Land Registry Services, must be submitted to the Certifier prior to the issue of any Construction Certificate.

Reason: *To ensure that the legal property description is consistent with the proposed site layout and that continuous structures will not be placed across separate lots.*

36. Compliance with BASIX Certificate

Prior to the issue of any Construction Certificate, the Certifier shall be satisfied that all commitments listed in the approved BASIX Certificate (referred to under Condition 2) are detailed on the plans forming the Construction Certificate.

Reason: *Statutory requirement.*

37. Tree Management Plan

A dedicated and detailed Tree Management & Protection Plan is to be prepared by a minimum AQF Level 5 consulting Arborist which provides clear details and guidance as to how existing trees to be retained are to be protected during demolition and construction. This is to take into consideration all trees on site, within the neighbouring allotments and street verge which may be affected by the proposed construction works. This document is to be prepared prior to the issue of Construction Certificate.

Reason: *To ensure the preservation and health of existing trees during construction.*

38. Amended Landscape Plan

Prior to the issue of a Construction Certificate an amended landscape plan prepared by a qualified landscape architects (need to confirm qualifications or author of Landscape Plans L001/5 and L002/5) at a minimum scale of 1:100 shall be submitted to Council for approval and endorsement. The plans shall include the following details:

- a) A scaled drawing showing the overall layout of the proposed landscape design, including hardscape and softscape elements.
- b) Detailed layout of plant locations, including species, size, and spacing. The species should be consistent with the landscape plan referenced in condition 2.
- c) List of all plant species used, including their common and scientific names, size at maturity, and cultural requirements.
- d) Location, size, and type of grass or ground cover.
- e) Shape, size, and location of garden beds, including soil preparation and amendments.
- f) Layout of irrigation lines, sprinkler heads, and other components.
- g) Location and type of outdoor lighting fixtures.

- h) Design for managing stormwater runoff and preventing erosion.
- i) Cross-sections and details for hardscape elements like walls, fences, patios, and steps.
- j) List of all materials used in the landscape, including their specifications and quantities.
- k) Incorporate sustainable practices like water conservation, native plant selection, and permeable surfaces.
- l) Ensure the landscape associated with Dwellings 1 and 5 is accessible to people with disabilities.
- m) Maintenance plan including recommendations for ongoing care and maintenance of the landscape.
- n) Show trees being retained on and adjacent the site.

Reason: To ensure adequate landscaping of the site.

39. Stormwater pipe relocation within easement

The existing stormwater pipe within the easement shall be relocated to a central position in accordance with Council's Engineering Design Specification D09, which states that "drainage lines shall generally be located centrally within easements. The relocation works shall be undertaken by a licensed plumber and comply with all relevant Australian Standards and plumbing regulations.

Prior to the commencement of any works, detailed plans showing the proposed location of the relocated stormwater pipe, including depths, gradients, and connections, shall be submitted to and approved by the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate.

The plans shall also demonstrate compliance with any other relevant requirements of Council's Engineering Design Specification D09, including minimum clearances from other services and structures within the easement.

Reason: *To ensure the stormwater drainage system complies with Council's Engineering Design Specification and allows for adequate access and maintenance within the easement.*

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK

40. Construction Certificate

No work shall commence until a:

- (a) Construction Certificate is obtained from either the Wingecarribee Shire Council or an Registered Certifier; and
- (b) Construction Certificate lodged with Council obtained from a Registered Certifier (together with associated plans and documents) - a fee applies for this service.

Reason *Statutory requirement.*

41. Appointment of Principal Certifier (PC)

No work shall commence in connection with this Development Consent until:

- (a) A Construction certificate for the building work has been issued by:
 - (i) the consent authority; or
 - (ii) a Principal Certifier (PC); and
- (b) the person having the benefit of the development consent has:
 - (i) appointed a Principal Certifier (PC) for the building work, and

- (ii) notified the Principal Certifier (PC) that the person will carry out the building work as an owner-builder, if that is the case, and
- (b1) the Principal Certifier (PC) has, no later than 2 days before the building work commences:
 - (i) notified the Council of his or her appointment, and
 - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (b2) the person having the benefit of the development consent, if not carrying out the work as an owner builder, has:
 - (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - (ii) notified the Principal Certifier (PC) of such appointment, and
 - (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- (c) the person having the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.

Reason: *To ensure that there is certainty as to the consent applying to the land.*

42. Notice of Commencement

No work shall commence until a notice of commencement form has been submitted (form will be attached with issue of a Construction Certificate or Subdivision Works Certificate or available from Council's website), giving the Principal Certifier (PC):

- (a) Not less than two (2) days' notice of the date on which it is proposed to commence work associated with this Development Consent.
- (b) Details of the appointment of a Principal Certifier (PC) (either Wingecarribee Council or another Registered Certifier).
- (c) Details of the Principal Contractor or Owner Builder:
 - Name
 - Builders Licence Number or Owner Builder Permit Number
 - Principal Contractor Company Name
 - Principal Contractor ABN
 - Address of Principal Contractor or Owner Builder
 - Email Address
- (d) Copy of the HBCF Insurance Certificate (if residential building works exceed \$20,000) or Owner Builder Permit.
- (e) Details demonstrating compliance with development consent conditions relevant prior to commencement of the development been satisfied.

