

Precise Planning

Preliminary Site Investigation:
45 Noongah Street and
25 Gwynn Hughes Street, Bargo, NSW



ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT
MANAGEMENT



P1504816JR01V01
June 2015

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Head Office
 Suite 201, 20 George Street
 Hornsby, NSW 2077, Australia
 ACN 070 240 890 ABN 85 070 240 890
Phone: +61-2-9476-9999
 Fax: +61-2-9476-8767
 Email: mail@martens.com.au
 Web: www.martens.com.au

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| Carolyn Stanley | | | Mr Jeff Fulton Mr Andrew Norris | | Mr Jeff Fulton | |  |
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Contents

| | |
|---|-----------|
| 1 OVERVIEW..... | 5 |
| 1.1 Introduction | 5 |
| 1.2 Objectives | 5 |
| 1.3 Project Scope | 5 |
| 1.4 Abbreviations | 6 |
| 2 SITE DESCRIPTION | 8 |
| 2.1 Site Location and Existing Land Use | 8 |
| 2.2 Hydrogeology | 9 |
| 3 SITE BACKGROUND ASSESSMENT | 10 |
| 3.1 Historical Site Records Review | 10 |
| 3.2 NSW OEH Records | 10 |
| 3.3 Historical Aerial Photograph Analysis | 10 |
| 3.4 Walkover Site Inspection | 12 |
| 4 AREAS OF ENVIRONMENTAL CONCERN/CONTAMINANTS OF PRIMARY CONCERN | 13 |
| 5 CONCLUSIONS AND RECOMMENDATIONS | 14 |
| 5.1 Conclusions | 14 |
| 5.2 Recommendations | 14 |
| 6 LIMITATIONS STATEMENT | 16 |
| 7 REFERENCES | 17 |
| 8 ATTACHMENT A – SITE PLAN | 18 |
| 9 ATTACHMENT B – GROUNDWATER BORE LOCATIONS..... | 20 |
| 10 ATTACHMENT C – AEC LOCATIONS..... | 22 |
| 11 ATTACHMENT D – HISTORICAL AERIAL PHOTOGRAPHS..... | 24 |
| 12 ATTACHMENT E – WOLLONDILLY SHIRE COUNCIL DA/BA/CC CORRESPONDENCE..... | 29 |

1 Overview

1.1 Introduction

Martens & Associates Pty Ltd has prepared this Preliminary Site Investigation (PSI) for Precise Planning ('the Client') as part of a suite of investigations to determine the suitability of the site for rezoning for residential development. The study area is 45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW ('the site') (Lot 22 DP 619150 and Lot 95 DP 13116).

1.2 Objectives

Investigation objectives include:

- Identification of historic and current potentially contaminating site activities.
- Evaluation of potential areas of environmental concern (AEC) and associated contaminants of primary concern (COPC).
- Provide comment on suitability of site for future development use and provide recommendations for intrusive soil investigations (if required).

1.3 Project Scope

Scope of works includes:

- Walkover inspection to review current land use, potential contaminating activities and neighbouring land uses.
- Review available Wollondilly Shire Council (WSC) site development consents.
- Review of 6 historic aerial photographs to assess past site and surrounding land use patterns.
- Review NSW OEH (formerly NSW EPA) notices under the Contaminated Land Management Act (1997).
- Prepare a preliminary site investigation (PSI) in general accordance with the relevant sections of ASC NEPM (1999, amended 2013), NSW OEH (2011) and DEC (2006).

1.4 Abbreviations

ACM - Asbestos containing material

AEC – Area of environmental concern

ASC NEPM – Assessment of Site Contamination - National Environmental Protection Measure (1999 amended 2013).

BGL – Below ground level

BTEX – Benzene, toluene, ethyl benzene, xylene

COPC – Contaminants of primary concern

DEC – NSW Department of Environment and Conservation

DECC – Department of Environment and Climate Change

DP – Deposited plan

DSI – Detailed site investigation

EPA – NSW Environmental Protection Authority

ESA – Environmental site assessment

HM – Heavy metals

LGA – Local government area

MA – Martens & Associates Pty Ltd

mAHD – Metres, Australian Height Datum

mBGL – Metres below ground level

OCP – Organochloride pesticides

OEH – NSW Office of Environment and Heritage

OPP – Organophosphate pesticides

PACM – Potential asbestos containing material

PAH – Polycyclic aromatic hydrocarbons

PSI – Preliminary site investigation

SAC – Site acceptance criteria

SPCC – State Pollution Control Commission

TRH – Total recoverable hydrocarbons

WSC – Wollondilly Shire Council

2 Site Description

2.1 Site Location and Existing Land Use

Site information is summarised in Table 1. Site location and general surrounds are provided in Figure 1 (Attachment A).

Table 1: Site background information.

| | |
|--|---|
| Investigation address and lot title | 45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW (Lot 22 DP 619150 and Lot 95 DP 13116). |
| Investigation area | 20.7 ha |
| Local Government Area (LGA) | Wollondilly Shire Council. |
| Zoning | Lot 22: RU2 – Rural Landscape; Lot 95: RU4 – Rural Small Holdings. |
| Site description | <p>Both lots are rural residential properties with no existing site infrastructure. Hornes Creek and an unnamed intermittent tributary flow in a northerly direction near the eastern boundary of Lot 95 and bisect the eastern portion of Lot 22. Lot 22 is vegetated along the watercourse corridor and in the south western portion of the lot, with the remainder of the lot grassed paddock. Lot 95 remains heavily vegetated.</p> <p>The site is bordered by rural residential allotments to the north and east, and bushland to the west and south.</p> <p>The site has low slopes of less than 5% towards the north east. Site elevation is between approximately 343 mAHD in the south west corner to 335 mAHD in the north east corner.</p> |
| Current land use | Vacant (rural residential). |
| Proposed land use | Residential (low density). |
| Surrounding land uses | Mixture of residential, rural residential and bushland. |
| Geology and soil landscapes | <p>The Wollongong Port Hacking 1:100,000 Geological Series (1985) describes the geology being at the boundary of Wianamatta Group and Hawkesbury Sandstone. Wianamatta Group consisting of laminate and dark-grey siltstone. Hawkesbury Sandstone consisting of medium to coarse-grained quartz sandstone, very minor shale and laminate lenses.</p> <p>The NSW Environment and Heritage eSPADE website identifies the north eastern portion of the site as having soils of the Blacktown soil landscapes consisting of shallow to moderately deep hardsetting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzic soils on lower slopes and in drainage lines. The remainder of the site is identified as having Lucas Heights soil landscapes consisting of moderately deep hardsetting yellow podzolic soils and yellow soloths on ridges and plateau surfaces and earthy sands in valley flats.</p> |

| | |
|--------------------------------|---|
| Environmental receptors | Hornes Creek, an intermittent creek is located in the eastern portion of the site. An east west orientated drainage depression, located through the western portion of Lot 22, flows into Hornes Creek, which drains north towards the Bargo River (more than 3 km north west). |
| Human receptors | Existing surrounding residential and rural residential developments. Future residents and site workers / builders. |

2.2 Hydrogeology

Review of NSW Office of Water's Real Time groundwater database indicated one groundwater bore within 1.0 km of the site (Table 2). Groundwater bore locations are shown in Figure 2 (Attachment B).

Table 2: Available hydrogeological information.

| Groundwater Bore Identification | Direction and Distance | Depth To Groundwater (mBGL) | Intended Use | Water Bearing Zone Substrate |
|---------------------------------|------------------------|-----------------------------|--------------|------------------------------|
| GW112473 | South (650m) | 42.0 | Irrigation | Sandstone |

From review of the information in Table 2, the groundwater well in the vicinity is used for irrigation purposes with groundwater levels approximately 42.0 m below ground level. Groundwater levels are likely to be indicative of the site as site elevation and topographic units are similar; however, further investigation would be required to characterise site hydrogeology.

No groundwater was encountered in boreholes during previous wastewater investigations (MA, 2013).

3 Site Background Assessment

3.1 Historical Site Records Review

Development application and building plan records kept by Wollondilly Shire Council were reviewed (Table 3). The records indicate that development applications were approved for free range chicken farming and processing plant on Lot 22. More recently, demolition of the dwelling and four sheds containing asbestos on Lot 22 was approved, with demolition and clearing works already completed. No records could be located for 25 Gwynn Hughes Road (Lot 95).

