

JRPP No:	2010STH031
DA No:	102/1011/DA
PROPOSED DEVELOPMENT:	Warrigal Care Goulburn - Independent Living Units and Village Club, 7 St Aubyn Road, Goulburn
APPLICANT:	Hodges Shorten Architects Pty Ltd
REPORT BY:	Dianne James (Goulburn Mulwaree Council)
NO. OF SUBMISSIONS:	3

Assessment Report and Recommendation

Goulburn Mulwaree Council

Development Application Assessment Report

For Southern Region Joint Planning Panel

Assessing Officer – Dianne James (Senior Town Planner)

DA No:	102/1011/DA & 2010STH031
Location:	Lots 3 DP 1141464, (No. 7) St Aubyn Road, Goulburn & Lot 4 DP 1141464 (Part 204) Marys Mount Road, Goulburn
Proposal:	28 Independent Living Apartments, 36 Villa units, an extension to the existing Aged Care Facility, Storm Water Detention Basin, Site works and subdivision (boundary adjustment)
Zoning:	R2 Low Density Residential
BCA Class:	Class 1a & 10a (Villa Units) Class 2 & 7a (Apartments/Carparking)

Site Description

The development is proposed on Lots 3 DP 1141464, (No. 7) St Aubyn Road, Goulburn and the proposed footpaths around the existing boundary and stormwater detention basin are located on the adjoining Lot 4 DP 1141464 (No. 204) Marys Mount Road. Lot 4 is owned by Goulburn Mulwaree Council and is used as a drainage reserve. Lot 4 has been classified as operational, however conceptual plans have also been drawn up for the land to be also used neighbourhood parkland and carparking. A copy of the Deposited Plan is attached as Attachment 1.

Lot 3 DP 1141464 has an area of 4.867ha and Lot 4 DP 1141464 has an area of 15.33ha. Lot 3 is currently used for approximately 116 bed Residential Aged Care Facility (approved in 2006) and the locality is characterised by a mix of residential lots, dwellings and farmland.

Lot 3 DP 1141464 has three access points:

- Marys Mount Road – access handle (unconstructed) (Figure 1 & 2)
- Lambert Drive – existing access point for staff and operational vehicles (Figure 3)
- No. 7 St Aubyn Road – existing access point for visitors and limited staff (Figure 4)

North of the existing development and within the proposed development site is stockpiled cut from the development of the existing Aged Care Facility. There is no remnant vegetation on site and the site (apart from some large grassed stockpiles) slopes down from the west to east and north to south. The stockpiled material will be reshaped and used as part of this development application.

Proposal

A Development Application has been lodged for an extension to the existing Aged Care Facility at No. 7 St Aubyn Road, Marys Mount. The site is zoned “Low Density Residential” and the proposal as “Seniors housing” is considered permissible within the zone. A Locality Plan of the development site is included as Attachment 4.

The Application involves:

- 28 Independent Living Units (24x2 bedroom, 4x2 bedroom + study);
- 36 Villas (11x 2 bedroom, 25 x 3 bedroom);
- Extensions to the existing office/administration area;
- Day Respite Village Club;
- On site parking;
- Landscaping;
- Boundary adjustment consisting of approximately 354 m² of land located on the adjacent Council Drainage Reserve (Lot 4 DP 1141464) to be consolidated with the Seniors housing site; and
- Construction and maintenance of the adjacent stormwater detention basin

Plans of the proposal and an extract of the Statement of Environmental Effects are included as Attachment 5.

The construction of the proposed footpaths and the detention basin on Lot 4 is identified as a positive for Council. Warrigal Care, as adjacent owners, have a direct benefit from maintaining the adjacent land as this provides a setting to the Seniors Housing at Warrigal Care and enhanced integration and visual enhancement with the adjacent drainage reserve/open space.

Permissibility

LEP	<input checked="" type="checkbox"/>
SEPP	<input checked="" type="checkbox"/>
Existing use rights	<input type="checkbox"/>
Ancillary development	<input checked="" type="checkbox"/>

Stormwater Detention Basin upgrade on Lot 4 DP 1141464 (No. 204) Marys Mount Road - Council resolved 21 September 2010 (**Minute 10/396**) that the following land (amongst other land) be classified as "Operational" in accordance with s53 *Local Government Act 1993*.

204 Marys Mount Road	Lot 3 DP 802726 and Lot 4 DP 1141464
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Type of Development

Local	<input type="checkbox"/>
Designated	<input type="checkbox"/>
Major infrastructure	<input type="checkbox"/>
Major project	<input checked="" type="checkbox"/>

Reason:

State Environmental Planning Policy (Major Development) 2004 requires the proposal to be determined by the Southern Region Joint Planning Panel (SRJPP) and not Council, as the capital investment value is greater than \$10M and the development involves part Council owned land.

Other approvals required

Integrated	<input type="checkbox"/>	Reason: NSW Office of Water confirmed Controlled Activity Approval not required
Concurrence	<input checked="" type="checkbox"/>	Reason: Chief Executive of SCA under <i>Drinking Water Catchments Regional Environmental Plan No 1</i>
S68 Local Gov't Act 1993	<input type="checkbox"/>	Reason: Not Applicable
S78A (5) Local Gov't Act 1993	<input checked="" type="checkbox"/>	Reason: Water, Sewer and Stormwater
S138 Roads Act	<input checked="" type="checkbox"/>	Reason: Property accessed via Marys Mount Road for construction vehicular access Works proposed in road reserve
Site compatibility certificate	<input type="checkbox"/>	Reason: Not required as land located within a Residential zone

Neighbour Notification/Advertised Development

The proposal was notified to 34 neighbouring properties. Three submissions have been received and the applicant has responded to these issues raised (refer submissions section of Enclosure for copies).

The application was also referred to the Sydney Catchment Authority (SCA) for the Concurrence of the Chief Executive of SCA. Concurrence has been received. Refer to Submissions received as part of the Enclosure and copy also attached as Schedule 1 of Draft Conditions of Consent. All conditions are incorporated into the Conditions of Consent.

The key issues raised as part of the neighbour notification and the planning responses are as follows:

- Construction Vehicles and Access

The developer has agreed that construction vehicular access be limited to the battle axe handle or a link road into the adjoining subdivisions and connecting with the future roundabout at Marys Mount Road. This link road is identified in Figure 7.1 of *Goulburn Mulwaree Development Control Plan 2009* and will avoid construction traffic through the existing residential areas.

The proposal relies on construction access from a temporary access to Marys Mount Road via the battle axe handle, or alternatively a future public road via a link road in the adjoining subdivision. The temporary access along the battle axe handle will need to be removed upon completion of the Aged Care Facility and the link road from the adjoining land to Mary Mount Road be created as a public road and in which case the temporary access can be used as part of the foundation for this future public road. Both access roads address the issues raised in the submissions and have been conditioned in the draft consent.

Furthermore, the area required to enable construction of the future link road into the adjoining subdivision is required to be dedicated as public road prior to occupation of the development. This has also been included in the draft conditions of consent.

- Boundary Adjustment

Part of the development encroaches onto Council's adjacent Drainage Reserve, primarily to maintain the current alignment of an existing retaining wall. While Council can accept this arrangement administratively it would be simpler for the area to form part of the development site. This issue can be simply overcome by a boundary adjustment to be undertaken at no cost to Council. This realignment will not have any effect on the operational purposes of the reserve. The purchase of this land will need to be based on a valuation report from the Land and Property Management Authority. A condition to this effect has been included in the draft consent.

The developer has also proposed the construction of a pedestrian footpath along the boundary of the Aged Care Facility and within Council's Drainage Reserve. The proposed footpath will benefit the community and the development and provide a link for all to share. There are no objections to this proposal and a condition has been included in the draft consent.

Council vehicular access is required to the adjacent drainageline for maintenance and related purposes, particularly until a link road is constructed to the future Neighbourhood Riverside Park. A Condition is required to enable access to maintain the adjacent drainage reserve.

- Noise

The developer has provided additional design requirements to the siting and construction of the development near to the western boundary of the site to minimise impact on adjoining residential properties. These measures are considered to adequately address the issue.

SITE HISTORY AND INSPECTION			
Matters for consideration	Yes	No	Comments
Site inspected	x		Site inspection conducted. Refer to photographs of site and locality (Figures 1-8 in the Enclosure).
GIS checked	x		
Any unusual features		x	
Flood prone land		x	Not mapped as within Flood Planning Level, however part of southern boundary located within the extreme flood event i.e. probable maximum flood. 1% event approx 634.5m AHD & Extreme event approx 641.4m AHD (SMEC Wollondilly River & Mulwaree Ponds Floodplain Risk Management Plan 2003). Flood details included in consent design conditions.
Bush fire prone land		x	

Steep land (>18°)		x	
Within 40m of watercourse	x		'Blue line' investigated by David Zerafa NSW Office of Water and confirmed work within "handle" will not require Controlled Activity Approval.
Water bores		x	No known water bores on site. Closest known site is approximately 275m on Belmore Estate Stage 3 (adjacent to Wollondilly River).
Overland flow path		x	Not identified as overland flow path.
Any native vegetation / threatened species		x	The site has been heavily disturbed by agricultural activities and construction of the existing Aged Care Facility. No significant native vegetation or threatened species known or expected to be present.
Adjoining National / State Park		x	
Salinity issues		x	No known salinity issues.
Water / sewer mains		x	Sewer main runs along the watercourse on Council's land (Lot 4)
Easements		x	No building over easements proposed.
Type / condition of road access			
– Lane (Public)		x	
– Lane (Private)	x		Future link road from Marys Mount Road to development site to be constructed and dedicated as public prior to occupation of the eastern Independent Living Units.
– Local	x		
– Regional		x	
– Arterial / Main	x		Intersection accessed from Marys Mount Road – Conditioned to require road dedication for future link road in accordance with DCP.
– Crown		x	
Any history of traffic accidents		x	
Potential Contamination		x	No known contamination identified from previous land uses i.e. grazing.
Other	Land drains to adjacent off stream stormwater detention basin.		
Site characteristics	The site contains an established Aged Care Facility approved under DA 665/0405/DA for approximately 116 bed facility. A modification has been lodged under 26/1011/MOD to add an additional 6 rooms to wing 6. The site has a large stockpile of soil which the applicant proposes to utilise with regrading. An adjacent off-line stormwater detention basin exists on the adjacent drainage reserve.		
Locality characteristics	The site is located on the outskirts of the City of Goulburn in a new Greenfield release area and adjacent to a Council owned drainage reserve proposed for future recreation.		