Reason: *Statutory requirement.*

43. Set Out Survey

The development shall be set out by a Registered Land Surveyor to ensure the correct location

Reason: *To ensure compliance with the approved plans.*

44. Erosion and Sediment Control Plan

To minimise soil erosion and sediment movement during construction, the following measures shall be implemented:-

- (a) Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside the worksite boundaries.
- (b) Topsoil stripped from the construction site shall be stockpiled and protected from erosion until re-use during landscaping. Soil is to be retained within the property.
- (c) Stockpiles of construction and landscaping materials, and of site debris shall be located clear of drainage lines and in such a position that they are protected from erosion and do not encroach upon any footpath, nature strip or roadway.
- (d) Final site spoil shall be disposed of to conform to the specifications and standards quoted and to any conditions of approval of those measures and must comply with any relevant NSW Department of Planning and Environment requirements.
- (e) Trenches shall be backfilled, capped with topsoil and compacted to a level at least 75mm above adjoining ground level.
- (f) Vehicular access shall be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where sediment is deposited on adjoining roadways the same shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
- (g) All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for more than 14 days or such other period as may be approved after earthworks cease. All driveways and parking areas shall be stabilised with compacted sub-grade as soon as possible after their formation.

Reason: *To minimise soil erosion and sediment movement during construction*

45. Appointment of a Project Arborist

A Project Arborist with minimum AQF Level 5 arboricultural qualifications is to be engaged to certify tree protection measures at key stages of the development as detailed in the Tree Management Plan (C35).

Reason: *To ensure the protection of trees during development.*

46. Tree Protection

Tree protection measures must be installed prior to the commencement of any earthworks, demolition, excavation, or construction works in accordance with Recommendations of the submitted AIA. Tree protection measures are to be certified by the Project Arborist.

Reason: *To ensure protected vegetation is not damaged during construction.*

47. Approved plans to be available on site

Endorsed Council approved plans, specifications, documentation and the consent shall be made available on site at all times during construction.

Reason: *To ensure compliance with approved plans*

48. Building Materials & Colour Scheme

The use of Zinalume, galvanised iron, stainless steel, unetched zinc or copper is not permitted.

New external building materials and colours shall be recessive in the surrounding landscape as required by Councils Development Control Plan.

Reason: *To ensure that the new building is visually compatible with the existing environment.*

49. Imported 'Waste-derived' Fill Material

The only waste derived fill material that may be received at the development site is:

- Virgin excavated natural material (VENM) within the meaning of the *Protection of the Environment Operations Act 1997* (POEO); or
- Any other waste-derived material the subject of a resource recovery exemption under clauses 91 & 92 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material

Note: *Any waste-derived fill material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifier (PC).*

The application of waste-derived material to land is an activity that may require a licence under the *Protection of the Environment Operations Act 1997*. However, a licence is not required if the only material applied to land is virgin excavated natural material or waste-derived material that is the subject of a resource recovery exemption under clauses 91 & 92 of the *Protection of the Environment Operations (Waste) Regulation 2014*.

Resource recovery exemptions are available on the NSW EPA website at <http://www.epa.nsw.gov.au/waste/>.

Reason: *To ensure that imported fill is of an acceptable standard for environmental protection purposes.*

50. Ground Levels

Natural ground levels shall not be altered or adjusted other than shown on the approved plans or where varied by the conditions of consent without the prior consent of Council.

Finished ground levels shall be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to an approved storm water drainage system.

Reason: *To ensure that natural drainage of the property and adjoining properties is not affected.*

51. Retaining Walls and Drainage

If the soil conditions require it:

- (a) Retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided, and
- (b) Adequate provision shall be made for drainage.
- (c) Any retaining walls which do not comply with the exempt development standards outlined in the *State Environmental Planning Policy (Exempt and Complying Codes) 2008*, are subject to a separate approval prior to the construction of the retaining wall.

Reason: *To ensure that soil is appropriate retained.*

52. Vehicular Access Point - Construction and Delivery Vehicles

A suitable entry point shall be nominated on site and utilised by construction and delivery vehicles. This entry point is to be located so that the possibility of damage to Council's property is minimised during construction. The access point shall be surfaced with all-weather materials of a minimum of 40mm in size. Ballast or crushed gravel (minimum of 40mm rock) for the full width of the kerb from the edge of the road to the property boundary.