Table 3: Site history information for 45 Noongah Street (Lot 22).

| Source | Year | Record No. | Description |
|----------------------|------|--------------------------|---|
| WSC DA/BA/CC records | 1987 | DA 367/87 | Free range chicken farming |
| WSC DA/BA/CC records | 1988 | DA 63/88 | Chicken processing plant |
| WSC DA/BA/CC records | 2015 | DA 010.2015.00000095.001 | Demolition of dwelling and four (4) sheds containing asbestos |

DA 63/88 notes that irrigation of liquid waste from the processing plant may occur, subject to State Pollution Control Commission (SPCC) license, and the burial of solid waste on site may only occur with written Council approval. It is not known if either of these waste disposal strategies were implemented on site.

3.2 NSW OEH Records

No notices for the site or nearby surrounding areas under the Contaminated Land Management Act (1997) or the Environmentally Hazardous Chemicals Act (1985). No site within the suburb of Bargo was listed on the register or identified on the list of NSW contaminated sites notified to the EPA.

3.3 Historical Aerial Photograph Analysis

Historical aerial photographs taken of the site during 1955, 1975, 1983, 1994, 2010 and 2014 were reviewed to investigate historic site land uses (Table 4). Copies of aerial photographs are provided in Attachment D.

Photos indicate that the site has been used for rural residential purposes since at least 1955.

Table 4: Historic aerial photograph observations 1955 – current.

| Year | Description | Surrounding Land Use |
|-------------------|---|--|
| 1955 ¹ | Eastern portion of Lot 22 cleared, dwellings and/or sheds visible. Remainder of Lot 22, to west of watercourse, remains bushland. Lot 95 predominantly cleared, with dwellings and/or sheds visible in western portion of lot. Clearing for possible agricultural use near southern boundary in east of Lot 95. Photo image of poor quality. | Rural residential and residential development to north, east and south. Commercial development to far east, adjacent to Main Southern Railway. Bushland to north west, west and south west. Surrounding road infrastructure, including Gwynn Hughes Street and Noongah Street. |
| 1975 | Majority of Lot 22 cleared, vegetation remaining along watercourse corridor and in south western portion of lot. Additional sheds constructed in central area of Lot 22. Some sheds appear to be removed, others constructed on Lot 95. South western and south eastern corners and northern boundary of Lot 95 revegetated. No visible signs of agricultural use other than possible paddocks on Lot 95. | Residential development to north east, east and south east. Bargo Sportsground constructed to south east. Market gardens or agricultural use on property adjacent to northern boundary of Lot 95. |
| 1983 | Some sheds in north western area removed and increased vegetation growth across Lot 95, otherwise little change to previous 1975 photo. | Dwelling constructed near north western boundary of Lot 22. Additional rural residential development to north and residential development to east and south east. Market gardens or agricultural use of adjacent property to north no longer visible. Regrowth of vegetation to south. |
| 1994 | Sheds constructed in south western portion of Lot 22. Increased vegetation growth across majority of Lot 95. | Residential development to north, east and south east. Continuing regrowth of vegetation to south. |
| 2010 | Additional sheds constructed near dwelling on Lot 22, otherwise little change from previous 1994 photo. | Residential development to north, east and south east. Additional commercial development to east. Additional sheds constructed on adjacent property to north west of Lot 22. |
| Nearmap (2014) | Some sheds in central areas and in south western areas on Lot 22 removed. Reduced vegetation along watercourse and in south western area of Lot 22. Dwellings and sheds in north western portion of Lot 95 appear to be removed. | Additional residential development to north east and east. Commercial development to far east. |

Notes:

¹ 1955 image of poor quality.

3.4 Walkover Site Inspection

Results of site walkover inspection from May 29, 2015 are summarised as:

- Both lots are vacant with no existing site infrastructure. Sheds and dwellings on Lot 22 have recently been demolished and cleared, in accordance with DA 010.2015.00000095.001 (March 2015).
- Remains of metal and timber shed in north western portion of Lot 95.
- Coal wash with blue metal gravel (likely used as fill) near location of former chicken processing plant near the western boundary of Lot 22.
- Homes Creek, a series of disconnected ponds and an intermittent creek, drains north, bisecting the eastern portion of Lot 22 and traversing near the eastern boundary of Lot 95. An east west orientated drainage depression, located through the western portion of Lot 22, flows into Homes Creek.
- Lot 95 is heavily vegetated. Lot 22 is primarily vegetated near the Homes Creek corridor and in the south western portion of the site. The remainder of Lot 22 is grassed paddock.

4 Areas of Environmental Concern/Contaminants of Primary Concern

Our assessment of site AECs and COPCs (Table 5) is made on the basis of available site history, aerial photograph interpretation and site walkovers. A map showing locations of identified AECs is provided in Figure 3 (Attachment C).

Table 5: Areas of environmental concern and contaminants of primary concern.

| AEC ¹ | Potential for Contamination | COPC | Contamination Likelihood |
|----------------------------|---|---|--------------------------|
| A – Former dwellings/sheds | Pesticides and heavy metals may have been utilised underneath dwellings and/or sheds for pest control. Dwelling and/or shed construction may have included ACM and/or lead based paints. Sheds may have previously stored fuel, oils, asbestos sheeting (PACM) or pesticides. | HM, TRH, BTEX, PAH, OCP/OPP and asbestos. | Medium - high |
| B – Potential site filling | Fill material of unknown origin and quality. | HM, TRH, BTEX, PAH, OCP/OPP and asbestos. | Medium |
| C – Cleared site areas | Past agricultural use, most likely grazing. | HM and OCP/OPP. | Low |
| D – Lot 22 | Processing plant approval notes the irrigation of liquid waste on to land is approved subject to SPCC license. No detail is available regarding this operation. Waste irrigation may have led to contamination with agricultural chemicals (primarily HM) and nutrients (which are not "contaminants" considered in a PSI). | HM. | Low - medium |
| E – Buried pits | DA 63/88 notes burial of solid waste may occur with written Council approval. If this occurred, there is a risk of localised contamination depending on the nature of burial waste. The scale of any such buried pits are likely to be small and shall be difficult to identify without further site evidence of location. | HM, OCP/OPP, TRH, BTEX and PAH. | Low and small scale |

Notes

¹ Locations identified on AEC map in Attachment C.

5 Conclusions and Recommendations

5.1 Conclusions

The results of the site history and walkover inspection indicates that the site has been used intermittently for rural residential purposes since at least 1955. The following observations were made:

- Development applications were approved for free range chicken farming (1987) and a chicken processing plant (1988) on Lot 22. These operations have been terminated for some time, with all infrastructure removed.
- Dwellings and sheds containing asbestos were recently demolished and cleared on Lot 22 in accordance with DA 010.2015.00000095.001 (March 2015).
- Former dwelling and shed construction and maintenance on both lots have the potential to have introduced contaminants in the form of asbestos (as a construction material or possible floor insulation for chicken sheds), pesticides (pest control) and heavy metals (paints, pest control). Former sheds may previously have stored fuel, oils or other chemicals, leading to hydrocarbon contamination.
- Localised fill importation may also have occurred during the long history of rural residential land use and may have introduced site contaminants. Potential fill was observed near the location of the former chicken processing plant near the western boundary of Lot 22.
- Past agricultural use, possible use of Lot 22 for irrigation of liquid waste from the chicken processing plant have potential to have caused widespread contamination with heavy metals and pesticides.
- Possible burial of solid waste for chicken processing plant.

5.2 Recommendations

To address land contamination risks and information gaps in this PSI, a detailed site investigation (DSI) is required to assess identified AECs. The DSI should be submitted with the development application. The DSI is to include an intrusive soil sampling regime in potential filled areas, under all dwelling and shed footprints (plus 1 m curtilage) and possibly across other site areas to determine any residual impacts from previous use.

The site investigation plan is to be developed in accordance with NSW EPA (1995) *Sampling Design Guidelines* and a risk based assessment. Assessment shall address identified AECs A, B and D and assess all COPC identified for each of these AEC (Table 5). Results of the site testing shall be assessed against site acceptance criteria (SAC) developed with reference to ASC NEPM (1999, amended 2013).

To further assess the potential for past on site waste disposal causing contamination it is recommended that further searches of Council and EPA (successor of SPCC) records be undertaken to determine if chicken processing plant utilised on site waste (liquid or solid) disposal. Review of all available aerial photographs between 1987 and 1998 is to be undertaken to identify any evidence of waste irrigation or burial pits. The need for site sampling to assess these AECs is to be reviewed and assessed as part of the proposed site DSI.

6 Limitations Statement

The preliminary site investigation was undertaken in line with current industry standards.