STATE PLANNING CONTROLS				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
SEPP No. 6 - Number of Storeys in a Building	x			
SEPP No. 15 - Rural Land Sharing Communities	x			
SEPP No. 21 - Caravan Parks	x			
SEPP No. 22 - Shops and Commercial Premises	x			
SEPP No. 30 - Intensive Agriculture	x			
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	x			
SEPP No. 33 - Hazardous and Offensive Development	x			
SEPP No. 36 - Manufactured Home Estates	x			
SEPP 44 – Koala Habitat Protection	x			
SEPP No. 50 - Canal Estate Development	x			
SEPP No. 55 - Remediation of Land		x		The site is considered suitable in its current form for the proposed development. A desk top assessment has not identified the need for a preliminary site investigation.
SEPP No. 64 - Advertising and Signage	x			Separate approval to be sought for advertising signs in the future. Conditioned
SEPP No. 65 - Design Quality of Residential Flat Development	x			
SEPP (Housing for Seniors or People with a Disability) 2004		x		Refer to specific assessment attached
SEPP (Building Sustainability Index: BASIX) 2004		x		BASIX Certificate received and development conditioned.
SEPP (Major Projects) 2005		x		Report prepared for determination of Southern Region Joint Planning Panel.
SEPP (Temporary Structure and Places of Public Entertainment) 2007	x			
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	x			
SEPP (Infrastructure) 2007 Refer to cl 101 & 102 for development on classified roads	x			
SEPP (Repeal of Concurrence and Referral Provisions) 2008	x			
SEPP (Exempt and Complying Development Codes) 2008	x			

REGIONAL PLANNING CONTROLS				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
Drinking Water Catchments		x		SCA Concurrence received. Refer to Schedule 1

REP No.1				of draft conditions.
Native Vegetation Act	x			Exempt under Schedule 1 Native Vegetation Act as the land is zoned Residential

LOCAL PLANNING CONTROLS

Goulburn Mulwaree LEP 2009				
Part 1 Preliminary				
General Aims / Objectives		x		<p><i>The particular aims of this Plan are as follows:</i></p> <p><i>(a) to promote and co-ordinate the orderly and economic use and development of land in the area,</i></p> <p><i>(b) to provide a framework for the Council to carry out its responsibility for environmental planning provisions and facilitate the achievement of the objectives of this Plan,</i></p> <p><i>(c) to encourage the sustainable management, development and conservation of natural resources,</i></p> <p><i>(d) to promote the use of rural resources for agriculture and primary production and related processing service and value adding industries,</i></p> <p><i>(e) to protect and conserve the environmental and cultural heritage of Goulburn Mulwaree,</i></p> <p><i>(f) to enhance and provide a range of housing opportunities in, and the residential and service functions of, the main towns and villages in Goulburn Mulwaree,</i></p> <p><i>(g) to establish a framework for the timing and staging of development on certain land in Goulburn and Marulan,</i></p> <p><i>(h) to provide a range of housing opportunities, including large lot residential development in the vicinity of the villages,</i></p> <p><i>(i) to allow development only if it occurs in a manner that minimises risks due to environmental hazards, and minimises risks to important elements of the physical environment, including water quality,</i></p> <p><i>(j) to provide direction and guidance as to the manner in which growth and change are to be managed in Goulburn Mulwaree,</i></p> <p><i>(k) to protect and enhance watercourses, riparian habitats, wetlands and water quality within the Goulburn Mulwaree and Sydney drinking water catchments so as to enable the achievement of the water quality objectives.</i></p> <p>Satisfies (f), (i) & (k) above</p>
Relevant Maps				
Part 2 Permitted or Prohibited Development				
Zone		x		Land zoned R2 Low Density Residential

Definition		x		<p>Defined as 'seniors housing', being <i>residential accommodation that consists of:</i></p> <p>(a) a residential care facility, or (b) a hostel, or (c) a group of self-contained dwellings, or (d) a combination of these, and that is, or is intended to be, used permanently for: (e) seniors or people who have a disability, or (f) people who live in the same household with seniors or people who have a disability, or (g) staff employed to assist in the administration of the residential accommodation or in the provision of services to persons living in the accommodation, but does not include a hospital.</p> <p>Considered permissible under "Seniors Housing" definition.</p>
Earthworks		x		The development has been conditioned to address 3(a) – (g) including dust, access, sedimentation and impacts on adjoining properties.
Landuse Table				
Objectives		x		The development will 'provide for the housing needs of the community within a low density residential environment' & 'maintain the economic strength of commercial centres by limiting the retailing of food and clothing'.
Permitted without Consent	x			
Permitted with Consent		x		'Seniors housing' is not listed in item 2 or 4. It is noted that 'Residential Care Facilities' are prohibited, however the definition of 'Seniors housing' is a broader definition and includes 'Residential Care Facilities'. As such, it is considered permissible with consent.
Prohibited	x			Refer above.
Part 3 Exempt & Complying Development				
Exempt Development	x			
Complying Development	x			
Part 4 Principal Development Standards				
CI 4.1 - Minimum Lot Size		x		The boundary adjustment will not create a lot less than the minimum Lot area of 700sq m.
CI 4.2 - Rural Subdivision	x			
CI 4.2A - Rural Dwelling Permissibility	x			
CI 4.2B - Strata & Community Title Subdivision in Rural Zones	x			
CI 4.3 - Height of Buildings	x			
CI 4.4 - Floor Space Ratio	x			
CI 4.6 - Exceptions to Development Standards	x			
Part 5 Miscellaneous Provisions				
CI 5.1 - Land Acquisition	x			
CI 5.2 - Classification & Reclassification of public land		x		Surplus "Operational" land is able to be sold to the developer. Refer to draft conditions of consent.
CI 5.3 - Development near zone boundaries	x			Not near a zone boundary

CI 5.4 - Controls relating to permissible uses		x		Kiosk to be less than 100 sq m and conditioned
CI 5.6 - Architectural roof features				SEPP over-rides LEP provisions refer to SEPP (Housing for Seniors or People with a Disability) 2004
CI 5.8 -Conversion of fire alarms		x		Refer to condition contained in the draft consent
CI 5.9 - Preservation of trees or vegetation	x			Not located within a Heritage Conservation Area or Heritage Item therefore no protected vegetation. Only landscaped trees/shrubs exist on the site no remnant vegetation evident on site. Enhanced planting proposed as a result of the development.
CI 5.10 - Heritage conservation	x			
CI 5.11 -Bushfire hazard reduction	x			
CI 5.12 - Infrastructure & use of existing buildings of the crown	x			

Matters for consideration	N/A	Yes	No	Comments
Part 6 Urban Release Areas	x			
Part 7 Additional Local Provisions				
CI 7.1 - Flood Planning Land		x		Not located within the flood planning level. Applicant advised of Extreme Flood Event height in draft conditions of consent.
CI 7.2 - Environmentally Sensitive Land	x			
CI 7.3 - Subdivision for Residential Purposes in RU5 & R5	x			
CI 7.4 - Restrictions on development adjoining mines & extractive resource sites	x			
Schedule 1				
Additional Permitted Uses	x			
Schedule 2				
Exempt Development	x			
Schedule 3				
Complying Development	x			
Schedule 4				
Classification & Reclassification of public land	x			Land resolved as operational and not community therefore no reclassification required prior to sale
Schedule 5				
Environmental Heritage	x			
Draft Goulburn Mulwaree Rural Lands Planning Proposals				
Land Zoning	x			No change to current zoning
Lot Size	x			
Rural Lot Averaging	x			
Draft Rural Lot Size Development Area	x			
Goulburn Mulwaree DCP 2009				
Definitions		x		Complies with Seniors housing definition
Part 2 - Plan Objectives				

General		x		The development satisfies the provision of varying density neighbourhoods, and provides opportunities for walking and cycling along Council's adjacent drainage reserve. Co-siting related uses assist to minimise additional trips and parking facilities. SCA requirements to enlarge the existing stormwater detention basin and erect rainwater tanks will provide safeguards to the water quality and integrity of the nearby Wollondilly River.
Locality – Goulburn				
- Topography				Development respects the topography of the area and the Wollondilly River vistas.
- Views				Development respects the Wollondilly River vistas and will not impact on the views to/from Ledgeville (existing dwelling and curtilage to the south).
- Urban Structure				Large scale of the development is reduced by separate independent living units and use of separate buildings and landscaping.
- Urban Form				Streetscape rhythms, heights and views from public places considered suitable. Landscaping will help integrate the different building sizes, shapes and form.
- Streetscape				Streetscape rhythms, heights and views from public places considered suitable.
Locality – Marulan	x			
- Topography	x			
- Views	x			
- Urban Structure	x			
- Urban Form	x			
- Streetscape	x			
Rural Development	x			
- Agriculture & Primary Production	x			
- Rural Landscape	x			
Bungonia Objectives	x			
Lake Bathurst Objectives	x			
Tallong Objectives	x			
Tarago Objectives	x			
Matters for consideration	N/A	Yes	No	Comments
Part 3 - General Development Controls				
European Heritage Conservation	x			
Indigenous Heritage & Archaeology	x			Precautionary condition applied in case Indigenous Heritage & Archaeology discovered. Not identified as place of Aboriginal significance.
Landscaping		x		Designed and conditioned to promote good landscape design and will complement the surrounding streetscape and landscape. Marys Mount frontage required to be fenced and landscaped consistent with future desired character of the area.
Vehicular Access & Parking		x		Considered satisfactory and consistent with Seniors Housing SEPP.
Disability Standards for Access		x		Conditioned to comply
Crime Prevention		x		No response received by Local Police Service. Landscaping and lighting conditioned to comply with the requirements and principles of CPTED.
Flood Affected Lands		x		Levels comply with 1% requirements. Applicant notified of the Extreme Flood Levels.
Tree & Vegetation Preservation	x			
Dryland Salinity	x			

Waterbody & Wetland Protection	x			
Groundwater	x			
Riparian Rights for Subdivision	x			
Biodiversity Management	x			
Stormwater Pollution		x		Refer to SCA conditions
Impacts on Drinking Water Catchments		x		Refer to SCA conditions
Bushfire Risk Management	x			
Heavy Vehicle Generating Development	x			
Change of use involving 'existing use' provisions	x			
Traffic Safety & Management		x		Conditions applied to satisfy objections concerning construction vehicles
Active street frontages & building entrances		x		Satisfied
Subdivision		x		Boundary adjustment
Part 4 – Principal Development Controls - Urban				SEPP Senior Housing overrides Goulburn Mulwaree DCP 2009
<u>Residential Development</u>	x			
Site planning, bulk & scale	x			
No. of storeys	x			
Solar access	x			
Privacy	x			
Private Open Space	x			
Setbacks	x			
Views	x			
Traffic safety and management	x			
Active street frontages & building entrances	x			
Subdivision	x			
<u>Non-residential Development</u>	x			
Site layout and building design	x			
Elevation and materials	x			
Shopfronts	x			
Site facilities	x			
Protective structures in the public domain	x			
Design Principles – Industrial	x			
Visual quality - Industrial	x			
Building Setbacks – Industrial	x			
Height – Industrial	x			
External materials and finishes – Industrial	x			
Matters for consideration		Yes	No	Comments
Energy efficient siting and layout	x			
External window shading and internal and external lighting	x			
Insulation	x			
Space heating and cooling	x			
Noise and vibration generation	x			
Air Pollution	x			
Water pollution	x			
Working hours	x			
Mixed Use Development – Industrial & Residential	x			

Mixed Use Development – Industrial & Residential	x			
Part 5 - Principal Development Controls – Rural				
Intensive Agriculture	x			
Subdivision	x			
Rural Dwellings	x			
Rural Sheds	x			
Rural Industries	x			
Boarding &/or breeding kennels	x			
Hazardous chemicals	x			
Rural land use conflict	x			
Public Entertainment in Rural Zones	x			
Rural Worker's Dwellings in RU1	x			
Part 6 - Special Development Types				
Poultry farms	x			
Service centres	x			
Wind farms	x			
Advertising and signage	x			
Brothels	x			
Outdoor dining	x			
Telecommunications	x			
Large lot residential – Zone R5	x			
Relocatable homes	x			
Development in the Enterprise Corridor – Zone B6	x			
Extractive Industries	x			
Dual Occupancy	x			
Stables in Residential & Recreation Zones	x			
Manfred Park Block	x			
Part 7 – Engineering Requirements				
Utility Services		x		Conditioned to comply
Roads		x		Conditioned to comply
Drainage & Soil & Water Management		x		Conditioned to comply
Site Specific Provisions		x		Conditioned to comply
Easements		x		Conditioned to comply
Staging of development in Urban release areas	x			

Matters for consideration	N/A	Yes	No	Comments
Part 8 - Site Specific Provisions				
Marys Mount		x		Conditioned to comply
Common Street	x			
Clyde Street	x			
Marulan	x			
Long Street “Charles Valley”	x			
Part 9 – Contributions		x		Refer to Annexure

STATE ENVIRONMENTAL PLANNING POLICY (Housing for Seniors or People with a Disability) 2004

The following table provides an assessment of the project against the relevant provisions of SEPP (Housing for Seniors and People with a Disability) 2004