Reason: *To reduce the possibility of damage to public property.*

53. Damage to Adjoining Properties

All precautions shall be taken to prevent any damage likely to be sustained to adjoining properties. Where damage occurs to adjoining property all necessary repair or suitable agreement for necessary repairs shall be undertaken by the applicant in consultation with, and with the consent of, the affected property owner.

Reason: *Structural safety.*

54. Prevention of Nuisance

All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from windblown dust, debris and noise during the demolition, excavation and building works.

Reason: *Health and amenity.*

55. Approved Hours of Construction/Demolition

Construction and demolition activities shall be limited to the following hours:

DAY	HOURS
Monday to Saturday	7:00am to 5:00pm
Sunday	Nil
Public Holidays	Nil

Reason: *To ensure that the amenity of the surrounding area is not compromised as a result of the construction of the proposal.*

Note: *Any variation to these hours shall require Council consent via the lodgment of an application under section 4.55 of the Environmental Planning and Assessment Act 1979.*

56. Building Operations

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the storm water drainage system.

Reason: *To ensure that building materials are not washed into storm water drains.*

57. Maintenance of the Site

All materials and equipment shall be stored wholly within the work site.

Waste materials (including excavation, demolition and construction waste materials) shall be managed on the site and then disposed of at a waste management facility.

Any run-off and erosion control measures required shall be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

During construction:

- (a) all vehicles entering or leaving the site shall have their loads covered, and
- (b) all vehicles, before leaving the site, shall be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

At the completion of the works, the work site shall be left clear of waste and debris.

Reason: *Environmental amenity.*

58. Storage of Building Materials, Plant and Equipment

All building materials, plant and equipment are to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.

No storage, or placing of any building materials to occur on adjacent public roads or footpath areas in association with the construction, maintenance or use of the development or site.

Reason: *To ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.*

59. Temporary Onsite Toilet

Toilet facilities shall be available or provided at the work site prior to the commencement of works and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet shall:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

Reason: *To ensure that there are appropriate facilities on-site for construction workers.*

60. Waste Management

The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle shall be emptied periodically to reduce the potential for rubbish to leave the site.

Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

Reason: *To ensure that all wastes generated from the construction of the development are contained on the site.*

61. Stormwater - Construction

The applicant shall provide adequate storm water drainage infrastructure (pits/pipes/open channels/detention storage) for the conveyance of storm water passing through the site from upstream, and sourced from the development to a discharge outlet to be approved by Council. The point of discharge shall be clearly depicted and the legal right to discharge at that point to be justified. Status of the point of discharge is to be made clear (i.e. provision of drainage easements).

Reason: *To assist in the prevention of erosion of the site from storm water.*

62. Stormwater - Discharge

All stormwater runoff from the development shall be collected within the property and discharged to an approved stormwater management system.

Reason: *To ensure that stormwater is appropriately disposed of.*

63. Erosion and Sediment Control Plan Compliance

All site works shall be carried out in accordance with the approved Erosion and Sediment Control Plan. Implementation of the Erosion and Sediment Control Plan shall be supervised by personnel with appropriate qualification and experience in erosion and sediment control.

Note: In the event of non-compliance with the approved plan, Council Officers have the ability to issue Penalty Notices, being an on the spot fine and/ or orders.

Reason: *To ensure that the environment is protected*

64. Fulfilment of BASIX commitments

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled -

- BASIX development,
- BASIX optional development, if the development application was accompanied by a BASIX certificate.

Reason: Statutory requirement.

65. Tree Protection.

All tree protection works including installation of any fencing is to be undertaken and certified by the Project Arborist prior to the commencement any demolition, site clearing or site preparation works on site.

Reason: *All tree protection works including installation of any fencing is to be undertaken prior to the commencement any demolition, site clearing or site preparation works on site.*

66. Tree Protection Fencing.

All protective fencing and signage around TPZs must be located in accordance with AS4970: Protection of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings.

Reason: *To ensure tree protection fencing is suitable and fit for purpose to maintain tree protection zones.*

67. Engineering Inspections by Council

24 hours prior to the covering of the following works, Council shall be notified by the licensed builder, owner builder or licensed plumber/drainer that the following works are ready for inspection:

- a) Works in relation to road reserves, footpath, kerb and gutter, road shoulder and drainage within public lands or road reserves.
- b) Final inspection of footpath, driveway, stormwater and utility construction works within the road reserve.

Note: *The subject building is not to be occupied until an Interim or Final Occupation Certificate is issued.*

Note: *An accredited certifier may not be substituted for Council in respect of these inspections, as Council remains the sole responsible authority for these matters.*

Reason: *Statutory requirement.*

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

68. Occupation Certificate

In accordance with Section 6.9 of the *Environmental Planning and Assessment Act 1979*, an application for an Occupation Certificate, shall be made on completion of the works and the relevant application fee paid. All works specified in the development consent and approved Construction Certificate plans shall be completed and all development consent conditions complied with prior to the issue of the Occupation Certificate.