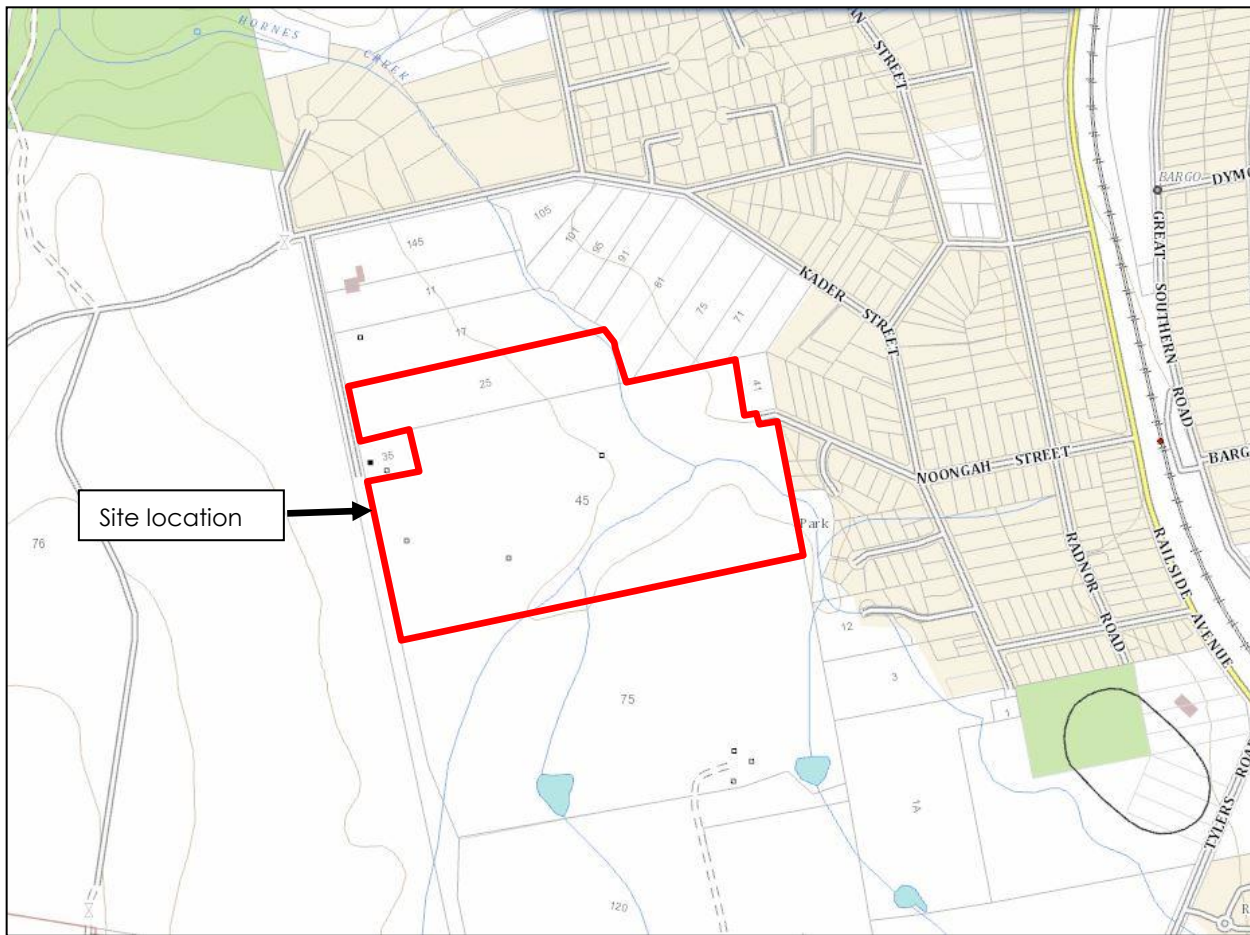
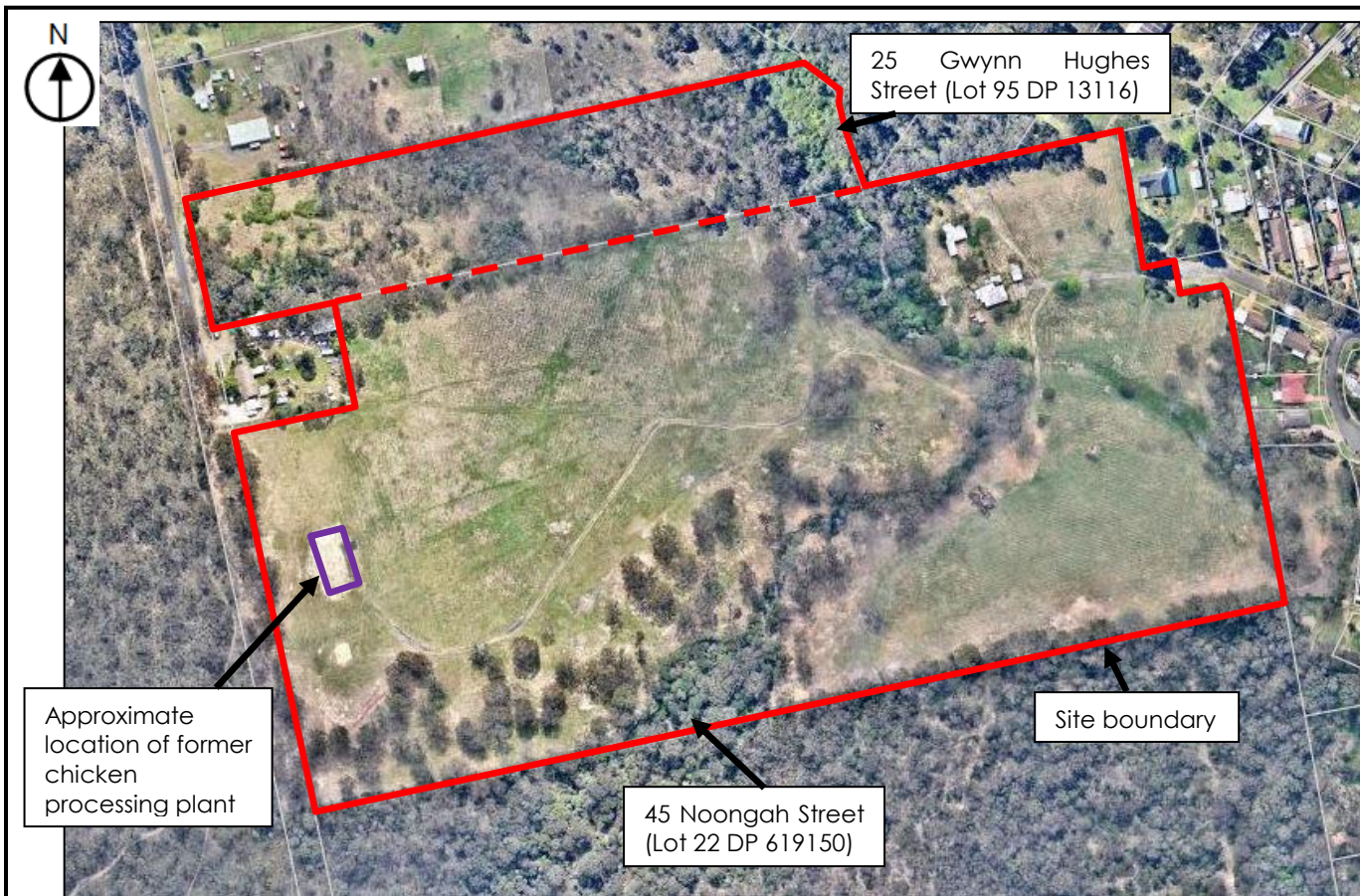
It is important, however, to note that no land contamination study can be considered to be a complete and exhaustive characterisation of a site nor can it be guaranteed that any assessment shall identify and characterise all areas of potential contamination or all past potentially contaminating land-uses. This is particularly the case where additional assessment work is identified as being required. Therefore, this report should not be read as a guarantee that no contamination shall be found on the site. Should material be exposed in future which appears to be contaminated or inconsistent with natural site soils, additional testing may be required to determine the implications for the site.

Martens & Associates Pty Ltd has undertaken this assessment for the purposes of the current development proposal. No reliance on this report should be made for any other investigation or proposal. Martens & Associates accepts no responsibility, and provides no guarantee regarding the characteristics of areas of the site not specifically studied in this investigation.

7 References

- ASC NEPM (1999, amended 2013) *National Environmental Protection Measure, (site contamination measure)*.
- Department of Lands – Map sales. Aerial photographs (1955, 1975, 1983, 1994).
- Google Maps (2010).
- Martens & Associates (2013) *Preliminary Wastewater Assessment: 45 Noongah Street, Bargo, NSW. P1303944JR01V01*.
- Nearmap (2015).
- NSW DEC (2006) *2nd Ed. Contaminated Sites: Guidelines for the NSW Site Auditor Scheme*.
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- NSW DPI Office of Water, Real Time data, Groundwater database, accessed May 27, 2015.
<http://allwaterdata.water.nsw.gov.au/water.stm>
- NSW EPA (1995) *Sampling Design Guidelines*.
- NSW OEH (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, 2nd Edition*.
- SIX Viewer, LPI (2015).
- Wollondilly Shire Council – DA/BA/CC records (2015).