Clause	Title	Applicants Response	Council's Response
Chapter 1 CI 2	<p>Preliminary Aims</p> <p>(1) This policy aims to encourage the provision of housing (including residential care facilities) that will:</p> <ul style="list-style-type: none"> a) Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and b) Make efficient use of existing infrastructure and services, and c) Be of good design <p>(2) These aims will be achieved by:</p> <ul style="list-style-type: none"> a) Setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and b) Setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and <p>Ensuring that applicants provide support services for seniors or people with a disability for development on land adjoining land zoned primarily for urban purposes.</p>		Noted SEPP overrides <i>Goulburn Mulwaree LEP 2009</i> and <i>Goulburn Mulwaree DCP 2009</i>
CI 4	<p>Land to which this policy applies</p> <p>Land zoned primarily for urban purposes or land that adjoins land zoned for urban purposes, but only if;</p> <p>Dwelling houses, residential flats, hospitals etc. are permitted on the land.</p>	The land is zoned R2-Low Density Residential and Development for the purpose of seniors housing is permitted with consent.	SEPP applies
	<p>Self-contained dwellings</p> <p>(1) General term: “self-contained dwelling” In this Policy, a self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.</p> <p>(2) Example: “in-fill self-care housing” In this Policy, in-fill self-care housing is seniors housing on land zoned primarily for urban purposes that consists of 2 or more self-contained dwellings where none of the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care.</p> <p>(3) Example: “serviced self-care housing” In this Policy, serviced self-care housing is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services,</p>		The development is defined as Self Contained Dwellings and Serviced self-care housing

Clause	Title	Applicants Response	Council's Response
	personal care, nursing care.		
Chapter 3 Part 1 CI 14	Development for seniors housing General Objective of Chapter The objective of this Chapter is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frail, and other people with a disability regardless of their age.		The proposal will allow for housing for mobile and active seniors with the existing facility catering for the less mobile seniors.
CI 17	Development on land adjoining land zoned primarily for urban purposes Only development for the purposes of a hostel, residential care facility or serviced self-care housing shall be permitted in these areas provided that in the case of serviced self-care housing the development is for the purposes of people with a disability, in combination with a residential care facility or as a retirement village.		Not Applicable – located within land zoned for urban purposes
CI 18	Restrictions on occupation of seniors housing allowed under this Chapter (1) Development allowed by this Chapter may be carried out for the accommodation of the following only: (a) Seniors or people who have a disability (b) People who live within the same household with seniors or people who have a disability (c) Staff employed to assist in the administration of and provision of services to housing provided under this Policy (2) A consent authority must not consent to a development application made pursuant to this Chapter unless: (a) A condition is imposed by the consent authority to the effect that only the kinds of people referred to in subclause (1) may occupy any accommodation to which the application related, and (b) The consent authority is satisfied that a restriction as to user will be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the <i>Conveyancing Act 1919</i> , limiting the use of any accommodation to which the application related to the kinds of people referred to in subclause (1) (3) Subclause (2) does not limit the kinds of conditions that may be imposed on a development consent, or allow conditions to be imposed on a development consent otherwise than in accordance with the Act.		Condition included in consent in accordance with SEPP.
CI 19	Use of seniors housing in commercial zones Does not include the use for residential purposes of any part of the ground floor of a building that fronts a street if the building is located on land that is zoned primarily for commercial purposes unless another environmental planning instrument permits the use of all of the building for residential		Not Applicable – located within land zoned for urban purposes

Clause	Title	Applicants Response	Council's Response
	purposes.		
CI 21	Subdivision Land under this Chapter may be subdivided with the consent of the consent authority		Consent sought for boundary adjustment. Conditions included to be satisfied prior to occupation.
CI 23	Development on land used for the purposes of an existing registered club Development in such areas must provide for appropriate measures to separate the club from the residential areas to minimise land use conflicts and include appropriate protocols for managing the relationship between the development and the gambling facilities at the club.		Not Applicable – located within land zoned for urban purposes
Part 2 CI 26	Site-related requirements Location and access to facilities (1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to: (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and (b) community services and recreation facilities, and (c) the practice of a general medical practitioner. (2) Access complies with this clause if: (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable: (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or (c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development: (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and (ii) that will take those residents to a place	<p>The proposed development is located within 3.3kms drive of central Goulburn. Access to banks, doctors, shops, community services, cinemas, open recreation spaces and other commercial services are readily available in the town.</p> <p>While all the services are located greater than 400m from the proposed development, suitable walking paths are available from all ILU's to the reception area, where a community bus will be available to ferry residents to Goulburn town from the proposed development.</p> <p>The Warrigal Care community bus will travel between the development and town three times per day, six days per week. With more or less services as demand dictates.</p> <p>Walking paths from each unit or villa to the reception area and community bus stop have been designed to comply with gradient</p>	<p>Condition applied to ensure continued operation of Warrigal Care community bus service for the life of the development which will comply with cl 26(2)(c)</p> <p>Development conditioned to comply with required pathway gradients</p>

Clause	Title	Applicants Response	Council's Response
	<p>that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>(iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p> <p>Note. Part 5 contains special provisions concerning the granting of consent to development applications made pursuant to this Chapter to carry out development for the purpose of certain seniors housing on land adjoining land zoned primarily for urban purposes. These provisions include provisions relating to transport services.</p> <p>(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.</p>	<p>requirements as set out in Clause 26 (2)(a)(1) above.</p> <p>All paths within the subject site have been designed to comply with the gradient requirements as set out.</p>	
CI 28	<p>Water and sewer</p> <p>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that the housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.</p> <p>(2) If the water and sewerage services referred to in subclause (1) will be provided by a person other than the consent authority, the consent authority must consider the suitability of the site with regard to the availability of reticulated water and sewerage infrastructure. In locations where reticulated services cannot be made available, the consent authority must satisfy all relevant regulators that the provision of water and sewerage infrastructure, including environmental and operational considerations, is satisfactory for the proposed development.</p>	<p>Goulburn Mulwaree Shire Council provide reticulated water and sewer services to the site.</p> <p>Goulburn Mulwaree Council are the consent authority.</p>	Development conditioned to comply with water and sewer reticulation from Goulburn Mulwaree Council.
Part 3 Division 1 CI 30	Design requirements General Site Analysis		Design considered suitable

Clause	Title	Applicants Response	Council's Response
	<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the applicant has taken into account a site analysis prepared by the applicant in accordance with this clause.</p> <p>(2) A site analysis must:</p> <ul style="list-style-type: none"> (a) contain information about the site and its surrounds as described in subclauses (3) and (4), and (b) be accompanied by a written statement (supported by plans including drawings of sections and elevations and, in the case of proposed development on land adjoining land zoned primarily for urban purposes, an aerial photograph of the site): <ul style="list-style-type: none"> (i) explaining how the design of the proposed development has regard to the site analysis, and (ii) explaining how the design of the proposed development has regard to the design principles set out in Division 2. <p>(3) The following information about a site is to be identified in a site analysis:</p> <ul style="list-style-type: none"> (a) Site dimensions: length; width (b) Topography: spot levels and/or contour; north point; natural drainage any contaminated soils or filled areas (c) Services: easements; connections for drainage and utility service (d) Existing vegetation: location; height; spread of established trees species (e) Micro climates: orientation; prevailing winds (f) Location of: buildings and other structures; heritage features and items including archaeology; fences; property boundaries; pedestrian and vehicle access (g) Views to and from the site (h) Overshadowing by neighbouring structures <p>(4) The following information about the surrounds of a site is to be identified in a site analysis:</p> <ul style="list-style-type: none"> (a) Neighbouring buildings: location; height; use; balconies on adjacent properties pedestrian and vehicle access to adjacent properties (b) Privacy: adjoining private open spaces; living room windows overlooking site; location of any facing doors and/or windows (c) Walls built to the site's boundary: 	<p>(3)a Attachment 4 Lot 3 DP 1141464</p> <p>b) Relatively flat site. No contaminated soils. Drainage to basin east of site.</p> <p>c) All services provided with Stage 1 development</p> <p>d) No established trees, grassed paddocks.</p> <p>e) Suites east-west orientation of dwellings. Westerly wind prevailing in winter.</p> <p>f) Western boundary and ACF fenced with colorbond metal; Residue of site fenced with rural fencing.</p> <p>g) Predominant views rural outlook to north and east.</p> <p>h) No overshadowing. West - single storey dwellings only. East - vacant land.</p> <p>(4)(a) Single storey dwellings & rear yards. Adjacent properties have individual access of St Aubyn Rd. This proposal has a private entry statement, avoiding any conflict with residential community or pedestrian traffic in the area.</p> <p>c) N/A</p>	

Clause	Title	Applicants Response	Council's Response
	<p>location; height; materials</p> <p>(d) Difference in levels between the site and adjacent properties at their boundaries</p> <p>(e) Views and solar access enjoyed by neighbouring properties</p> <p>(f) Major trees on adjacent properties</p> <p>(g) Street frontage features: poles; trees; kerb crossovers; bus stops; other services</p> <p>(h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted): architectural character; front fencing; garden styles</p> <p>(i) Heritage features of surrounding locality and landscape</p> <p>(j) Direction and distance to local facilities: local shops; schools; public transport; recreation and community facilities</p> <p>(k) Public open space: location; use</p> <p>(l) Adjoining bushland or environmentally sensitive land</p> <p>(m) Sources of nuisance: flight paths; noisy roads or significant noise sources; polluting operations</p> <p>(n) Adjoining land uses and activities (such as agricultural activities)</p>	<p>d) Same level</p> <p>e) Views west. No impact on solar access as buildings proposed adjoining the common boundary will single storey and not impact solar penetration.</p> <p>f) N/A</p> <p>g) Entry statement at St Aubyn Rd frontage.</p> <p>h) Single storey brick dwelling houses with domestic scale landscaping. Metal colorbond fencing on dividing boundaries.</p> <p>i) N/A</p> <p>j) shops 3.0km, schools 2.0kms, recreation & community facilities 1.0km</p> <p>k) 0.5km</p> <p>l) N/A</p> <p>m) N/A</p> <p>n) Residential</p>	
CI 31	<p>Design of in-fill self-care housing</p> <p>In determining a development application made pursuant to this Chapter to carry out development for the purpose of in-fill self-care housing, a consent authority must take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration) the provisions of the <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> published by the Department of Infrastructure, Planning and Natural Resources in March 2004.</p>	N/A	Noted
CI 32	<p>Design of residential development</p> <p>A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the proposed development demonstrates that adequate regard has been given to the principles set out in Division 2.</p>	See Clause 33 below.	Noted
Division 2 CI 33	<p>Design Principles</p> <p>Neighbourhood amenity and streetscape</p> <p>The proposed development should:</p> <p>(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and</p>	<p>(a) Local area is characterised by newly established residential dwellings of predominantly single storey designs. This proposal entails mainly single storey structures with the exception of some basement parking under the ILUs along the eastern section of the development. The design proposed is</p>	Dwelling design considered suitable and will maximise views to passive open space/drainagelines.

Clause	Title	Applicants Response	Council's Response
	<p>(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and</p> <p>(c) maintain reasonable neighbourhood amenity and appropriate residential character by:</p> <p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and</p> <p>(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and</p> <p>(f) retain, wherever reasonable, major existing trees, and</p> <p>(g) be designed so that no building is constructed in a riparian zone.</p>	<p>compatible with the residential elements established in the Mary's Mount Urban area.</p> <p>(b) No heritage items or values associated with the site</p> <p>(c)</p> <p>(i) proposed setbacks will avoid any overshadowing</p> <p>(ii) single storey, low profile structures are proposed</p> <p>(iii) single storey, low profile structures are proposed</p> <p>(iv) the boundary is fenced with a sheet metal colorbond material. Single storey villas are proposed along the boundary that is common with adjoining residential housing. Setbacks are sufficient to ensure privacy and amenity is maintained for both residents.</p> <p>(d) achieved. Site has entry statement set back from St Aubyn Road</p> <p>(e) achieved (see landscape plan)</p> <p>(f) there are no major existing trees on the site</p> <p>(g) achieved</p>	
CI 34	<p>Visual and acoustic privacy</p> <p>The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:</p> <p>(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and</p>	<p>(a) The western boundary is the only boundary proposed to be developed along that has adjoining neighbours. The proposed development in this area is single storey villas with small outdoor courtyards</p>	<p>Considered suitable, although dwellings to the western boundary could be insulated to reduce noise concerns raised by submission</p>