The Principal Certifier (PC) is required to be satisfied, amongst other things, that:

- All required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- Any preconditions to the issue of the certificate required by a development consent have been met.

Reason: *To comply with the provisions of the Environmental Planning and Assessment Act 1979*

Note: *A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of Section 6.10 of the Environmental Planning and Assessment Act 1979 unless an Occupation Certificate has been issued in relation to the*

69. Smoke Alarms

A Compliance Certificate certifying the installation of smoke alarms shall be provided to Council prior to the issue of the Occupation Certificate.

Reason: *To ensure compliance in accordance with Australian Standard AS 3786 Smoke Alarms and NCC requirements.*

Advice: *Where there is more than 1 alarm to be installed, the certificate shall state that the alarms have been interconnected*

70. Stormwater Drainage

Prior to the issue of the Occupation Certificate:

- (a) Any regraded areas shall be free draining, away from the dwelling, and shall not concentrate surface water onto adjoining properties.
- (b) Stormwater drainage works shall be carried out in accordance with the requirements outlined in the Section 68 approval.

Reason: *To comply with legislation.*

71. Section 68 Local Government Act Final

The applicant is to ensure that the works associated with the Section 68 approval for this development be completed and inspected by Council prior to the issuing of any Occupation Certificate.

Reason: *To ensure that the development is completed as per this consent and the approved plans.*

72. Section 138 Roads Act Final

The applicant is to ensure that the works associated with the Section 138 approval for this development be completed and inspected by Council prior to the issuing of any Occupation Certificate.

Reason: *To ensure that the development is completed as per this consent and the approved plans.*

73. Identification Survey

An identification survey prepared by a Registered Land Surveyor shall be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate to demonstrate that all buildings and structures have been constructed entirely within the allotment boundary and in accordance with the approved plans.

Reason *To ensure compliance with the approved plans.*

74. Council Property

The applicant shall rectify any damage to Council property (including footpaths, road furniture, landscaping/trees, drainage, water, sewer, kerb and gutter, road pavement and the like) as a result of the development, prior to the issue of any Occupation Certificate at no cost to Council.

75. BASIX Commitments

Pursuant to Section 75 of the *Environmental Planning & Assessment Regulation 2021*, it is a condition of this consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled prior to the issue of an Occupation Certificate.

In this condition:

- (a) Relevant BASIX Certificate means:
 - (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under Section 4.55 of the *Environmental Planning and Assessment Act 1979*, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- (b) BASIX Certificate has the meaning given to that term in the *Environmental Planning & Assessment Regulation 2021*.

Reason: *To ensure that all of the commitments of BASIX Certificate have been met.*

76. Construction of Water Service

An appropriately sized water service shall be installed to the development by Council at the applicant's cost prior to the issue of the Occupation Certificate. Council's application form shall be completed by the Developer and the appropriate fee paid.

Advice: *A water meter should be installed prior to construction commencing.*

Reason: *To ensure that the development is serviced.*

77. Construction of Water Service

The two existing water services servicing numbers 10 and 12 shall be disconnected/disused by Council at the applicants expense prior to the issue of Occupation Certificate. Council's application form shall be completed by the developer and the appropriate fee paid.

Reason: *to ensure existing redundant water services do not remain.*

78. Council Property

The applicant shall rectify any damage to Council property (including footpaths, road furniture, landscaping/trees, drainage, water, sewer, kerb and gutter, road pavement and the like) as a result of the development, prior to the issue of any Occupation Certificate at no cost to Council.

Reason: *To ensure that Councils assets are protected*

79. House Numbering

A street house number being 75mm on house and no less than 42mm on mailbox or rural address number (allocated by Council), shall be prominently displayed so that it is visible from the street/road prior to issue of the Occupation Certificate.

Reason: *To ensure that the property is easily identifiable.*

80. Street Trees

Prior to the issue of the Occupation Certificate, a street tree selected in accordance with Council's Urban Street Tree Masterplan and as detailed on the Amended Landscape Plan (C36) shall be planted within the adjoining footpath / roadside verge to the satisfaction of Council.

Reason: *To ensure that the landscaping is completed prior to occupation.*

81. Landscape Certification

Certification is to be provided to the Principal Certifying Authority (PCA) from the designer of the landscape plan that all tree planting/landscape works have been carried out in accordance with the approved landscape plan. If Council is the PCA, the certification is to be submitted to Council prior to or at the final landscape inspection. If Council is not the PCA, a copy of the certification is to be provided to Council with the lodgement of the Occupation Certificate.

Reason: *To ensure that the landscaping is completed prior to occupation.*

82. Civil Engineering works and services

All civil engineering works and services, including construction works within the road reserve, are to be constructed in accordance with the Wingecarribee Shire Council Engineering Design and Construction Specifications and Drawings, relevant Standards and approved engineering plans prior to the issue of any Occupation Certificate.