8 Attachment A – Site Plan



| | | | |
|--|--------------|--|------------------|
| Martens & Associates Pty Ltd ABN 85 070 240 890 | | Environment Water Wastewater Geotechnical Civil Management | |
| Drawn: | CS | Site Location 45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW Source: Nearmap, 2014 (top) and LPI SIX Viewer (bottom) | Drawing No: |
| Approved: | JF | | FIGURE 1 |
| Date: | 04.06.2015 | | Job No: P1504816 |
| Scale: | Not to Scale | | |

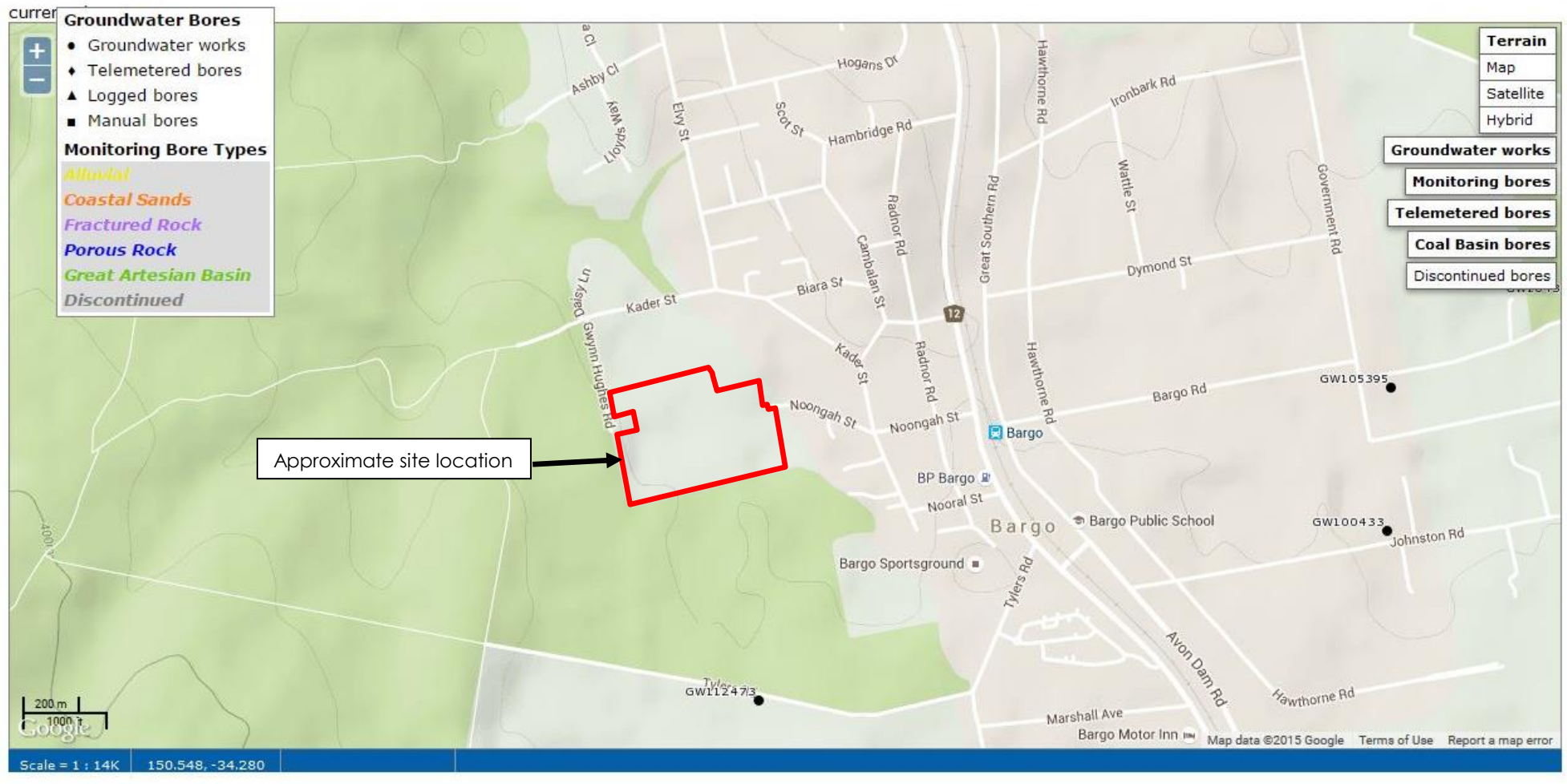
9 Attachment B – Groundwater Bore Locations



Wollongong Basin

All data times are Eastern Standard Time

Map



Martens & Associates Pty Ltd ABN 85 070 240 890

Environment | Water | Wastewater | Geotechnical | Civil | Management

| | |
|-----------|--------------|
| Drawn: | CS |
| Approved: | JF |
| Date: | 03/06/2015 |
| Scale: | Not to Scale |

Groundwater Bore Locations
45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW
 Source: NSW Office of Water Real Time Groundwater Database, 2015

| | |
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| Drawing No: | Figure 2 |
| Job No: | P1504816 |

10 Attachment C – AEC Locations



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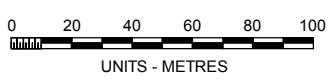


LOT 95, DP 13116

LOT 22, DP 619150

KEY

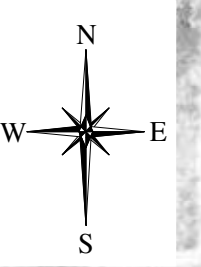
- SITE BOUNDARY
- FORMER DWELLINGS AND SHEDS
- POTENTIAL FILLED AREA
- FORMER CHICKEN PROCESSING PLANT



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| Designed: | CS | AEC Locations | | Drawing No./ID: |
| Approved: | JF | 45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW | | Figure 3 |
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| | | P1504816 | JD01V01 | A |

11 Attachment D – Historical Aerial Photographs

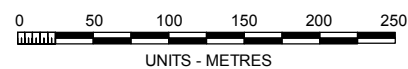


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45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW

KEY

SITE

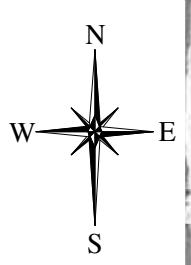


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| Designed: | CS | 1955 Aerial Source: NSW Department of Lands (1955) | Drawing No./ID: | |
| Approved: | JF | | Figure 4 | |
| Date: | 04.06.15 | | | |
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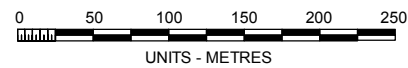


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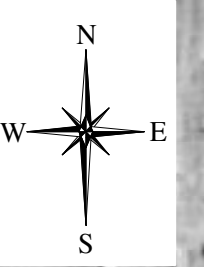
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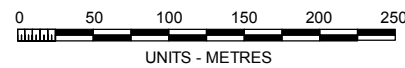


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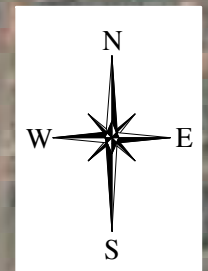
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| Approved: | JF |
| Date: | 04.06.15 |
| Scale @A3: | 1:5000 |

Environment | Water | Wastewater | Geotechnical | Civil | Management

1983 Aerial
Source: NSW Department of Lands (1983)

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| Drawing No./ID: | | |
| Figure 6 | | |
| Project: | File: | Revision: |
| P1504816 | JD01V01 | A |

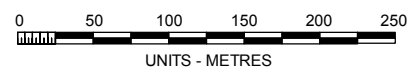


martens



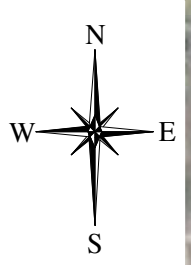
KEY

- SITE
- FORMER CHICKEN PROCESSING PLANT



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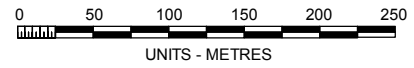
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| Martens & Associates Pty Ltd ABN 85 070 240 890 | | Environment Water Wastewater Geotechnical Civil Management | | |
| Designed: | CS | 1998 Aerial Source: NSW Department of Lands (1998) | | Drawing No./ID: |
| Approved: | JF | | | Figure 7 |
| Date: | 04.06.15 | | | |
| Scale @A3: | 1:5000 | <small>Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: http://www.martens.com.au </small> | | Project: P1504816 File: JD01V01 Revision: A |



martens

45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW

- KEY**
- SITE
 - FORMER CHICKEN PROCESSING PLANT



| | | | | |
|--|----------|---|--|---|
| Martens & Associates Pty Ltd ABN 85 070 240 890 | | Environment Water Wastewater Geotechnical Civil Management | | |
| Designed: | CS | 2010 Aerial Source: Nearmap (2010) | | Drawing No./ID: |
| Approved: | JF | | | Figure 8 |
| Date: | 04.06.15 | | | |
| Scale @A3: | 1:5000 | Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: http://www.martens.com.au | | Project: P1504816 File: JD01V01 Revision: A |