Clause	Title	Applicants Response	Council's Response
	(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	abutting the common boundary. Screen fencing already exists. (b) achieved	
CI 35	Solar access and design for climate The proposed development should: (a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.	(a) All single storey structures have adequate setbacks to avoid impacts on sunlight access to private open space. (b) achieved	Considered suitable
CI 36	Stormwater The proposed development should: (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	The proposed development will involve installation of: * 9,560m ² of new roofing, that will be connected to rainwater tanks and rain gardens. * 2,750m ² of new roads and car parking areas. Overland flow from these areas will be directed into an off-site sediment basin. * 13,690m ² of new landscaping will improve the vegetative cover and decrease the risk of erosion and water pollution. * Installation of rainwater tanks for each villa and plumbing for toilet flushing. * Installation of rainwater tanks to each unit block and plumbing for toilet flushing and landscape irrigation. * Each villa will be fitted with a rain garden for tank overflows. * overland flows will be directed into the nearby sediment basin (to the east of the site) * Once the basin's catchment is stabilised it will be converted to a water quality control pond	Refer to Schedule 1 SCA concurrence – conditions to address stormwater
CI 37	Crime Prevention The proposed development should provide personal property security for residents and		Satisfied

Clause	Title	Applicants Response	Council's Response
	visitors and encourage crime prevention by: (a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and (b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and (c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	(a) achieved (b) no shared entries are proposed (c) achieved	
CI 38	Accessibility The proposed development should: (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	(a) pedestrian walkways link all areas of the site with St Aubyn Road as well as the community bus parking area. All pedestrian areas have been designed to comply with gradient requirements as set out in Clause 26(3) (b) A designated entry statement driveway is provided, signifying the entrance as a <i>slow way</i> for vehicles and safe pedestrian area. Visitor parking is clearly visible with easy access for resident parking.	Satisfied
CI 39	Waste management The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	The proposed development provides waste receptacle storage for each villa and unit in a central location. Waste services are provided to the site by Goulburn Mulwaree Shire Council, with both garbage and recycling services available. Additional recycling services are available through various recycling companies (such as Endeavour Industries in Goulburn) for recycling larger quantities of cardboard, metals etc.	Conditioned
Part 4 Division 1 CI 40	Development standards to be complied with General Development standards - minimum sizes and building height (1) General		Additional plans received to show height of buildings particularly eastern buildings

Clause	Title	Applicants Response	Council's Response
	<p>A consent authority must not consent to a development application made pursuant to this Chapter unless the proposed development complies with the standards specified in this clause.</p> <p>(2) Site size The size of the site must be at least 1,000 square metres.</p> <p>(3) Site frontage The site frontage must be at least 20 metres wide measured at the building line.</p> <p>(4) Height in zones where residential flat buildings are not permitted If the development is proposed in a residential zone where residential flat buildings are not permitted:</p> <p>(a) the height of all buildings in the proposed development must be 8 metres or less, and</p> <p>Note. Development consent for development for the purposes of seniors housing cannot be refused on the ground of the height of the housing if all of the proposed buildings are 8 metres or less in height. See clauses 48 (a), 49 (a) and 50 (a).</p> <p>(b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and</p> <p>Note. The purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape.</p> <p>(c) a building located in the rear 25% area of the site must not exceed 1 storey in height.</p> <p>(5) Development applications to which clause does not apply Subclauses (2), (3) and (4) (c) do not apply to a development application made by any of the following:</p> <p>(a) the Department of Housing,</p> <p>(b) any other social housing provider.</p>	<p>(2) The subject site is 4.867ha</p> <p>(3) The frontage to St Aubyn Road is in excess of 20.0m</p> <p>(4) The site occurs within the low density residential zone, where residential flat buildings are prohibited.</p> <p>(a) The proposed villas are 2.7m high, and the units are 6.2m to 9.0m high from natural ground level. The 9.0m height is generated by the area excavated for basement parking, which is a better utilisation of the site area than parking at grade.</p> <p>(b) all villas are single storey with the units being double storey with basement parking.</p> <p>(c) subsection (5) below states that this clause does not apply as the proposed development is provided by Warrigal Care</p> <p>(5) The proposed development is provided by Warrigal Care who is not a social housing provider.</p>	<p>9m maximum height – non compliance with elevator shaft however considered acceptable in this situation.</p> <p>Noted</p>
Division 3 CI 41	<p>Hostels and self-contained dwellings - standards concerning accessibility and useability</p> <p>Standards for hostels and self-contained dwellings</p> <p>(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.</p> <p>(2) Despite the provisions of clauses 2, 7, 8, 9, 10,</p>		Warrigal Care is not a social housing provider.

Clause	Title	Applicants Response	Council's Response
	11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.	(2) The proposed development is provided by Warrigal Care.	
Division 4 CI 50	<p>Self-contained dwellings</p> <p>Standards that cannot be used to refuse development consent for self-contained dwellings</p> <p>A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a self-contained dwelling (including in-fill self-care housing and serviced self-care housing) on any of the following grounds:</p> <p>(a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys),</p> <p>(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,</p> <p>(c) landscaped area: if:</p> <p>(i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or</p> <p>(ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,</p> <p>(d) Deep soil zones: if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres,</p> <p>(e) solar access: if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p> <p>(f) private open space for in-fill self-care housing: if:</p> <p>(i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and</p> <p>(ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1</p>	<p>(a) part of the ILU apartment building is 9.0m in height, due to the excavations for basement car parking</p> <p>(b) Density to 0.42 : 1.0</p> <p>(c) (ii) 40% of site area</p> <p>(d) complies</p> <p>(e) complies</p> <p>(f)(i) N/A</p> <p>(ii) N/A</p>	Non-compliant with 8m height restriction. Considered acceptable in this instance.

Clause	Title	Applicants Response	Council's Response
	<p>bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area,</p> <p>Note. The open space needs to be accessible only by a continuous accessible path of travel (within the meaning of AS 1428.1) if the dwelling itself is an accessible one. See Division 4 of Part 4.</p> <p>(g) (Repealed)</p> <p>(h) parking: if at least the following is provided:</p> <p>(i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or</p> <p>(ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.</p>	<p>(h)(i) Complies</p> <p>(ii) N/A</p>	
<p>Schedule 3</p> <p>Part 1</p>	<p>Standards concerning accessibility and useability for hostels and self-contained dwellings</p> <p><i>Standards applying to hostels and self-contained dwellings</i></p> <p>1 Application of standards in this Part</p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.</p> <p>2 Siting standards</p> <p>(1) Wheelchair access</p> <p>If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10:</p> <p>(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</p> <p>(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p>Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p>(3) Common areas</p> <p>Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	<p>1. Complies</p> <p>2. Complies</p> <p>3. Complies</p>	<p>Conditioned to comply</p>

Clause	Title	Applicants Response	Council's Response
	<p>3 Security Pathway lighting:</p> <ul style="list-style-type: none"> (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level. <p>4 Letterboxes Letterboxes:</p> <ul style="list-style-type: none"> (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry. <p>5 Private car accommodation If car parking (not being car parking for employees) is provided:</p> <ul style="list-style-type: none"> (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date. <p>6 Accessible entry Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p> <p>7 Interior: general</p> <ul style="list-style-type: none"> (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1. <p>8 Bedroom At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size bed, and (b) a clear area for the bed of at least: <ul style="list-style-type: none"> (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or 	<p>6. Complies</p> <p>7. Complies</p> <p>8. Complies</p>	<p>4. Additional information received. Broad condition to comply with SEPP will cover requirements.</p> <p>5. Satisfied by Item 8 in additional letter dated 30/10/11. Also covered by general condition to comply with SEPP.</p> <p>6. Satisfied by condition to comply with SEPP requirements prior to issue CC</p> <p>7. Satisfied by condition to comply with SEPP requirements prior to issue CC</p> <p>8. Satisfied by condition to comply with SEPP requirements prior to issue CC</p>

Clause	Title	Applicants Response	Council's Response
	<p>any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p> <p>9 Bathroom</p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p> <p>10 Toilet</p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visible toilet that complies with the requirements for sanitary facilities of AS 4299.</p> <p>11 Surface finishes</p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note. Advise regarding finishes may be obtained from AS 1428.1.</p> <p>12 Door hardware</p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p> <p>13 Ancillary items</p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	<p>9. Complies</p> <p>10. Complies</p>	<p>9. Satisfied by condition to comply with SEPP requirements prior to issue CC</p> <p>10. Noted</p> <p>11. Surface finishes requirements covered by condition to comply with SEPP.</p> <p>12. Conditioned as above.</p> <p>13. Conditioned as above.</p>
Part 2	<p><i>Additional standards for self-contained dwellings</i></p> <p>14 Application of standards in this Part</p>		Conditioned to

Clause	Title	Applicants Response	Council's Response
	<p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.</p> <p>15 Living room and dining room</p> <p>(1) A living room in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p> <p>16 Kitchen</p> <p>A kitchen in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: <ul style="list-style-type: none"> (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets: <ul style="list-style-type: none"> (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. <p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p> <p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the <i>Building Code of Australia</i>.</p> <p>19 Laundry</p> <p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> (a) a circulation space at door approaches that complies with AS 1428.1, and 	<p>15. Complies</p> <p>16. Complies</p> <p>17. Complies</p> <p>18. A lift is provided from the basement parking area to both floors of the independent living units.</p> <p>19. Complies</p>	comply with SEPP

Clause	Title	Applicants Response	Council's Response
	(b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling. 20 Storage for linen A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299. 21 Garbage A garbage storage area must be provided in an accessible location.	20. Complies 21. Complies	Conditioned

Matters for consideration	N/A	Yes	No	Comments
Appendix A - Significance of Aboriginal Sites	x			No known sites – precautionary condition applied
Appendix B – Preferred Planting Species				Plantings considered satisfactory
Appendix C – Notification Procedures		x		Submissions received. Issues considered satisfied including condition to require construction vehicular access via battle axe handle off Marys Mount Road or link road construction
Appendix D – DA Checklist		x		Council's signature as part owners received following receipt and clarification of maintenance of stormwater detention basin and path plan.
Appendix E – Rainwater Tank Policy		x		Conditioned to require rainwater tanks
Appendix F – Telecommunications Policy	x			Not Applicable
Appendix G – Landscaping Policy		x		Landscaping conditioned
Appendix H – HIS Requirements	x			Not Applicable
Appendix I – Good Design Statement	x			Not Applicable

Other controls / approvals				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
Local Approvals Policy	x			
Integrated approvals	x			
– DECC (NPWS)				
– DECC (EPA)				
– RTA				
– RFS				
– DPI				
– DWE				
– Heritage Branch				

Concurrence provided				
– SCA		x		
– DECC (NPWS)	x			
– DoP	x			
BCA check		x		As Conditioned
Ecological Sustainable Development		x		
Rainwater Tank Policy		x		
Department of Planning – Development Assessment Guidelines		x		
Sydney-Canberra Corridor Strategy		x		Consistent with vision and concepts for Goulburn
Goulburn-Mulwaree Demographic Profile		x		Goulburn is identified as consolidating housing to Goulburn as one of the major regional centres.
Matters for consideration	N/A	Yes	No	Comments
Mulwaree Settlement Strategy	x			
CBD Master Plan	x			
Marulan Structure Plan	x			

Environmental impacts		
Acceptable impact and/or suitable control measures?		Comments
Context and Setting Landscape, streetscape & land use. Impact on adjacent properties	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Access, Transport & Traffic Traffic consideration, public transport & parking arrangements	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Suitable arrangements proposed.
Public Domain Impact on the amount, opportunity and use of public space & pedestrian links	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Opportunity to upgrade public space and pedestrian links.
Utilities Water, sewer, electricity and gas - availability, capacity & effect on environment	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Conditioned to services.
Heritage Local / state listed items, Aboriginal significant area	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Precautionary condition included should any archaeological artefacts be identified/disturbed during construction
Other Land Resources	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
Water Requirements and use of water saving devices. Flooding & drainage. Quality, pollution, treatment and reuse	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Soils Quality, erodability, contamination etc	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Suitable conditions to be imposed

Instability and sedimentation		
Air and Microclimate Any pollutants / dust emissions, odours etc	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Flora and Fauna Critical habitat, threatened species/population/communities, wildlife corridors, remnant vegetation. Distance and clearance of native vegetation & fauna	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	No significant flora or fauna known to exist on site.
Waste Types generated - solid, liquid, gas, litter, recycling, disposal and storage	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	

Acceptable impact and/or suitable control measures?		Comments
Energy Passive solar design, BASIX, Part J of BCA	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Noise and Vibration	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Natural Hazards Site instability, flooding & bushfire	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Technological Hazards Hazardous Industry, contamination etc	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A	
Safety, Security and Crime Prevention Potential for accident, injury or criminal activity	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Positive impacts expected. Passive surveillance of adjoining drainage reserve
Social Impact on the Locality Health & safety of the community. Community facilities	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Positive impacts expected
Economic Impact in the Locality	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	Positive impacts expected
Site Design and Internal Design Appearance, siting and landscaping. Access for disabled. BCA compliance	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Construction Safety and minimisation of impacts	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	
Cumulative Impacts Time & space crowded effects Nibbling and synergistic effects	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A	The submissions discuss the levels of noise currently generated on site. Primarily, the objection seems to relate to vehicle movements and machinery use associated with the construction activities which will occur on the site.