Reason: *To ensure that the works and services are constructed in accordance with the approved plans*

83. Certification of Internal Civil Works

On completion of works and prior to the issue of any Occupation Certificate, certification from a practicing appropriately qualified engineer shall be submitted to Council detailing that all internal civil works (i.e. internal driveways, paths and stormwater drainage system including any onsite detention) are in accordance with approved plans and specifications.

Reason: *To comply with Councils requirements.*

84. Vehicle Access

Access to the site shall be provided by means of a vehicle crossing as per Standard Drawing No SD107 and SD123 or as otherwise approved by the Council's Development Engineer prior to the issue of any Occupation Certificate.

Reason: *To comply with Council's Engineering Specifications and Drawings.*

85. Redundant/Disused Sewer Services

The existing redundant sewer junction within existing number 12 shall be disconnected and capped at the applicants expense prior to the issue of Occupation Certificate. The applicant shall apply to Council and pay the applicable fee for this work to be undertaken.

Reason: *to ensure that existing redundant sewer services are disconnected and disused within the development*

86. Certification of Tree Protection

A Final Certification of tree protection measures as detailed in the TMP is to be provided by the Project Arborist prior to OC.

Reason: *To ensure the long-term health and preservation of trees on a development site.*

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

87. Strata Subdivision Certificate

An application for a Strata Subdivision Certificate shall be lodged with Council or a Registered Certifier (in accordance with Section 6.15 of the *Environmental Planning and Assessment Act 1979*) for approval to enable the subdivision plans to be submitted to and registered with NSW Land Registry Services. Should the Strata Subdivision Certificate application be lodged with Council, a final plan of subdivision and 3 copies shall be included with the application.

All works specified in Council's development consent and approved Construction Certificate plans shall be completed and all development consent conditions complied with prior to issue of the Strata Subdivision Certificate.

The application for a Strata Subdivision Certificate is to be accompanied by supporting documentation outlining how each condition of consent has been complied with.

Reason: *To comply with the provisions of the Environmental Planning and Assessment Act 1979.*

Note: *The applicant is to ensure that works associated with the Section 138 (Roads Act) approval and Section 68 (Local Government Act) approval are completed and inspected by Council.*

88. Prior to Issue of Subdivision Certificate (Strata)

Prior to the issuing of any Subdivision Certificate under section 37A of the *Strata Schemes (Freehold Development) Act 1973*, and section 66A of the *Strata Schemes (Leasehold Development) Act 1986*, and in accordance with section 29A of the *Strata Schemes (Freehold Development) Regulation 2007* and section 30A of the *Strata Schemes (Leasehold Development) Regulation 2007*, the Principal Certifier (PC) shall be satisfied that:

- (a) The floors, external walls and ceilings depicted in the proposed strata plan for the building correspond to those of the building as constructed, and
- (b) The floors, external walls and ceilings of the building as constructed correspond to those depicted in the building plans that accompanied the construction certificate for the building, and
- (c) Any facilities required by the relevant development consent (such as parking spaces, terraces and courtyards) have been provided in accordance with those requirements.

As construction of the building nears completion, or after it has been completed, a Council or accredited certifier shall inspect the building, and the common property areas around the building, so as to be satisfied, as required by section 66AA of the Act, that the above requirements have been met.

The Council or accredited certifier should also be satisfied that:

- (a) All required inspections (including each applicable mandatory critical stage inspection)

- (b) Any preconditions to the issue of the certificate required by a development consent or complying development certificate have been met.

Reason: *Statutory Requirements.*

89. Submission of plans of subdivision (strata)

For issue of a Subdivision Certificate, an original plan of subdivision suitable for endorsement by the consent authority shall be submitted electronically to Council. The following details **must** be submitted with the plan of subdivision and its copies, where Council is the consent authority:

1. The endorsement fee current at the time of lodgement.
2. The 88B instrument.
3. All surveyors and/or consulting engineers' certification(s) required under the conditions of this Development Consent.
4. Proof of payment of any required S7.11 Contributions.
5. The applicant is to ensure that works associated with the Section 138 (Roads Act) approval and Section 68 (Local Government Act) approval are completed and inspected by Council.

All parking spaces and all areas of common property, including on-site detention facilities, which are to be common property must be included on the final plans of strata subdivision. Where Council is the Principal Certifier, its officers will check the consent conditions on the subdivision. Failure to submit the required information will delay endorsement of the linen plan and may require payment of re-checking fees.

Council will not accept bonds in lieu of completing subdivision works. If the Principal Certifier is not Council, then a copy of all of the above must be provided to Council.

Reason: *Statutory requirement.*

90. Section 68 Local Government Act Final

The applicant is to ensure that the works associated with the Section 68 approval for this development be completed and inspected by Council prior to the issue of the Subdivision Certificate.