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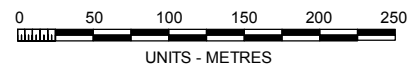


martens

45 Noongah Street and 25 Gwynn Hughes Street, Bargo, NSW

KEY

- SITE
- FORMER CHICKEN PROCESSING PLANT (STRUCTURE REMOVED)



Martens & Associates Pty Ltd ABN 85 070 240 890

| | |
|------------|----------|
| Designed: | CS |
| Approved: | JF |
| Date: | 04.06.15 |
| Scale @A3: | 1:5000 |

Environment | Water | Wastewater | Geotechnical | Civil | Management

| | | | | |
|---|---|----------------------|------------------|----------------|
| <p>2014 Aerial Source: Nearmap (2014)</p> | <p>Drawing No./ID: Figure 9</p> | | | |
| <p>Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: http://www.martens.com.au</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Project: P1504816</td> <td style="width: 33%;">File: JD01V01</td> <td style="width: 33%;">Revision: A</td> </tr> </table> | Project: P1504816 | File: JD01V01 | Revision: A |
| Project: P1504816 | File: JD01V01 | Revision: A | | |

**12 Attachment E – Wollondilly Shire Council DA/BA/CC
Correspondence**

Carolyn Stanley

From: Natalie Knapp <Natalie.Knapp@wollondilly.nsw.gov.au>
Sent: Monday, 25 May 2015 2:32 PM
To: Carolyn Stanley
Subject: GIPAA request for 45 Noongah St Bargo
Attachments: Copies of development consents and plans for 45 Noongah St Bargo as per GIPAA request.PDF

Hi Carolyn,

Please find attached information as requested as per your GIPAA request. Please be advised that no records could be located for 25 Gwynn Hughes St Bargo. Forwarded for your attention.

Regards,

Natalie Knapp | Admin - GIPAA Officer

Wollondilly Shire Council | PO Box 21 Picton NSW 2571

P (02) 4677 8260 | E natalie.knapp@wollondilly.nsw.gov.au | W www.wollondilly.nsw.gov.au

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Internet communications are not secure, therefore Wollondilly Shire Council does not accept legal responsibility for the contents of this message or attached files.

REPLY TO: SHIRE CLERK
P.O. BOX 21
PICTON 2571
DX 5127
CAMPBELLTOWN



IN REPLY PLEASE QUOTE:

OUR REF **PMCF:SC**
YOUR REF **D4088/09**

TELEPHONE: (046) 77-1326
(046) 77-1699

WOLLONDILLY SHIRE COUNCIL

Administration Centre, 62-64 Menangle Street, Picton, N.S.W. 2571

21 December 1987

Ryleever Pty Limited,
96 Duke Street,
MITTAGONG N.S.W. 2575

Dear Sir,

Wollondilly Shire Council - N.S.W. Environmental Planning &
Assessment Act, 1979. Interim Development Order No. 17 -
Wollondilly Development Application No. 367/87

| | |
|-----------------------------------|---|
| Applicant: | Ryleever Pty Limited |
| Address: | 96 Duke Street, Mittagong |
| Date of Application: | 5 November 1987 |
| Premises: | Lot 22 D.P. 619150 Noongah Street, Bargo |
| Brief Description of Proposal: | Free range chicken farming |

In pursuance of its power under the abovementioned order, the Council, as the Responsible Authority, resolved at its meeting held on 14 December 1987, to grant approval of the abovementioned application, subject to the following conditions which are hereby imposed to protect the amenity of the neighbourhood and so that the use will not be contrary to the public interest, viz

1. The development being carried out substantially in accordance with plans received by Council on 5 November 1987 amended 23 November 1987 except where amended by the conditions of consent.
2. The submission of a building application for any proposed alterations or any construction of buildings on the site.

3. Manure being stored in fly proof containers and removed from the site at least on a weekly basis.

4. The boundaries of the free range area are to be redesigned so as to achieve a minimum of 20 metres set back from Hornes Creek.

5. Details of the proposed method of removing dead poultry from the site are being submitted to and approved by the Shire Health Surveyor prior to the commencement of operations.

6. There being no noise or odour nuisances emitted from the property as a result of the operation.

7. The ground being prepared or provided with suitable drainage trenches along the boundaries of the free range area to ensure that surface run off waters do not affect adjoining properties or Hornes Creek.

8. There being no killing or processing of poultry on the site.

9. Vehicular access to the site being via Noongah Street directly from Remembrance Driveway.

10. The applicant being responsible for repairs to pavement damage in Noongah Street caused by vehicles servicing the site. In this regard the applicant is to enter into a legal agreement with Council and lodge a bond to the value of \$10,000, such being indexed in accordance with the consumer price index.

All costs in this regard are to be borne by the applicant.

11. There being no obstruction of the watercourses on the site. Details of any Creek crossings are to be submitted to the Shire Engineer for approval prior to the commencement of construction.

The applicant being informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the development application registered in Council's records as Development Application No. 367/87 on 5 November 1987 amended 23 November 1987 and that any alteration, variation or extension to the use for which approval has been given would require further development approval.

Should you wish to discuss Council's decision or the conditions imposed you may contact Council's Town Planning Department.

Should you feel aggrieved by Council's decision in this matter, or object to the conditions imposed, you are entitled to lodge an appeal with the Land and Environment Court of N.S.W. within twelve (12) months of the date appearing above. Forms for such are obtainable from the Court of Petty Sessions at your request.

You are further advised that this approval will expire if the development is not commenced within two (2) years of the date appearing above unless an application for extension is approved by Council.