Internal referrals

Engineering requirements / conditions supplied	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Building requirements / conditions supplied	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Planning requirements / conditions supplied	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Suitability of site

Does the proposal fit within the locality?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Are the attributes of the site conducive to the proposed development?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Public interest

Does the proposal comply with planning requirements/objectives?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Any Federal, State or Local Government and/or Community interests?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Consideration of submissions

Key issues are: Refer to comments raised in report.

Resolution of issues: Refer to comments raised in report.

Recommendation

§ Grant subject to conditions

Refer to draft conditions of consent

Assessing Officer: Dianne James **Date:** 25 February 2011

Enclosure

DEVELOPMENT APPLICATION NO: 102/1011/DA

LOCATION 7 St Aubyn Road, Marys Mount Goulburn

ZONING Low Density Residential

PROPOSAL Seniors Housing

BCA CLASSIFICATION Class 1a & 10a (Villa Units)
Class 2 & 7a (Apartments/Carparking)

COUNCIL MEETING 16 November 2010

ATTACHMENTS

-
- Locality Plan
- Submitted Site Layout Plan
- Extract of Statement of Environmental Effects
- Submissions
- Applicant's Response
- SCA Concurrence
- Draft Conditions
-

The map shows a study area with a green hatched area indicating the study site. The site is located near a river and a road. The map includes a scale bar (0 to 50 m) and a north arrow.



Figure 1 – Marys Mount Road looking south down the battle axe handle (partly hidden roof is location of existing Aged Care Facility)



Figure 2 - Marys Mount Road – Looking west from Battle Axe Handle



Figure 3 - Service Entrance via Lambert Drive



Figure 4 - Main Entrance- 7 St Aubyn Road



Figure 5 - Possible Construction Vehicular Access via St Aubyn Road North link road



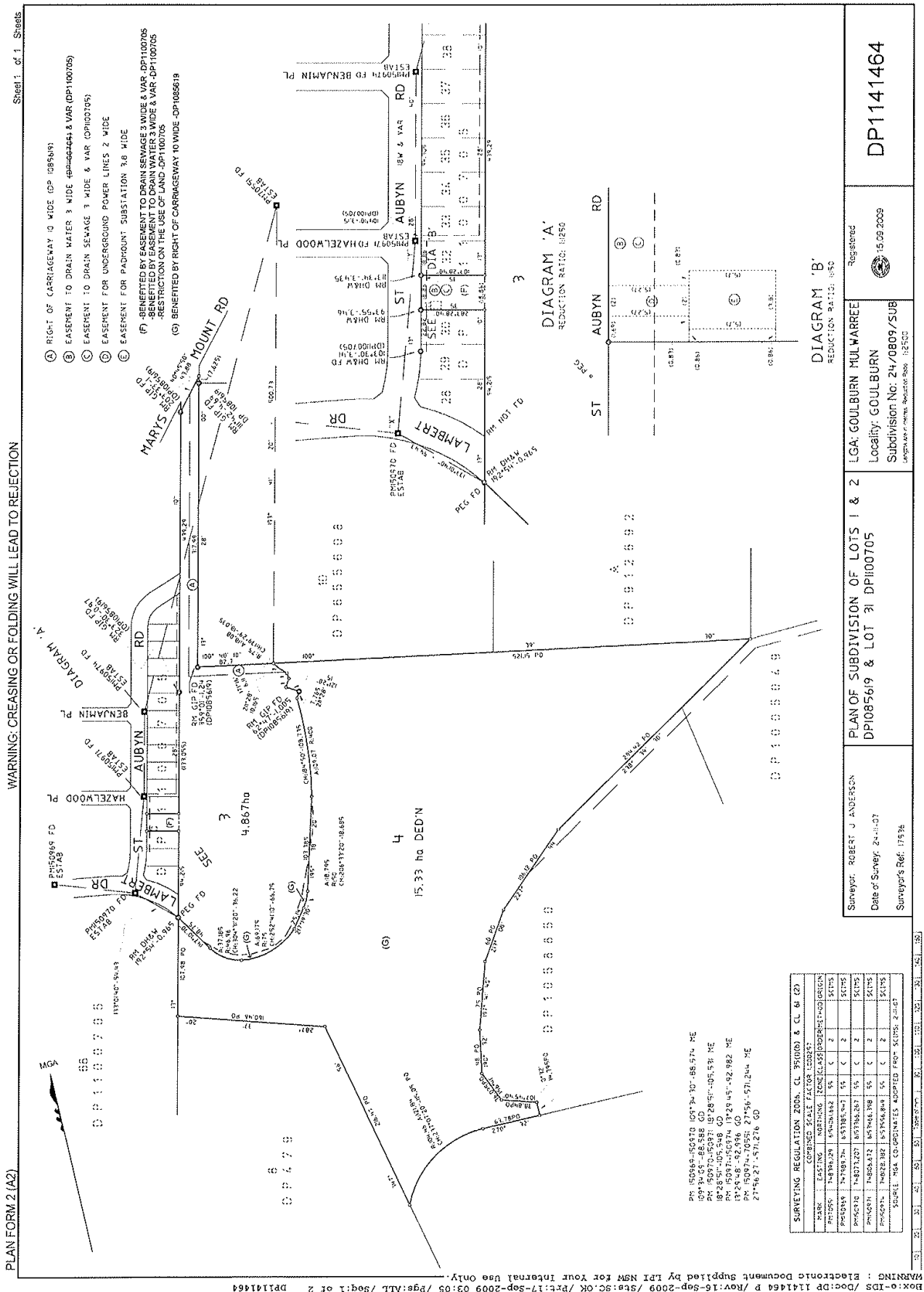
Figure 6 - Existing Stormwater Detention Basin on adjacent drainage reserve

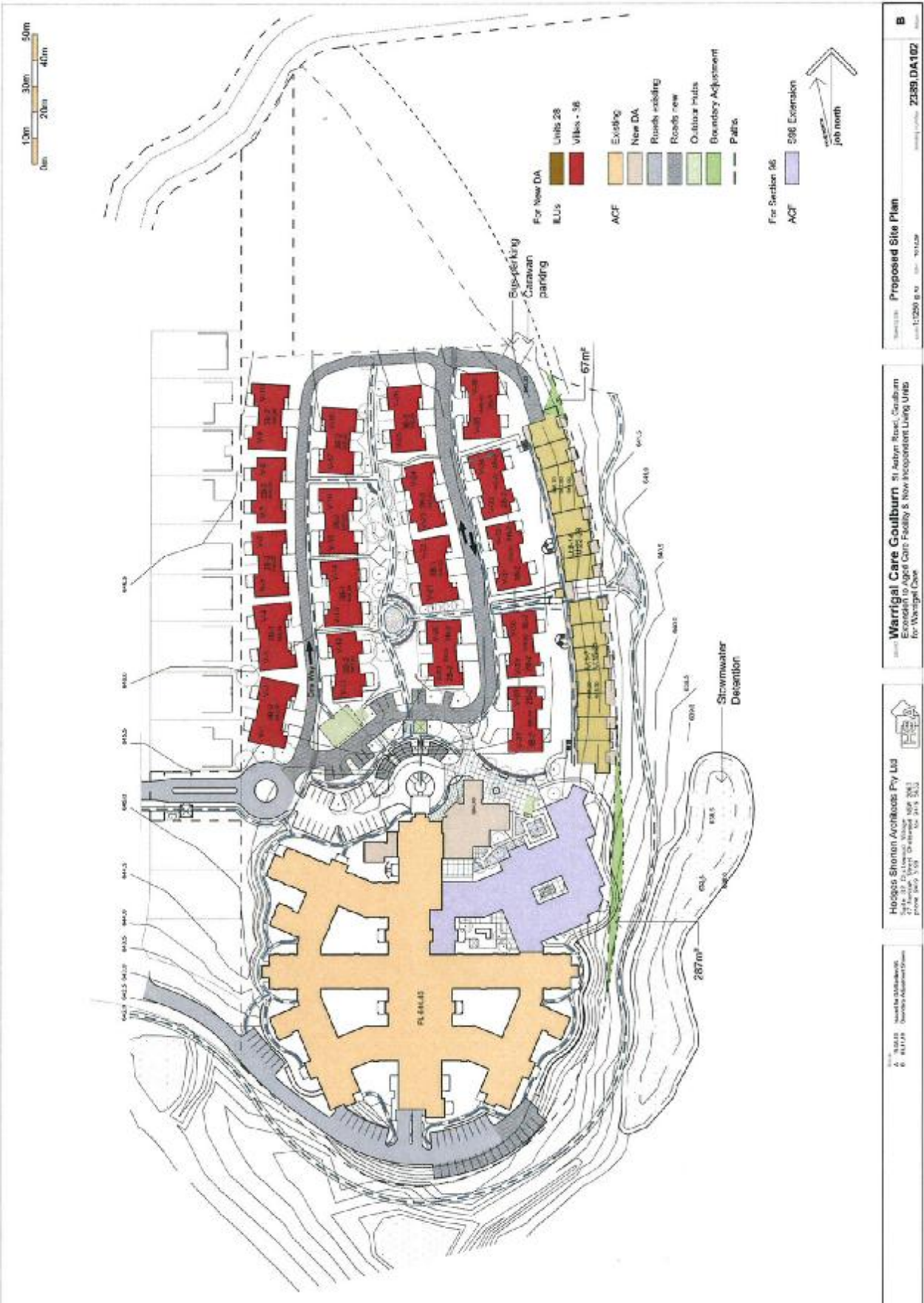


Figure 7 - Eastern Boundary – showing adjacent drainage reserve



Figure 8 - Western Boundary looking north from main entrance









Statement of Environmental Effects – Warrigal Care --- St Aubyn Road Goulburn

1 Background

This Statement of Environmental Effects is to accompany a development application for the second stage of the Warrigal Care Goulburn seniors housing project. The site has a total area of 4.867ha and forms part of the Mary's Mount Urban Release Area.

The initial planning for the urban release area entailed a series of studies to identify broad development constraints in relation to flooding, slope, vegetation and contamination. The outcomes in part identified the subject site's capacity to accommodate seniors housing.

Stage one (665/0405/DA) within the Master Plan for the site was a Residential Aged Care Facility approved and constructed in 2006. This second stage application proposes independent living units consisting of apartments & villas. Extensions to the existing office/administration area & a day respite village club

At the time of the initial consent for the site, final legal access and dedication of the link road was yet to be resolved. This matter is now finalised.

2 Site Description

The subject site is Lot 3 DP1141464 No.6 St Aubyn Road Goulburn. The subject lot has an area of 4.86ha with a small public road frontage off St Aubyn Rd that forms an entry statement for access to the development site. Lambert Drive forms the southern frontage to the site with the remaining site boundaries fronting the open space area to the east.

The site effectively forms a super lot within the Marys Mount urban release area and appears to have been purpose designed to facilitate a seniors living development. Apart from the existing ACF onsite the residual land is vacant grassed paddocks.

The site has a gentle slope down from the west to east and north to south. Although currently there are large grassed stockpiles of material placed immediately to the north of the existing access driveway to the entrance portico. This material will be reshaped and utilised in this stage of the project construction.

3 Proposal

This proposal involves the development of 64 independent living units (ILU) and associated car parking, office extensions and day respite village club as detailed in design plans by Hodges Shorten Architects Pty Limited **Attachment 1**.