Reason: *To ensure that the development is completed as per this consent and the approved plans.*

91. Council Property

The applicant shall rectify any damage to Council property (including footpaths, road furniture, landscaping/trees, drainage, water, sewer, kerb and gutter, road pavement and the like) as a result of the development, prior to the issue of the Subdivision Certificate at no cost to Council.

Reason: *To ensure that Councils assets are protected.*

92. Civil Engineering works and services

All approved civil engineering works and services as per the approved engineering plans, including construction works within the road reserve, are to be constructed prior to the issue of the Strata Subdivision Certificate.

Reason: *To ensure that the works and services are constructed in accordance with the approved plan.*

93. Provision of Services

A separate access, sewer connection, storm water drainage connection, water service and electricity supply shall be provided to each allotment within the subdivision at the applicants expense prior to the issue of the Strata Subdivision Certificate.

All property services shall be located within the lots that they serve in accordance with Councils Engineering Standards. The applicant shall provide to Council written confirmation of compliance.

Reason: *To ensure that all available services are provided to each lot within the subdivision.*

94. Residential Driveway

A standard concrete vehicular gutter layback and concrete footpath crossing (5.5m for common driveway and 3.1m for Dwelling 4) metres wide at the property boundary and across the road reserve, shall be constructed at the driveway entrance in accordance with Council's Standard drawing Nos SD107 and SD123 prior to the issue of the Subdivision Certificate.

Reason: *To comply with Council's Engineering Standards.*

95. Energy Service Provider Requirements

The provision of underground electricity to service the development in accordance with the requirements of the Energy Service Provider. The Developer shall submit to Council documentary evidence from the Energy Service Provider qualifying that the requirements of that provider have been obtained in the form of a Notification of Arrangement (NOA). The requirements of the supply authority will need to be met prior to the issue of the Strata Subdivision Certificate.

Reason: *To ensure appropriate infrastructure is provided to the development.*

96. Car Parking on Common Property

Other than designated visitor car parking spaces, there will be no car parking or storage of vehicles, trailers or the like on common property within the strata scheme.

Reason: *To prevent the obstruction or misuse of common property within the strata scheme, ensuring smooth operation and fair access for all residents.*

97. Occupation Certificate.

Prior to the registration of a strata plan of subdivision relating to Development Consent No. 23/1046, a final Occupation Certificate for the development must be in force.

Reason: *To ensure that the development is complete and compliant with all relevant approvals and regulations before the creation of strata titles, protecting the interests of future owners.*

98. Inter-allotment Drainage for Upstream/Adjoining Property

Inter-allotment drainage shall be provided for all lots that do not drain natural to a public system (road, watercourse etc.) prior to the issue of the Subdivision Certificate. All inter-allotment drainage system (pipes, pits, etc.) shall be contained within a suitable easement to drain water a minimum of 2 metres wide.

Reason: *To control stormwater flows.*

99. Access by Right of Carriageway

The applicant shall submit to Council for approval the draft Section 88B Instrument under the Conveyancing Act 1919 for the approved subdivision prior to issue of the Subdivision Certificate.

The Instrument shall include:

Provision for on-going management/maintenance of the carriageway including clear details of obligations/responsibilities of the affected parties.

Effective (legal) provision for access by all emergency and other essential service organisations over the private carriageway.

Reason: *To comply with Councils engineering requirements.*

100. Stormwater Facilities Alterations

A "Restriction as to User" shall be included on the plan of subdivision and title of the proposed development to prevent any change in shape or alteration in structure of the proposed storm water facilities after the final approval of the structure has been given by Council. Details shall be provided for the approval of Council prior to the issue of the Subdivision Certificate.

Reason: *To provide appropriate storm water management.*

101. Storm water Facilities Maintenance

A "Positive Covenant" shall be included on the plan of subdivision and title of the proposed development and requiring that the proposed storm water facilities be maintained in a safe and functional manner. In addition, the Section 88B Instrument (Conveyancing Act 1919) shall make provision for Council to conduct maintenance on the subject storm water facilities at the owner's expense if the storm water facilities are not maintained to the agreed standard. Details shall be provided for the approval of Council prior to issue of the Subdivision Certificate.

Reason: *To provide appropriate storm water management.*

102. Landscaping Plan

Landscaping as per the approved Landscaping Plan shall be established prior to the issue of the Subdivision Certificate.