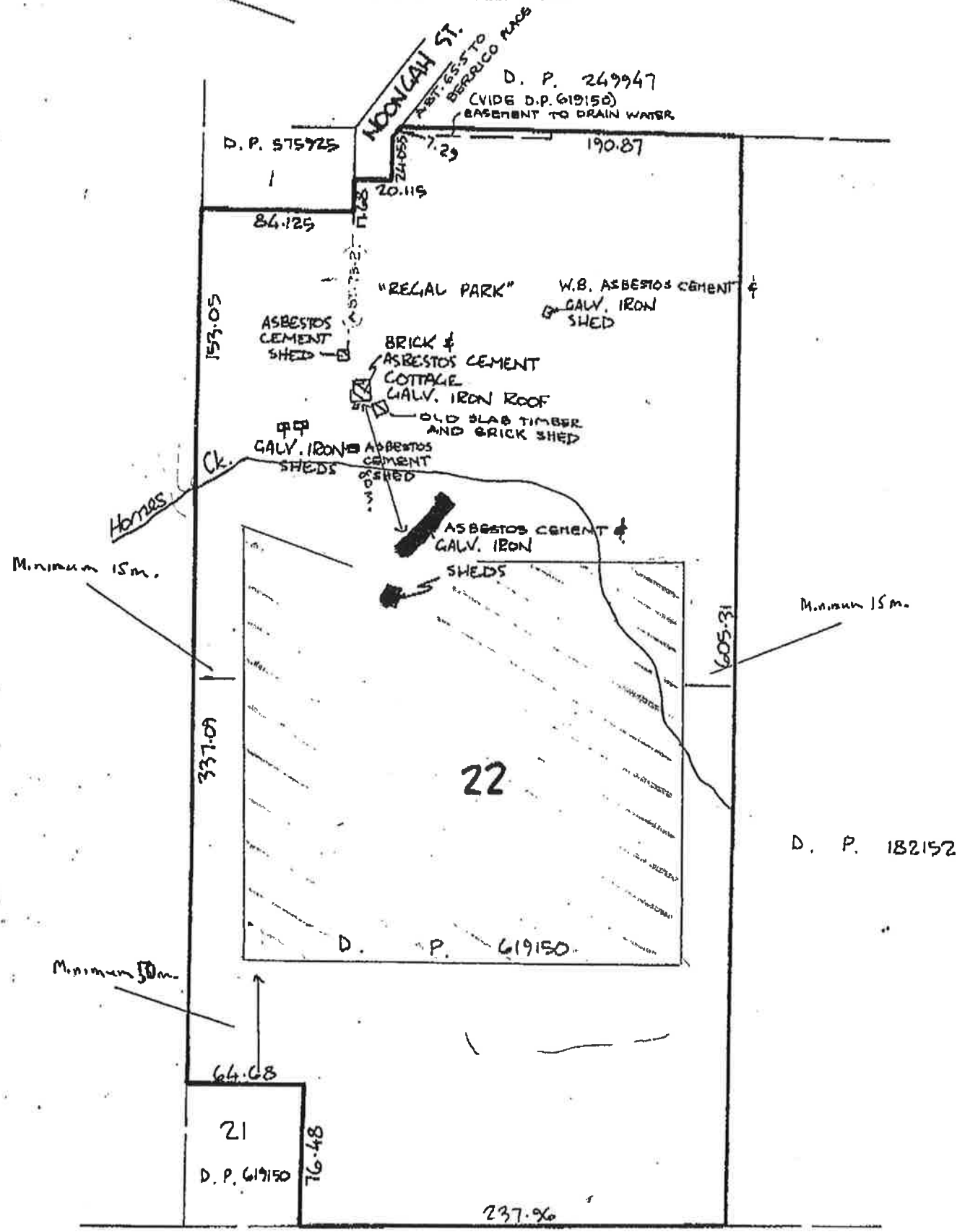
Yours faithfully,

G.T. CLARKE
SHIRE CLERK

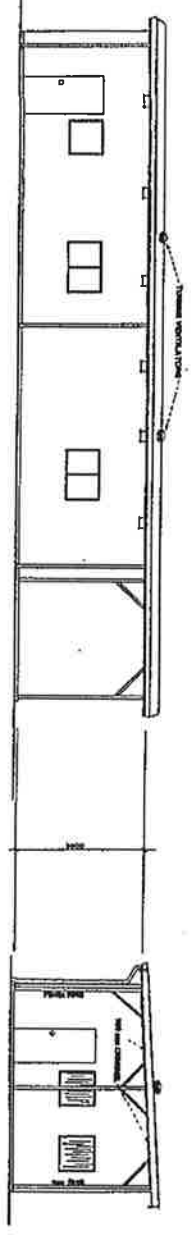
NORTH

SKETCH

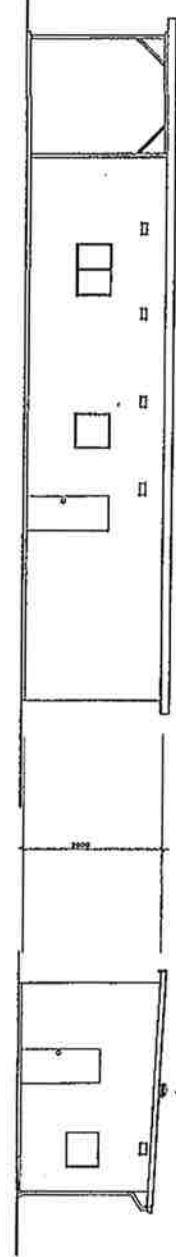
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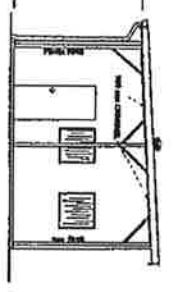
- Poultry Sheds
- /// Poultry Runs



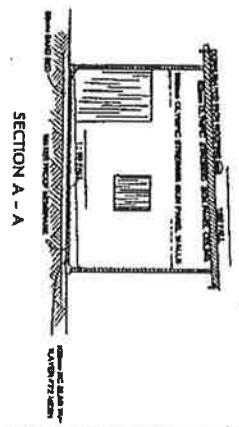
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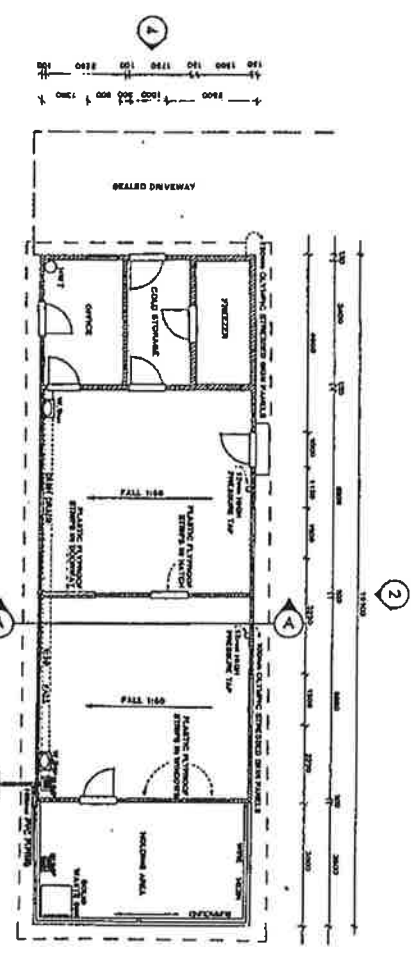
ELEVATION 2



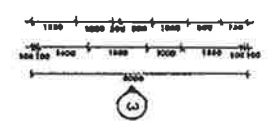
ELEVATION 3



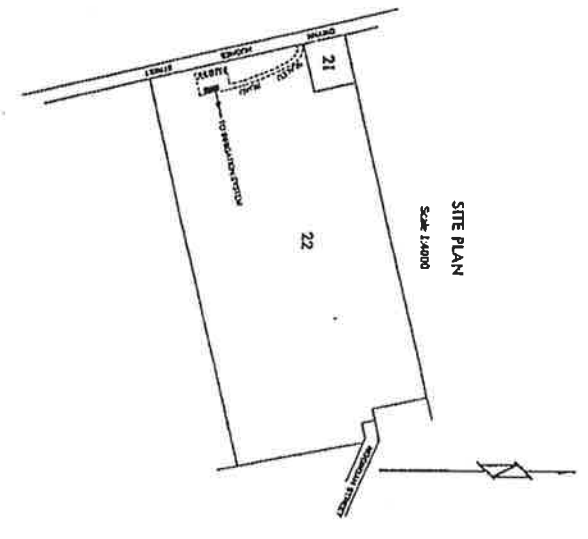
SECTION A - A



PLAN



3



SITE PLAN
SCALE 1:4000

PROPOSED PROCESSING PLANT

LOT 22
PARISH OF BARGO
COUNTY OF CAMDEN
SHIRE OF WOLLONDILLY
Scale 1:75

REPLY TO SHIRE CLERK
P.O. BOX 21
PICTON 2571
DX 5127
CAMPBELLTOWN



63/88
IN REPLY PLEASE QUOTE:

OUR REF

YOUR REF

TELEPHONE: (046) 77-1326
(046) 77-1699

RL: SC
D4088/09(1)

FAX 046 772339

WOLLONDILLY SHIRE COUNCIL

Administration Centre, 62-64 Menangle Street, Picton, N.S.W. 2571

28 June 1988

Ryleever Pty Limited,
Lot 22 Noongah Street,
BARGO N.S.W. 2574

Dear Sir,

Wollondilly Shire Council - N.S.W. Environmental Planning & Assessment Act, 1979. Interim Development Order No. 17 - Wollondilly Development Application No. 63/88

| | |
|--------------------------------|--|
| Applicant: | Ryleever Pty Limited |
| Address: | Lot 22 Noongah Street, Bargo |
| Date of Application: | 26 February 1988 |
| Premises: | Lot 22 D.P. 619150 Noongah Street, Bargo |
| Brief Description of Proposal: | Chicken Processing Plant |

In pursuance of its power under the abovementioned order, the Council, as the Responsible Authority, resolved at its meeting held on 27 June 1988, to grant approval of the abovementioned application, subject to the following conditions which are hereby imposed to protect the amenity of the neighbourhood and so that the use will not be contrary to the public interest, viz

1. The development being carried out substantially in accordance with plans received by Council on 26 February 1988 except where amended by the conditions of consent.
2. All vehicles entering and leaving the site are to have loads secured and covered.
3. Vehicle access to the site being via Noongah Street directly from Remembrance Driveway.

4. The applicant being responsible for repairs to pavement damage in Noongah Street caused by vehicles servicing the site.

In this regard the applicant is to enter into a legal agreement with Council and lodge a bond to the value of \$10,000 such being indexed annually in accordance with CPI and is to be lodged prior to release of the building application. All costs in this regard are to be borne by the applicant.

5. There being no obstructions of the watercourses on the site. Details of any work proposed on any creek crossing are to be submitted to the Shire Engineer for approval prior to the commencement of constructions.

6. The submission of a formal building application which must comply with the requirements of Ordinance 70 for a Class VIII(b) building located outside a fire zone.

7. Submission of an approval from the State Pollution Control Commission under the Clean Waters Act for disposal of liquid waste by irrigation and same to be submitted before approval of the building application.