The ILUs will be in the form of;

- 28 independent living apartments (24 x 2 bedroom, 4 x 2 bedroom + study)
- 36 villas (11 x 2 bedroom, 25 x 3 bedroom)

Statement of Environmental Effects – Warrigal Care – St Aubyn Road Goulburn

Car Parking will be provided in the following form;

- 36 Villas – 1 garage space plus 1 visitor space per villa
- 28 Units -- 28 basement spaces
- 12 new spaces on the northern side of the portico entrance, with an additional 6 new spaces inside the portico driveway entry. 16 new staff car parking spaces to the south-south east of the existing aged care facility.

The *"Housing for Seniors or People with a Disability - a guide for Councils and Applicants"* states that the "ideal village" is:

'one offering 3 levels of care in different types of accommodation: self-contained dwellings, and residential care facilities (low and high care) ...' This may be taken from the model outlined in the NSW Retirement Villages Act 1999.

This proposal by Warrigal Care now achieves the ideal requirements as outlined in the *NSW Retirement Villages Act 1999*.

Design Layout

Independent Living Units

The 28 Independent Living Apartments form a two storey structure with basement parking along the eastern side of the property allowing each unit to take advantage of the open space outlook to the east. The basement area also includes the maintenance room, storage rooms, lift lobby, stairs and lift. Access and egress to the car park is from the north, via the internal access road.

The 36 single storey villas are positioned in four rows across the site between the apartments and the western boundary of the site, abutting the existing privately owned residential development. The villas are linked by an internal loop road for vehicular access, which also provides access to the basement parking for the apartments.

Landscaped pedestrian pathways provide easy access throughout the entire ILU area.

Day Respite/Village Club

A village community facility will be provided attached to the northern section of the existing aged care facility. It will comprise of the day respite facility, two common rooms, kitchen, storeroom, bathroom, an outdoor area and cafe. All village community facilities will be shared between the aged care and assisted care facilities.

Office Extension

Extensions to the existing office/administration area involves three (3) new offices & storage.

Statement of Environmental Effects – Warrigal Care – St Aubyn Road Goulburn

Employment

Currently the existing aged care facility employs 9 full time, 82 permanent part time and 25 casual staff. This proposal for ILUs is likely to increase the employment to 130 permanent part time and 15 casual staff.

Delivery Vehicles/Services

Deliveries and service vehicle arrangements will remain unchanged from the operating arrangements for the existing aged care facility.

Statistics

The subject site covers an area of 4.867ha with a mix of existing and proposed developments onsite. The area to be developed as part of this application is currently undeveloped grassland.

The proposed development will result in the site having a gross floor area, floor space ratio and total site coverage percentage as calculated below. The calculations have taken into consideration the built area of the current proposal, existing aged care facility and the proposed new section (subject of a separate section 96 application) of the aged care facility and associated buildings (storage sheds etc).

Warrigal Care, Goulburn – Site Areas and Floor Space Ratios

A.	Aged Care Facility	Area (m²)
	Existing Aged Care Facility	6,400
	Additional Section 96 Area	2,000
	Additional DA Area (communal area)	600
	Total ACF Floor Area	8,400
	Total ACF Site Area	22,000
	ACF FSR	0.38
B.	Individual Living Units	Area (m²)
	Villas	5,400
	Units	3,200
	Total ILU Floor Area	8,600
	Total ILU Site Area	20,300
	ILU FSR	0.42
C.	Site Total (A + B)	Area (m²)
	Total Building Floor Area	17,000
	Total Site Area	42,300
	Combined FSR	0.40

As shown above this proposed development will result in a floor space ratio of 0.42 : 1.00 of the corresponding site area.

Statement of Environmental Effects – Warrigal Care – St Aubyn Road Goulburn

Building Height and Setback

The seniors housing SEPP outlines the requirements for building setback and height. In areas adjoining areas zoned as urban (including land zoned urban) the height restrictions are a maximum of 2-storeys adjacent to site boundaries. No specific setback distances are outlined in the seniors living SEPP, however the Goulburn Mulwaree DCP states that:

"Where the site can be viewed from a public place side and rear setbacks shall be a minimum of 3m."

As the eastern and parts of the southern portions of the site are surrounded by public open space the minimum setbacks to these boundaries must be 3m. No specific setbacks are set out for other areas provided *"dwelling structures are adequately separated for privacy and overshadowing does not result."*

The proposed development has a mixture of single and double storey finished building heights, with the villas 2.6 to 2.7m and the units 6.2 to 9.0m high with basement parking. Building heights quoted here are measured from natural ground level, apart from the units, as this 9.0m height includes the basement floor, however this floor will not add bulk to the overall visible height of the building.

The villas have variable setback with a minimum distance of 2.5m from the western boundary. This boundary is not fronting public open space and the proposed villas are single storey, privacy is maintained and overshadowing will not occur. As such the 2.5m setback is considered suitable.

Landscaping

Each villa will be provided with a rain garden to treat overflow stormwater from the rainwater tanks. The units will have a single collective rain garden due to the collective rainwater tanks. An additional large rain garden/wetland will be installed along the pedestrian walkway through the centre of the villas.

A total area of 41% across the proposed development area will be landscaped, the remaining area is semi-private recreation area, in that it is freely available for use by staff, residents and visitors, however does not form part of the external public open space areas for use by the wider regional community.

The proposed development will result in the removal of 27 immature trees that were planted at the completion of the aged care facility works. These trees will be replaced during the landscaping works as part of this stage, with extensive improvements to the landscaping north of the existing development.

Parking Distribution

Each independent living unit is supplied with a car park in the basement parking area. The villas each have a single garage with an additional parking space in front of the building (stacked parking).

The SEPP (housing for seniors and people with a disability) requires provision of 1 visitor parking space per 10 residential beds. The proposed development involves

Statement of Environmental Effects – Warrigal Care -- St Aubyn Road Goulburn

development of 28 x 2-3 bedroom units and 36 x 2-3 bedroom villas. In total the potential is 128 beds requiring 13 visitor parking spaces.

An additional 18 visitor parking spaces are proposed north of the entry area of the existing aged care facility, with 6 of these around the entrance portico and the remaining 12 sited on the new section of road immediately to the north.

Staff parking requirements as set out in the Seniors Living SEPP states a provision rate of 1 parking space per 2 employees. The proposed independent living units will result in an additional 24 full time equivalent staff, requiring 12 parking spaces.

The proposal involves installation of 16 staff parking spaces to the south-south east of the existing aged care facility.

15 September 2010

Dianne James
Development Control
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

**SUBMISSION OF CONCERN: DA/0102/1011 – LAMBERT DRIVE
GOULBURN NSW 2580**

Dear Dianne

I wish to raise a concern in relation to the abovementioned development.

I have attended the information session in relation to the development on Tuesday 14 September at the Warrigal Nursing Home in Goulburn. I raised the concern of the proximity of the proposed villas as opposed to the existing residential properties. This concern was shared by the developer and architect. Due to the noise coming from residents back yards generated by people and animals, I believe the proposed villas may be too close.

It appears the buffer between the existing villas and units is not consistent throughout the development. The rear of villas are placed closer to existing residential properties compared to the distance between the rear of the villas and units in the other areas of the development.

The concern is for the future Warrigal villa residents. I would hope that new residents of the neighbouring development would be able to enjoy lower noise levels particularly late at night.

If you have any queries in relation to this matter please do not hesitate to contact me on 0400 819 614.

Regards


Peter Clarke

J.B & K.A O'Donnell
1 Ash Close Goulburn 2580
30th September 2010
Phone: 48222210

Dear Dianne JAMES

Re: Development application No. DA/0102/1011, relating to the proposed extension of the existing aged care facility situated at 7 St Aubyn Road Goulburn, known as Warrigal Care Goulburn.

We have perused the documentation provided to us by the Goulburn Mulwaree Council with regards to the proposed development. We are supportive of the development of the facilities; however we wish to raise the following objection.

After examining the supplied map of the area, it has come to our attention that the proposed "Site Entrance" to the development would be at the Northern end of St Aubyn Road Goulburn. As you would be aware this Aged Care facility is part of a new housing estate known as Belmore Estate. There are a large amount of children of varying ages who reside in the estate and play in St Aubyn Road and the adjoining cul-de-sacs. If the site access to the aged facility remains as set out in the proposal, then this will result in Thousands of extra vehicle movements through the estate.

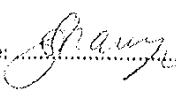
I have made contact with one of the project managers a Mr David ISSA of Warrigal Care. He confirmed that the proposed building time would be from March 2011 till early to mid 2012, some 12 months or more. Part of the reasoning provided by Mr ISSA for the location of the site access included the reduced area at the main driveway which incorporates a roundabout and further that during construction they did not wish to damage the entrance to the current aged care facility.

I understand his concerns, however equally with the high volume of vehicle movements on a daily basis in and out of the site at the northern end of St Aubyn Road would equally cause long term damage to the roadway.

As our family was the first residence to build and move into the estate, we have observed the development of the area and in particular the development of the first stage of the Aged Care facility. We observed on a daily basis the continual movements of heavy vehicles and trades persons in and out of the site. Even at that time it was necessary to take extra care when moving about the estate either by foot or in our motor vehicles due to the constant traffic flow. With the residential estate all but now completed, the number of persons and in particular children in the estate has greatly increased since the first stage was constructed. Further with most households having at least one or more vehicles, the addition of all the required work vehicles to complete the construction, is a recipe for disaster. Many of the residence vehicles are parked along St Aubyn Road at any given time; the visibility along the streets is reduced, which will only increase the danger to residence in the estate in particular the children playing in the area.

Goulburn Mulwaree Council

Date Received: 11.10.2010

Signature: 

The majority of the workers who constructed the first part of the aged care facility were from other areas such as Sydney, South Coast and Canberra areas, many of them naturally are required to travel many hours to and from work. From our experience these workers being tired from long trips and work hours were always in a hurry to get to work or back home and they were frequently observed to hurry in and out of the work site, with little consideration for the surrounding environment.

In addition to the vehicle movements is the increase in vehicular noise and disturbance that will come should the site entrance remain in its current proposed location. An example of this would be when on the many occasions the development will be pouring concrete for the construction of the area. There will be many concrete trucks lining up along the length of St Aubyn Road waiting to deliver their loads, these trucks will not only block driveways, but will also reduce vision of residence moving about the area both on foot and motor vehicle. Further these trucks must remain running and turning the cement barrels so that the concrete mix does not settle. This would be happening whilst the local School bus will be finding it near impossible to enter and leave the estate and safely collect children along the way without incident.

We are aware that there is an undeveloped road that runs from Marys Mount Road several hundred metres past the Northern end of the Belmore estate, located before the bend on Marys Mount Road where two houses are situated. That unformed road we understand is part of the aged care facility and would provide direct access of all the vehicles to and from the proposed site entrance. This entrance would remove any concerns that we have identified with regards to vehicle movements to and from the development and in doing so would reduce the risk to children in the estate as well as all residence. Further it will greatly reduce the noise created by the work site and vehicle movements and finally would stop any damage to the roadways within the estate.

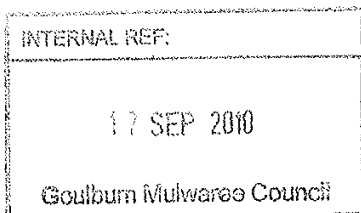
We ask that as part of the approval of the proposed development that a condition be placed on the construction that at no time will are any vehicle movements relating to the construction of the Aged Care Facility be permitted to enter Belmore Estate and that all movements be made via an alternate entrance separate to the residential estate.

Thankyou

Regards

J.B. & K.A O'Donnell





31 St Aubyn St

Goulburn

2580

Development Control.

Reference DA/C102/1011

Submission for application of extension of aged care facility.

Dear Sir/Madam,

I refer to the above application in conjunction with existing Waragal Care. I have no objection to the construction of the extra units but I do have concern and objection to the location of the site entry from the submitted plan which places the entry at the end of St Aubyn Rd. to which my property is adjacent.

My concern is the movement of heavy vehicles and traffic up St Aubyn Rd for access where many children play in the street. I feel it could impact on the residential road and the safety of the area. As the site area is not presently gravelled both noise & dust would seriously impact on my lifestyle. I feel access should be through the existing Waragal Care entrance as this is gravelled and has a speed limit.