Reason: *To ensure that the landscaping is completed prior to completion of the subdivision.*

INTEGRATED DEVELOPMENT CONDITIONS

103. General Terms of Approval - NSW Rural Fire Service

General Terms of Approval have been granted by the NSW Rural Fire Service for the development on 19 May 2023, pursuant to section 100B of the Rural Fires Act 1997. The conditions provided by the NSW Rural Fire Service are as follows and form part of Council's notice of determination.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent

1. At the issue of a subdivision certificate, and in perpetuity, the entire site must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

Water and Utility Services

The intent of measure is to provide adequate services of water for the protection of buildings, during and after the passage of a bushfire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

2. The provision of water, electricity and gas must comply with Table 5.3c of *Planning for Bush Fire Protection 2019*.

Landscaping Assessment

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

3. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:
- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
 - Planting is limited in the immediate vicinity of the building;
 - Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
 - Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
 - Avoid climbing species to walls and pergolas;
 - Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
 - Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
 - Low flammability vegetation species are used

CONCURRENCE CONDITIONS

104. Concurrence - Water NSW

Concurrence has been granted by Water NSW for the development on 13 January 2025, pursuant to State Environmental Planning Policy (Biodiversity and Conservation) 2021. The conditions provided by Water NSW are as follows, and form part of Council's notice of determination.

General

1. The site layout, construction works and proposed strata plan of subdivision shall generally be as specified in the Statement of Environmental Effects (dated February 2023) prepared by Lee Environmental Planning and Schedule of Amendments (dated 17 December 2024) prepared by Shorehouse Projects Pty Ltd, and as shown on the Architectural Plans and Strata Subdivision Plans (Project 10-12 Oxley Drive; Drawing Numbers: A003-A004, A006-A007; Issue 5; all dated 4/12/2024) prepared by Shorehouse Projects Pty Ltd. No revisions to site layout, works or staging that will have any impact on water quality, shall be permitted without the agreement of Water NSW.

Sewerage Infrastructure

2. All dwellings shall be connected to Council's reticulated sewerage system and shall ensure that all new sewerage infrastructure is designed, located, and installed in accordance with Council's requirements and be to the satisfaction of Council.
3. No Occupation Certificate shall be issued unless the appointed Principal Certifier has received written certification from Wingecarribee Shire Council's Water & Sewer Services that the existing Mittagong Sewage Treatment Plant and associated infrastructure have:
 - Sufficient hydraulic capacity to transfer, accommodate and treat the additional wastewater load generated by the development, and/or
 - Been upgraded and commissioned to treat additional wastewater load generated by the development.

Reason for Conditions 2 & 3 – To ensure that the design and operation of the sewerage infrastructure is undertaken in a way that minimises the risk of sewage overflows to ensure a sustainable neutral or beneficial effect on water quality over the longer term.

Stormwater Management

4. All stormwater management measures, specified in the Stormwater Concept Plan Ground Level (Project Number 230025, Drawing No. 101, Issue E, dated 16/10/24), On-site Detention Details and Calculation Sheet (Project Number 230025, Drawing No. 107, Issue D, dated 18/07/24), Miscellaneous Details Sheet (Project Number 230025, Drawing No. 113, Issue A, dated 15/02/2023) all prepared by Civil and Stormwater Engineering Services Pty Ltd, shall be incorporated in the final stormwater drainage plan. The final stormwater drainage plan shall:
 - Be prepared prior to the issuance of a Construction Certificate and approved by the Principal Certifier
 - Have stormwater management measures including:
 - Pits and pits
 - permeable pavement for portions of the driveway including final cross-sections and manufacture's specifications
 - Rainwater collection and reuse system for each unit, and
 - Underground OSD/WSUD tank with a filter chamber containing at least three media cartridge filters (690mm Ocean protect ZPG filters or Water NSW endorsed equivalent, and
 - Be implemented.
5. A rainwater collection and reuse system for the building roof of each unit shall be installed that:
 - is as specified in Stormwater Concept Plan Ground Level (Project Number 230025, Drawing No. 101, Iss E, dated 16/10/24) and Miscellaneous Details Sheet (Project Number 230025, Drawing No. 113, Iss A, dated 15/02/2023), both prepared by Civil and Stormwater Engineering Services Pty Ltd.
 - ensures roofs and gutters are designed to maximise the capture of rainwater in the tanks
 - ensures that the tank/s are plumbed to all toilets, and external water taps for outdoor use including landscape watering, and
 - ensures that all rainwater tank overflow is directed to the underground onsite detention, then to the Council's stormwater infrastructure.

6. No changes to stormwater treatment and management that will have any impact on water quality, shall be permitted without the agreement of Water NSW.