8. There being no odour, dust or noise nuisance caused by the development.

9. The waste material being stored in a sealed container (s) while awaiting collection and transport from the site.

10. There being no onsite burial of offal, waste products or whole birds without the prior approval of Council.

11. The waste material being removed from the site at the completion of each days processing by an approved trade waste operator and Council being satisfied that the end disposal point is approved by relevant authorities.

12. Vehicles conveying processed poultry complying with the requirements of the Department of Agriculture and the Pure Food Act.

13. Evidence being submitted of a licence issued by the Department of Agriculture under the Poultry Processing Regulations.

14. There being no retail sales from the property.

15. The building being located a minimum 18 metres from Gwynn Hughes Street.

16. The submission of a detailed landscape plan for approval by Council's Chief Town Planner prior to release of the building application.

17. Landscaping is to be installed in accordance with the approved plan and maintained in accordance with the details provided on that plan.

18. The applicant being informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the development application registered in Council's records as Development Application No. 63/88 on 26 February 1988 and that any alteration, variation or extension to the use for which approval has been given would require further development approval.

Should you wish to discuss Council's decision or the conditions imposed you may contact Council's Town Planning Department.

Should you feel aggrieved by Council's decision in this matter, or object to the conditions imposed, you are entitled to lodge an appeal with the Land and Environment Court of N.S.W. within twelve (12) months of the date appearing above. Forms for such are obtainable from the Court of Petty Sessions at your request.

You are further advised that this approval will expire if the development is not commenced within two (2) years of the date appearing above unless an application for extension is approved by Council.

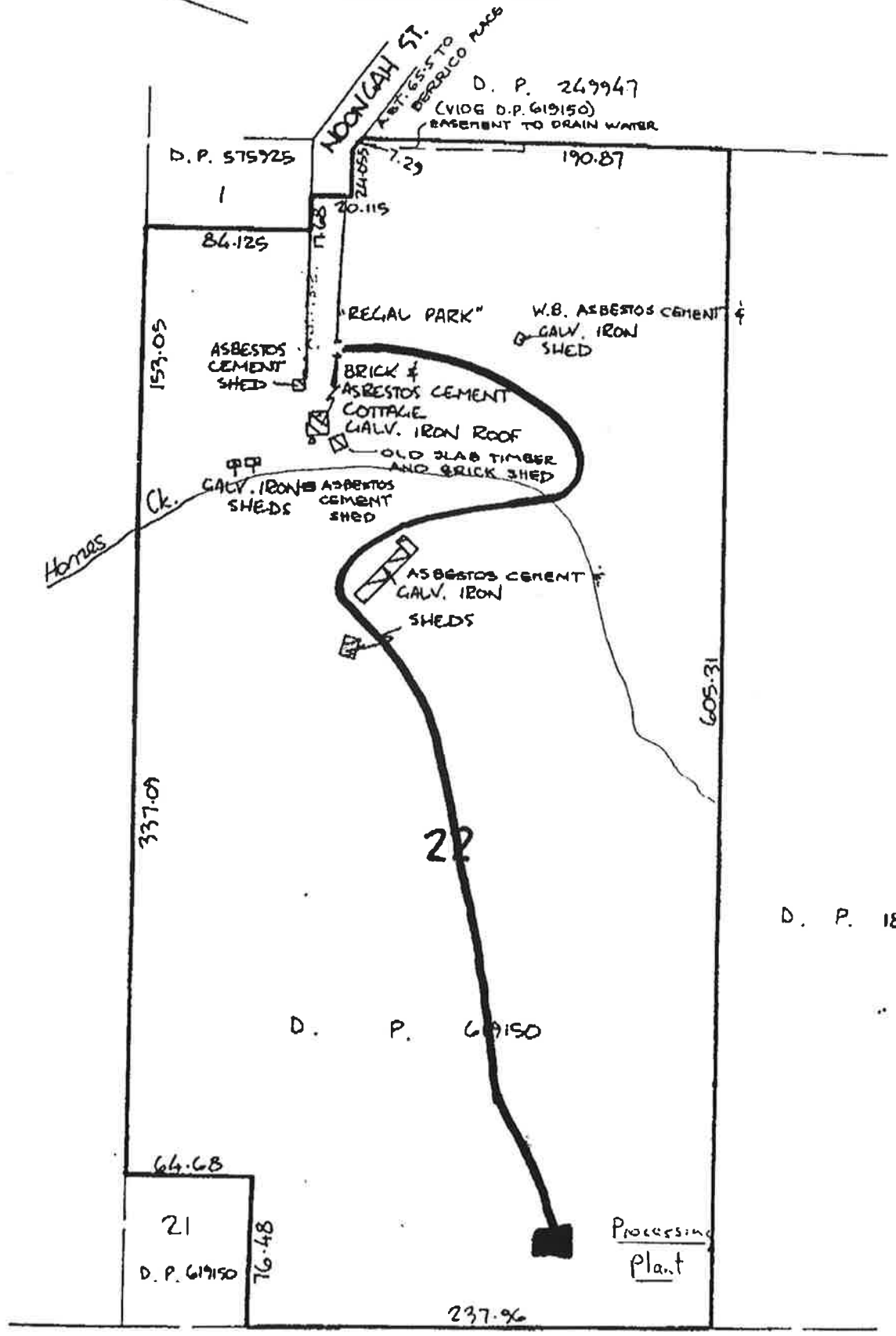
Yours faithfully,

G.T. CLARKE
SHIRE CLERK

NORTH

SKETCH

Reduction Ratio: 1:3000

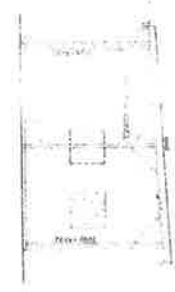


Area to be irrigated
 — Access Road

ROAD



ELEVATION 1



ELEVATION 3



SECTION A-A



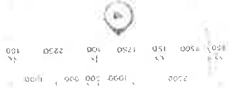
ELEVATION 2



ELEVATION 4



SITE PLAN



2

3

PLAN

PROPOSED PROCESSING PLANT

LOT 22
 PARISH OF BARCO
 COUNTY OF CAMDEN
 SHIRE OF WOLLONHILL

Scale 1:75



Frank McKay Building 62-64 Menangle Street Picton NSW 2571 DX: 26052 Picton
All Correspondence to PO Box 21 Picton NSW 2571
Telephone: 02 4677 1100 Fax: 02 4677 2339
Email: council@wollondilly.nsw.gov.au Web: www.wollondilly.nsw.gov.au
ABN: 93 723 245 808

RURAL LIVING

NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION

DEVELOPMENT CONSENT 010.2015.00000095.001

Environmental Planning and Assessment Act, 1979

TO:

Precise Planning
PO Box 426
NORTHBRIDGE NSW 1560

Being the applicant(s) for Development Application 010.2015.00000095.001 relating to:

Lot: 22 DP: 619150, 45 Noongah Street BARGO

APPROVED DEVELOPMENT: Demolition of Dwelling and Four (4) Sheds Containing Asbestos

DETERMINATION DATE: - 11 March 2015

Pursuant to the Section 81 of the Act, notice is hereby given that the above application has been determined by granting consent, subject to the conditions attached.

Notes:

- (1) Except where a condition specifies a limit to the duration of the consent, this approval will expire if the development is not commenced within five (5) years of the determination date appearing above.
- (2) Development Consent does not lapse if the approved use has actually commenced or the proposed work is physically commenced before the lapse date.
- (3) Where construction work is proposed, the granting of development consent is the first step in the process. Before construction work may commence, a Construction Certificate must be obtained from Council or an accredited certifier.
- (4) Should you feel aggrieved by Council's decision in this matter, or object to the conditions imposed, you are entitled to
 - (a) lodge, in accordance with Section 97(1) of the Act, an appeal with the Land and Environment Court of NSW within six (6) months of the date appearing above. Forms for such are obtainable from the Local Court at your request.
 - (b) request a Council review of the determination under Section 82A of the Act.
- (5) This application has not been considered by the Planning Assessment Commission.

Should you wish to discuss Council's decision or the conditions imposed you may contact Council's Development Services Section on (02) 4677 1100.

Yours faithfully


Mr R L Bennett
Team Leader - Building
DEVELOPMENT SERVICES SECTION

1. COMPLIANCE

These conditions are imposed to ensure that the development is carried out in accordance with the conditions of consent and the approved plans to Council's satisfaction.