I am also concerned about the Option I of continuing St Aubyn Rd through to the new proposed subdivision of Chalks estate. I realise the benefit of access for resident to resident but from experience in other shires where this has happened it has been found that speed through residential through roads is a real problem. Even now with the entrance to Waragal Care there is a speed problem. Many shires have had to resort to speed

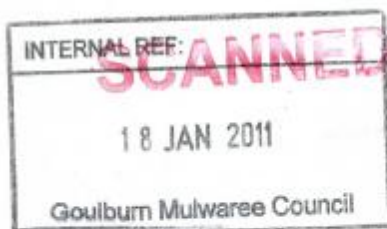
humps to slow speed and control noise. I feel May Mount Road should be the main access to both estates as connecting roads cause road safety and noise problems in residential areas and encourages night time drivers trying to avoid police detection and simply sky-larking.

~~May Mount~~ Drive in the Malvern estate has now become a thoroughfare instead of a residential road.

I feel Option 2 would be a better proposal but if Option 1 is taken a hope roundabouts and narrowing of streets at intervals will be used to discourage non-residents.

Thanking you for your consideration of my views

Yours faithfully
Anthea Williams



PO Box 323 Penrith NSW 2751
Level 4, 2-6 Station Street
Penrith NSW 2750
Tel 1300 722 468 Fax 02 4725 2599
Email info@sca.nsw.gov.au
Website www.sca.nsw.gov.au

Ref: 10330
Your Ref: DA/0102/1011

The General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN 2580

Attention: Dianne James

Dear Sir/Madam



Subject: Drinking Water Catchments Regional Environmental Plan No 1
DA No DA/0102/1011; Lot 3 DP 1141464; 7 St Aubyn Road, Goulburn

I refer to your letter received 15 September 2010 requesting the concurrence of the Chief Executive under Clause 28 of the *Drinking Water Catchments Regional Environmental Plan No 1* (REP) with a proposal for construction of 28 independent living apartments, 36 villa units, an extension of an existing aged care facility and site works on the above land and Council's follow-up email dated 6 January 2011 stating that the site plan had been updated to incorporate some boundary adjustments.

The subject property, which has been inspected by the Sydney Catchment Authority (SCA), is located within the Warragamba catchment which forms part of Sydney's water supply.

Please note this revised advice replaces the SCA's previous advice to Council dated 20 December 2010.

The Water Cycle Management Study (WCMS) prepared by Strategic Environmental Engineering Consulting, and the Statement of Environmental Effects prepared by Watkinson Apperley Pty Ltd have been considered in the assessment of the application.

It is noted that the site is highly constrained given the intense and extensive nature of the proposed development. It is also noted that the main stormwater quality management device, an existing detention basin, is located on land owned by Goulburn Mulwaree Council which is not part of the land covered by the Development Application.

Clause 28(3)(b) of the REP requires that the water quality impact of a development must be contained on the site of the development. To this end the SCA has sought clarification from Council, on whose land the detention basin is located, about its willingness to permit the use of the basin. The SCA has been advised that Council has been requested to sign the Development Application (DA) as an owner. However, the SCA has still not been provided with advice that Council has given approval for *permanent* use of the detention basin located on Council land as a stormwater management structure, and become a party to the DA.

It is further noted that the WCMS indicates that a neutral or beneficial effect (NorBE) on water quality, as required by the REP, has not been met with respect to the concentration of nitrogen in the stormwater. However, increasing the size of the detention pond to increase detention time from 52 to 450 hours would ensure that NorBE is met. The increased size and detention time would require a redesign of the pond in conjunction with ongoing management measures to avoid the possibility of increased algal levels in the pond.

This concurrence advice is based on the premise that the land on which the stormwater detention basin is located becomes part of the DA. **Should the land on which the stormwater detention basin is located not become part of this DA, or in the absence of alternative stormwater measures to the satisfaction of the SCA, then the Chief Executive would be unlikely to be in a position to grant concurrence.**

Based on the information provided, the proposed development has been assessed by the SCA as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented. The Chief Executive would, on the proviso that the land on which the stormwater detention basin is located becomes part of the DA, concur with Council granting consent to the application, subject to the following conditions:

General

1. The layout and staging of the development is to be as shown on the Proposed Site Plan prepared by Hodges Shorten Architects Pty Ltd (Drawing No. 2389.DA102; Issue B; dated 03.11.10). Any revision of the development is to be agreed to by the Sydney Catchment Authority;

Reason for Condition 1 - The Sydney Catchment Authority has based its assessment under the Drinking Water Catchments Regional Environmental Plan No 1 on this version of the development;

Stormwater Management

2. All stormwater management structures as specified in the Water Cycle Management Study prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010), and shown in the *Concept Stormwater, Water Quality and Site Detention Plan* prepared by Jones Nicholson Pty Ltd (Ref: 100173 DC1P2; dated 20/8/10) are to be implemented in particular as elaborated or varied in the conditions below;
3. An offline water quality control pond is to be constructed and located in accordance with Section 5.5 of the Water Cycle Management Study and the following specifications, to capture and treat all stormwater runoff from the site:
 - it is to be designed in accordance with *Managing Urban Stormwater: Treatment Techniques Consultation Draft (DECCW, 2007)* and in consultation with the Sydney Catchment Authority;
 - it is to be designed so as to maximise flow path and sized so as to have a retention time of around 18 days;
 - it is to be located above the 1:100 flood level of the adjacent un-named watercourse;
 - it is to have a minimum surface area of 2000 square metres, an inlet pool, minimum permanent pool volume of 1500 cubic metres and a minimum extended detention depth of 0.3 metres;
 - the discharge point from the water quality control pond is to be constructed and armoured in such a manner that discharge does not cause erosion, and is also to be consistent with any requirements for controlled activities under the *Water Management Act, 2000* issued by the NSW Office of Water;
4. All stormwater inlet pits on the site are to incorporate appropriately sized gross pollutant traps;
5. Runoff from the road at the eastern end of the site must be directed or piped to the water quality control pond;

6. Each villa is to incorporate a raingarden located so that it captures and treats all runoff from the curtilage around the villa as well as overflow from the rainwater tank attached to the villa;
7. Each raingarden is to be designed according to Section 5.2 of the Water Cycle Management Study prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010) and the following specifications:
 - each raingarden to have a minimum surface area of 5 square metres;
 - an extended detention depth of 0.15m;
 - a minimum filter depth of 0.5 metres;
 - a filter material consisting of a loamy sand;
 - an underdrain located at the bottom of the filter that drains via the site stormwater system to the water quality control pond;
8. The raingardens are to be retained, protected and maintained and no development is to take place within one metre of the structure once constructed;
9. An Operational Environmental Management Plan (OEMP) is to be developed in consultation with the Sydney Catchment Authority prior to the commencement of any construction. The OEMP should detail the responsibilities for the inspection and maintenance of the site stormwater management system, including gross pollutant traps, raingardens, rainwater tanks, water quality control pond and any other stormwater structures and works. Particular attention should be focussed on inspection and management measures to minimise algal growth in the water quality control pond;
10. Any variation to stormwater management is to be agreed to by the Sydney Catchment Authority;

Reason for Conditions 2 to 10 – To ensure that the design and maintenance of the stormwater quality management works associated with the proposed development will have a sustainable neutral or beneficial impact on water quality over the longer term;

Rainwater Tanks

11. Roof runoff capture and reuse systems involving rainwater tanks are to be installed as specified in Section 5.2 of the Water Cycle Management Study prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010), in particular:
 - a rainwater tank with a minimum volume of 112,000 litres is to be installed in the unit building;
 - rainwater tanks with a minimum volume of 2,000 litres are to be installed for each villa;
 - all roofs and gutters of all buildings are to be designed so as to maximise the capture of rainwater in rainwater tanks;
 - all rainwater tanks are to be plumbed to toilets and other areas for non-potable use including for use on gardens;

Reason for Condition 11 - To ensure stormwater runoff from the proposed apartments, units and associated infrastructure is appropriately designed and managed so as to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term;

Construction Activities

12. A Soil and Water Management Plan (SWMP) is required for all works proposed or required as part of the development, and is to be prepared by a person with knowledge

and experience in the preparation of such plans. The SWMP is to meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction : Managing Urban Stormwater* (2004) manual - the "Blue Book" and the requirements specified in Sections 5.1 and 5.4 of the Water Cycle Management Study prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010). The SWMP is to be to the satisfaction of Council;

13. Effective erosion and sediment controls are to be installed prior to any construction activity, and must prevent sediment or turbid water entering drainage depressions and watercourses. The control are to be regularly maintained and retained until works have been completed and the surface stabilised or groundcover established;

Reason for Conditions 12 and 13 – To manage adverse environmental and water quality impacts during the construction stage of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction phase.

Under the REP, Council must provide the SCA with a copy of its determination of the application within 10 days after the determination is made. Council should also include the application in its quarterly report as required by Clause 29 of the REP. The SCA also requests that Council provide it with a copy of the final approved Plan of Subdivision.

If you wish to discuss this matter further please contact James Caddey on 4824 3401.

Yours sincerely

Handwritten signature of Greg Greene in blue ink, with the date 13/01/11 written next to it.

GREG GREENE
A/Manager Planning & Assessments

Hodges Shorten Architects Pty Ltd

Suite 82
Chatswood Village
47 Neridah Street
Chatswood NSW 2067
phone 9419 5199
fax 9419 5632

ABN 50 003 268 755

30 October 2010

The General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Attention Dianne James

Dear Dianne,

**RE RESIDENTIAL AGED CARE FACILITY/INDEPENDENT LIVING UNITS
AT 7 ST AUBYN ROAD GOULBURN FOR WARRIGAL CARE
DA 0102/1011**

Further to your letters of 24 September and 11 October 2010 we provide the following information in response.

Letter of 24 September 2010

1. I note that the Application Form was amended at our meeting on 12 October to apply for these works. As discussed at our meeting the "Kitchen" shown in the proposed extensions is not for the preparation of food for sale but is for distribution of prepackaged food. It is a new location for the existing Kiosk/Shop which is not connected to trade waste.
2. We are proposing that all construction access is off Marys Mount Road, either along Warrigal's access handle or along the site of the future road on ABBA's land from the proposed roundabout. As you know our preference is the latter as it avoids crossing a "blue line" and constructing a temporary road that will require removal at some later date. For us it makes sense to place the base of the future road and use this for construction access then seal and complete this at some later date. As you also know we have an indication from Steve Jones at ABBA that they would be receptive to this approach. In the meantime our hydraulic consultant is pursuing what is required for approval to cross the "blue line". Steve Faulkner from Jones Nicholson contacted David Zerafa from NSW Office of Water and is meeting him on Wednesday to discuss his requirements.

If timing does not permit a resolution perhaps you could condition approval for either option, with crossing the blue line requiring Office of Water approval.
3. I note we have held this meeting and, although it does not form part of the DA submission, that our Option 2 submitted is the preferred option to those who attended the meeting. It would seem that this option makes unnecessary the modification of 15/0708/DA to grant temporary access to Marys Mount Road.

Nominated Architect Peter Shorten B Arch (Hons) UNSW arb no. 8457

4. An electronic copy of the MUSIC stormwater quality model has previously been submitted to Council.
5. Levels
Existing contour levels are shown on drawing 2389.DA101.
Proposed floor levels for all buildings are shown on drawing 2389.DA102.
Enclosed is drawing DA305B amended with the addition of floor levels. The highest ceiling level is RL 650.00 which is a maximum of 7m above the existing ground level (at Unit 28).
Enclosed is drawing DA105A showing proposed cut and fill at the boundary.

Footpath

As we have discussed previously Warrigal Care have suggested constructing a concrete footpath within Council's reserve to the east of their site, at their cost, to offset Section 94 contributions. This is shown on drawing DA102. The path would provide a link for the wider community from St Aubyns Rd through to the future road on Chalkers Land, through the reserve, and would provide a valuable asset to both the community and Warrigal's residents. The path would be approximately 500m long and our Quantity Surveyors estimate of cost is \$66,000.00.