Operational Environmental Management Plans

7. An Operational Environmental Management Plan shall be prepared by a person with knowledge and experience in the preparation of such plans. The Plan shall:
- be prepared prior to the issuance of an Occupation Certificate and be provided to the owners/occupants of each unit and the Owners Corporation
 - include details on the location and nature of stormwater management measures such as pits, pipes, permeable pavement and associated under-drainage, rainwater collection systems, and underground OSD/WSUD tanks with filter chamber containing media cartridge filters (690mm Ocean protect ZPG filters or Water NSW endorsed equivalent)
 - outline the responsibilities and requirements for the inspection, monitoring and maintenance of all stormwater management measures, including the frequency of such activities. This should have regard for the installation and maintenance specifications for the agreed permeable pavement product in accordance with manufacture's requirements, and
8. identify the individuals or positions responsible for inspection and maintenance, particularly for media cartridge filters. There shall be a public positive covenant under Section 88E of the Conveyancing Act 1919, the prescribed authority being Water NSW, placed over the Common Property requiring that the pipes, pits, permeable pavement including associated under-drainage, rainwater collection systems, and underground OSD/WSUD tanks with filter chamber containing media cartridge filters and associated outlets:
- be monitored, managed and maintained in accordance with the Operational Environmental Management Plan
 - be retained and protected, and
 - no development take place within one metre of the structures.

Reason for Conditions 4 to 8 – To ensure appropriate stormwater treatment and quality control measures are designed, implemented, and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term

Construction Activities

9. An Erosion and Sediment Control Plan, incorporating the Erosion and Sediment Control Plan (Drawing Number: PR2032-04, SW01 Issue 1 (DA), dated 2023/03/28) prepared Civil and Stormwater Engineering Services Pty Ltd, shall be prepared for all works required as part of the proposed development by a person with knowledge and experience in the preparation of such plans. The Plan shall:
- be prepared prior to the issuance of a Construction Certificate and be to the satisfaction of the Principal Certifier
 - meet the requirements outlined in Chapter 2 of *NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)*, and
 - include controls to cover any interim stockpiles prior to site removal and prevent sediment or polluted water leaving the construction site or entering any natural drainage lines or stormwater drain.

10. The Erosion and Sediment Control Plan shall be implemented, and no works shall commence until effective erosion and sediment controls have been installed. The controls shall be regularly inspected, maintained, and retained until works have been completed and groundcover established.

Reason for Conditions 9 and 10 – To manage adverse environmental and water quality impacts during the construction phase of the development to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.

END OF CONDITIONS



Civic Centre, Elizabeth St. Moss Vale, NSW 2577.
 PO Box 141, Moss Vale. DK: 4861 Bowral.
 Ph: (02) 4868 0888 Fax: (02) 4869 1203
 wscmail@wsc.nsw.gov.au www.wsc.nsw.gov.au
 Office Hours: Mon-Fri 8.30am - 4.30pm

Notice of Payment – Developer Charges & Section 7.11

23/1046

10 January 2025

SHOREHOUSE PROJECTS PTY LTD
16 30 MADDOX STREET
ALEXANDRIA NSW 2015

Re: 23/1046
Lot 11 DP 522948 & Lot A DP 22721
10-12 OXLEY DRIVE MITTAGONG NSW 2575

Development Description: Demolition of existing structures & construction of multi-dwelling housing for five (5) dwellings.

Water, Sewerage and Stormwater Headworks charges are levied under Section 64 of the Local Government Act and Section 306 of the Water Management Act 2000. Other contributions are levied under Section 7.11 of the Environmental Planning and Assessment Act 1979 and Council's Contributions Plans.

Contributions Levy	Units	Rate	Amount Payable
Administration (Shirewide)	3.00	\$589.90	\$1,769.69
Central Library (Shirewide)	3.00	\$521.24	\$1,563.72
Open Space & Community (Acquisition)	3.00	\$108.78	\$326.33
Open Space & Community (Future Works)	3.00	\$1,941.70	\$5,825.09
Open Space & Community (Recoup)	3.00	\$910.93	\$2,732.78
Resource Recovery Centre (Shirewide)	3.00	\$309.38	\$928.14
Roads & Traffic (Mittagong)	3.00	\$809.52	\$2,428.57
Roads & Traffic (Shirewide - Future)	3.00	\$3,405.01	\$10,215.04
Roads & Traffic (Shirewide - Recoup)	3.00	\$19.05	\$57.14
S64 Sewer Compliance Certificate	1.00	\$255.00	\$255.00
S64 Stormwater Compliance Certificate	1.00	\$255.00	\$255.00
S64 Stormwater (Mittagong)	0.29	\$4,374.00	\$1,268.46
S64 Sewerage (Shirewide)	3.00	\$12,953.72	\$38,861.15
S64 Water Compliance Certificate	1.00	\$255.00	\$255.00
S64 Water (Shirewide)	3.00	\$13,361.73	\$40,085.18
Total			\$106,826.29

Payments must be either in the form of cash, bank cheque or credit card (credit cards subject to 1% surcharge. Amex and Diners not accepted).

IMPORTANT – The charges shown above are valid for payment until the date given below. After this period the charge will be indexed in accordance with the relevant Plan.

DATE CHARGES ARE VALID TO – 31st January 2025

Prepared by – Parin Kolbadi

Cashier Receipt No: _____

Total Paid: _____

Date Paid: _____

A COPY OF THIS NOTICE MUST BE PRESENTED WHEN MAKING PAYMENT

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