- (1) Development Consent is granted for Demolition of Dwelling and Four (4) Sheds Containing Asbestos at Lot: 22 DP: 619150, No. 45 Noongah Street BARGO
- (2) The applicant is informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the Development Application registered in Council's records as Development Application No. 010.2015.00000095.001 received on 17/02/2015 except where varied by the following conditions of consent.
- (3) Unless permitted by another condition of this consent, there shall be no tree clearing unless the vegetation is:
 - (a) Within the footprint of an approved building, access driveway or other structure; or
 - (b) Within three (3) metres of the footprint of an approved building; or
 - (c) preventing the achievement of the minimum asset protection zone requirements under the relevant planning for bushfire protection guidelines.

In this condition *Tree Clearing* has meaning as described in Clause 5.9(3) of Wollondilly Local Environmental Plan 2011.

- (4) Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works. The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.
- (5) All trees outside a radius of 3m from the building shall be preserved unless prior approval in writing for their removal or lopping is obtained from the Council.
- (6) An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

2. CONSTRUCTION GENERAL

These conditions have been imposed to ensure that all construction work is undertaken to an approved standard and related approvals.

- (1) All demolition work shall be restricted to between 7:00am and 6:00pm Mondays to Fridays (inclusive), 8.00am and 1.00pm Saturdays and prohibited on Sundays and Public Holidays unless written approval to vary the hours of work is granted by Council.

- (2) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. These facilities are to be provided prior to the commencement of any works and:
- (a) Must be a standard flushing toilet; and
 - (b) Must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

In this condition:

Accredited sewage management facility means a sewage management facility to which Division 4 of Part 2 of the *Local Government (General) Regulation 2005* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

Approved by the Council means the subject of an approval in force under Division 4 of Part 2 of the *Local Government (General) Regulation 2005*.

Sewage Management Facility has the same meaning as it has in the *Local Government (General) Regulation 2005*.

3. EROSION AND SEDIMENT CONTROL

These conditions have been imposed to minimise the impact of the Development on the environment and on adjoining properties.

- (1) All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised within 30 days of completion.
- (2) Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.
- (3) Erosion and sediment control devices are to be installed prior to any demolition activity on the site. These devices are to be maintained for the full period of construction and beyond this period where necessary.
- (4) Stockpiles of construction and landscaping materials, and site debris are to be located clear of drainage lines and in such position that they are within the erosion containment boundary or are equivalently protected from erosion and do not encroach upon any footpath, natural strip or roadway.
- (5) All excess material shall be removed from the site. The spreading or stocking piling of excess material on site is not permitted.

4. DEMOLITION

These conditions have been imposed to ensure that the demolition of buildings is carried out with regard to public and environmental safety.

- (1) All demolition works shall be undertaken by a licensed demolisher who is registered with Work Cover NSW. Details shall be submitted to the Wollondilly Shire Council prior to the commencement of demolition works.
 - (2) **Any demolition works involving asbestos removal must comply with all legislative requirements including the *Code of Practice for the Safe Removal of Asbestos (2nd Edition – National Occupational Health and Safety Commission) [NOHSC:2002(2005)]*, WorkCover NSW and NSW Department of Environment and Climate Change (DECC) requirements.**
 - (3) Any work involving lead paint removal must not cause lead contamination of air or ground.
 - (4) All demolition material shall be disposed of in accordance with a waste management plan approved by Wollondilly Shire Council.
 - (5) Demolition works shall not create general nuisance by reason of inadequate dust, noise or environmental controls.
 - (6) All demolition works should be carried out in a way that ensures that waste is managed in a manner consistent with the "Construction and Demolition Waste Action Plan 1998" (copies can be obtained from the Pollution Line by phoning 131 555).
 - (7) Care should be taken when demolishing building structures likely to have been treated with pesticides to avoid contact with the top 10-20mm of soil. The top layer of soil should not be left exposed where children or other sensitive individuals may come into contact with it.
 - (8) Demolition shall be carried out to Australian Standard AS2601-2001 – The Demolition of Structures including provision for:
 - Appropriate security fence or builders hoarding shall be installed to prevent public access to the demolition works
 - Induction training for onsite personnel
 - Management of asbestos, contamination and other hazardous materials
 - Dust control
 - Disconnection of gas and electrical supply
 - The demolition shall not hinder pedestrian or vehicle mobility in the locality
- Control of water pollution and leachate, including the cleaning of vehicle tyres in accordance with the Protection of the Environment Operations Act, 1997.
- (9) Fire fighting services onsite shall be maintained at all times during demolition works.
 - (10) The demolition by induced collapse, the use of explosives or onsite burning is not permitted.

- (11) During demolition works all materials and equipment shall be kept entirely within the site and not on adjoining property, footpaths and roads.
- (12) Certification is to be provided by the Demolition Contractor that the demolition work has been carried out in accordance with the above Conditions 4 (1 to 11). Such certification is to be provided to Wollondilly Shire Council within 30 days of the completion of the demolition works.

5. PRESCRIBED CONDITIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

These conditions are imposed as they are mandatory under the Act.

(1) COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989

- (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia* ,
 - (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 carried out by the consent commences.
- (1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* .
- (2) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant:
 - (a) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (b) construction certificate, in every other case.

Note: There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

(2) **SIGNS TO BE ERECTED ON BUILDING, SUBDIVISION AND DEMOLITION SITES**

(1) In accordance with Section 80A (11) of the Environmental Planning & Assessment Act, 1979, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) Showing the name, address and telephone number of the Principal Certifying Authority 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.

(2) 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.

(3) This Clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(3) **NOTIFICATION OF HOME BUILDING ACT 1989 REQUIREMENTS**

(1) For the purposes of Section 80A (11) of the Act, the requirements of this condition are prescribed as conditions of a Development Consent for development that involves any residential building work within the meaning of the Home Building Act 1989.

(2) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority 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 the Act, the number of the owner-builder permit.

(3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under sub-condition (2) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates

(not being the Council) has given the Council written notice of the updated information.

ADVICE

- (1) During the course of demolition, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc., that require alterations shall be altered at the applicants expense and to the satisfaction of Council and the authority concerned.
- (2) The following service providers should be contacted before commencement of construction to establish their requirements:
 - Dial before you dig (various services) 1100
 - Telstra (telephone) 1 800 810 443
 - Endeavour Energy (electricity) 131 081
 - AGL (gas) 131 245
 - Sydney Water (water & sewer) 132 092
- (3) The land is subject to the provisions of Wollondilly Tree Preservation Order, 2008. Under this order consent may be required for tree clearing beyond the limits set by this consent. If you intend to remove any vegetation you should make yourself familiar with the provisions of this order. The order may be viewed on Council's website at www.wollondilly.nsw.gov.au or at Council's offices at 62-64 Menangle Street, Picton.

Should you require further information regarding the above matter, please contact Mr R L Bennett, Team Leader - Building on phone (02) 46771100 or Fax (02) 4677 1831 in Council's Development Services Section Monday to Friday between the hours 8.00am – 10.00am. Please quote File No. 010.2015.00000095.001

WOLLONDELY SHIRE COUNCIL
APPROVED PLAN REFERRED TO
IN DEVELOPMENT CONSENT NO.
 010.2015.000.95.1
 DETERMINED 11/3/15
 AUTHORISED OFFICER R BENNETT

M.M.
 DP 619150

Shedding to be
 removed by contractor
 to Asbestos



NOTE: ENGINEERING AND/OR
 STRUCTURAL DETAILS INCORPORATED IN THIS
 PLAN HAVE NOT BEEN ASSESSED BY
 COUNCIL. THESE MATTERS ARE TO BE
 ASSESSED BY THE POA PRIOR TO THE
 RELEASE OF ANY CONSTRUCTION
 CERTIFICATE.



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| LOCAL COUNCIL AREA: WOLLONDELY PROJECT NO: 45 NOONKAH STREET 1, MANTO PROJECT NAME: 45 NOONKAH STREET 1, MANTO PROJECT DATE: 15/03/2015 PROJECT TIME: 15/03/2015 | | PLAN REFERENCE: 45 NOONKAH STREET 1 SHEET 1 OF 2 | |
| ALL SURVEYING SERVICES: LAND SURVEYING ENGINEERING / CIVIL DESIGN DRAINAGE / CIVIL DESIGN DRAIN SURVEYS STRATA PRACTICE CIVIL ENGINEERING CONSULTANTS PROJECT MANAGEMENT | PLAN AGREEMENT | REFERENCE 15/03/2015 15/03/2015 15/03/2015 | 15/03/2015 15/03/2015 15/03/2015 |

This plan has been prepared in accordance with the provisions of the Planning, Design and Infrastructure Act 2009 (PDIA) and the Planning, Design and Infrastructure Regulation 2009 (PDIR). The Council is not responsible for the accuracy of the information contained in this plan. The user of this plan should verify the accuracy of the information contained in this plan before relying on it. The Council is not responsible for any loss or damage caused by the use of this plan.