6. Enclosed is drawing 2389.DA.106 showing street and boundary elevations.
7. We confirm advice given at our meeting that garbage collection will be by kerbside collection of individual bins placed on our internal road system. The unit's building will have a central bin storage area within the Basement and bins will be moved to the kerbside for collection by Warrigal staff.
There will be a designated centralised recycling area to the north of the unit building.
8. It is proposed that there will be individual letterboxes for each villa and a central letterbox bank for the units. Each villa has a garage measuring 6.2m x 3.2m with a hardstand area in front of the garage for visitors a minimum of 6.0m in depth. The units each have a basement carparking space 5.5m x 3.0m with additional parking spaces on grade 5.5m x 2.8m.
Each villa will have space for a dryer in the Laundry and a clothes line where shown on the drawings. The units will also have space for a dryer and two communal clothes lines on the west side of the building.
9. We are in receipt of submissions and provide comment below;

Letter of 11 October 2010

1. Peter Clarke's letter
We take this not as an objection but as an insight into current noise levels in St Aubyn Rd and are appreciative of the advice Consideration was given to the placement of the villas to minimize living and bedroom windows being directly opposite windows in existing houses to the west. We will be specifying thicker glass to the windows facing west to provide a better level of sound insulation. Currently the villas are located at varying distances from the boundary, between 2.8m to 7.2m. The existing houses are fairly consistently set back at approximately 3.5m. We propose for the CC issue drawings to move the villas to the east to increase setbacks to between 4.1m to 9.0m.
2. J.B & K.A. O'Donnell's letter
As noted previously our alternative construction access is either down the pan handle off Marys Mount Rd or along the future road to the north of Belmore Estate, neither of which connect to

Nominated Architect Peter Shorten B Arch (Hons) UNSW arb no. 8457

Applicant's Response

St Aubyn Rd. It is interesting their comments regarding children playing in cul-de-sacs would give support to our Option 2 for road construction, which retains St Aubyn Rd as a no through road to the future road to the north off Marys Mount Rd.

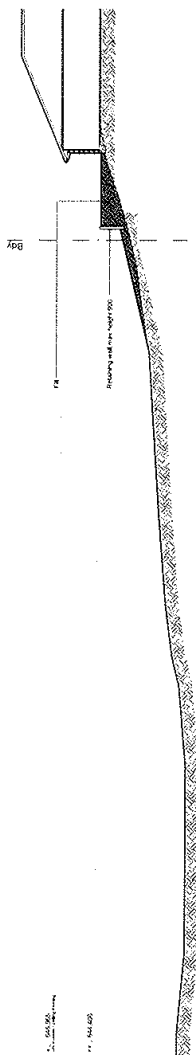
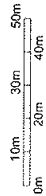
3. Sandra Williams' letter
Similar concerns to no. 2 have already been answered. We note Sandra is in favour of Option 2 as are we.

Please contact us should you require further information.

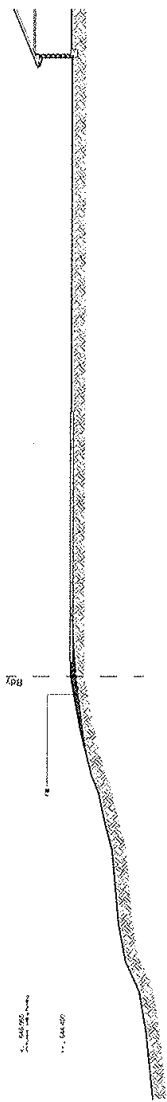
Yours sincerely,
HODGES SHORTEN ARCHITECTS PTY LTD



Peter Shorten

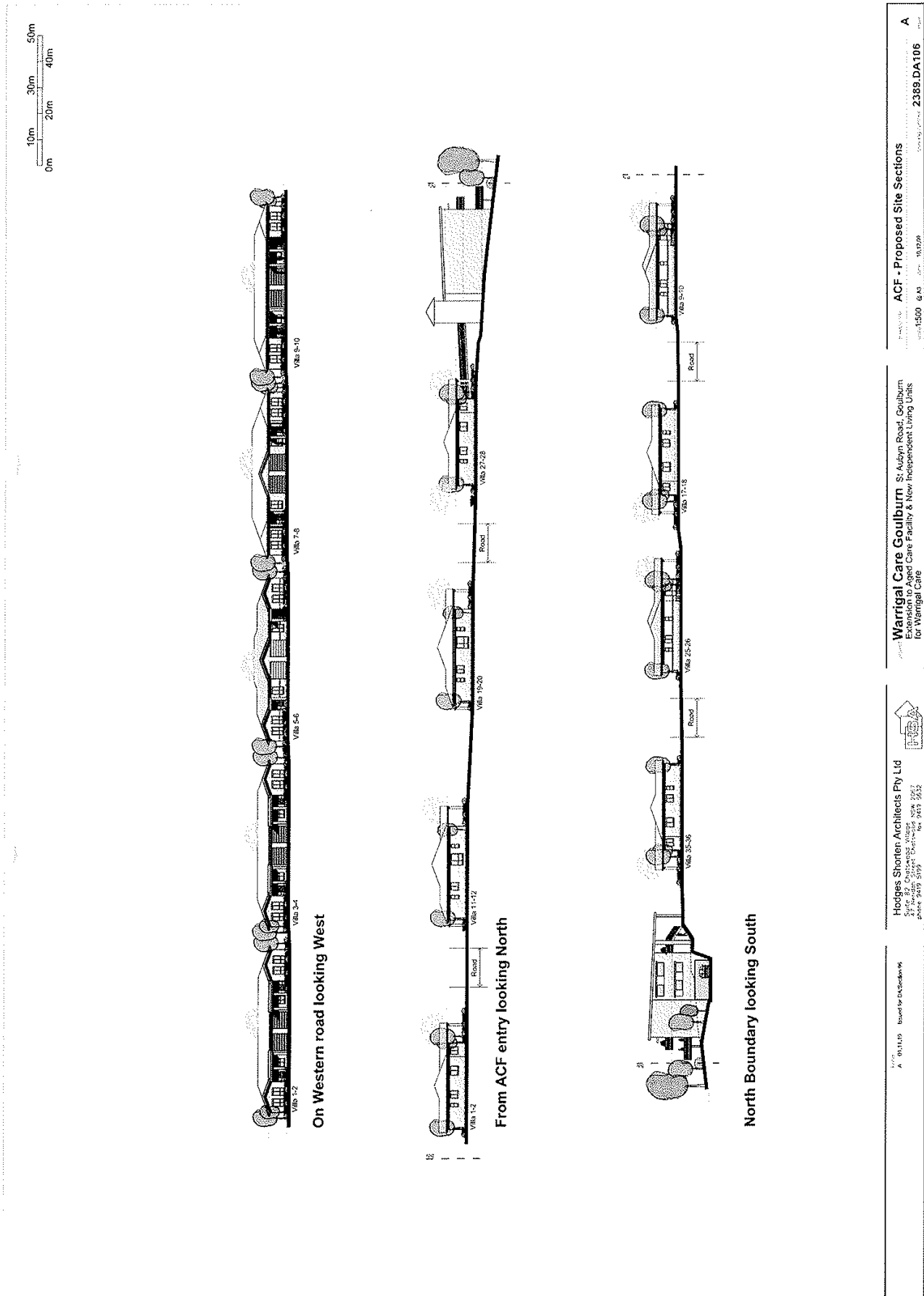


Section at Boundary for Proposed Wing 6 Extension



Section at Boundary for Proposed Carpark Extension

<p>10/10/10 A</p>	<p>Hodges Shorten Architects Pty Ltd Suite 82, Chatterbox Village, 1000 Phone 08 9419 5191 Fax 08 9419 5532</p>	<p> Warrigal Care Goulburn Extension to Aged Care Facility & New Independent Living Units for Warrigal Care</p>	<p>ACF - Proposed Boundary Sections A 2389.DA105 Scale 1:500 Date 10/10/10</p>
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1 - West Elevation



2 - East Elevation



3 - North Elevation



4 - South Elevation



5 - Section A



6 - Section B

<p>13/03/11 27/03/11 10/04/11</p>	<p>Hudges Shorten Architects Pty Ltd 31/6 St, O'Connell NSW 2100 Phone 02 9415 3100 Fax 02 9415 3512</p>	<p>Warrigal Care Goulburn 8-10 Aden Road, Goulburn Licenced as Adult Care Facility & Home Independent Living Units for Warrigal Care</p>	<p>ILU - Units Elevations & Sections 13/03/11 27/03/11 10/04/11 2388.DA.305</p>
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Hodges Shorten Architects Pty Ltd

Suite 82
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Chatswood NSW 2067
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ABN 50 003 268 755

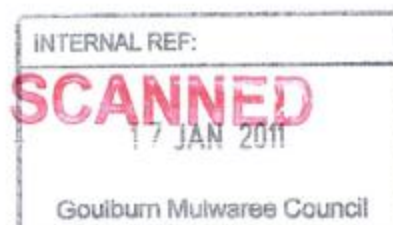
4 January 2011

The General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Attention Dianne James

Dear Dianne,

RE **RESIDENTIAL AGED CARE FACILITY/INDEPENDENT LIVING UNITS
AT 7 ST AUBYN ROAD GOULBURN FOR WARRIGAL CARE
DA 0102/1011**



We note that plans submitted to Council for DA 0102/1011 propose that the current detention basin located on Council land be increased in capacity to provide NorBE on water quality.

On behalf of our client, Warrigal Care, owner of the land that has the benefit of the detention basin on Council's land, we provide an undertaking that the land on which the basin is located will be maintained in accordance with CSIRO's maintenance form WSUD Engineering Procedures Stormwater or similar as advised by Council.

Please contact us should you require further information.

Yours sincerely,
HODGES SHORTEN ARCHITECTS PTY LTD

Peter Shorten

SCHEDULE OF DRAFT CONDITIONS

PART 1. GENERAL CONDITIONS

1. The development shall be carried out in accordance with the details set out on the application form, Statement of Environmental Effects, supporting information received with the application and the schedule of plans and details below, except as amended by the conditions of this consent. A copy of the plans is stamped approved, and attached to this consent.

Plan No	Date	Description	Drawn by
2389.DA102; Issue B	3/11/10	Proposed Site Plan	Hodges Shorten Architects Pty Ltd
2389.DA202; Issue A	19/8/10	ACF – Proposed Floor Plan (white hatched area only)	Hodges Shorten Architects Pty Ltd
2389.DA203; Issue A	19/8/10	ACF – Proposed Community Facilities Floor Plan	Hodges Shorten Architects Pty Ltd
2389.DA205; Issue A	19/8/10	ACF – Proposed Community Facilities Elevations	Hodges Shorten Architects Pty Ltd
2389.DA205; Issue A	19/8/10	ACF – Proposed Wing 6 Elevations	Hodges Shorten Architects Pty Ltd
2389.DA301; Issue A	19/8/10	ILU – Units Basement Floor Plan	Hodges Shorten Architects Pty Ltd
2389.DA302; Issue A	19/8/10	ILU – Ground Floor Plan	Hodges Shorten Architects Pty Ltd
2389.DA303; Issue A	19/8/10	ILU – Units First Floor Plan	Hodges Shorten Architects Pty Ltd
2389.DA306; Issue A	19/8/10	ILU – Units 2 Bed – Type 1 & 2 Floor Plans	Hodges Shorten Architects Pty Ltd
2389.DA307; Issue A	19/8/10	ILU – Units 2 Bed – Type 3 & 4 Floor Plans	Hodges Shorten Architects Pty Ltd
2389.DA308; Issue A	19/8/10	ILU – Units 2 Bed – Type 5 & 6 Floor Plans	Hodges Shorten Architects Pty Ltd
2389.DA309; Issue A	19/8/10	ILU – Units 1 & 3 Bed – Type 7 & 8 Floor Plans	Hodges Shorten Architects Pty Ltd
2389.DA306; Issue A	19/8/10	ILU – Units 2 Bed – Type 1 & 2 Floor Plans	Hodges Shorten Architects Pty Ltd
2389.DA311; Issue A	19/8/10	ILU – Villas 2 Bed Type 1 Elevations	Hodges Shorten Architects Pty Ltd
2389.DA312; Issue A	19/8/10	ILU – Villas 2 Bed Type 2 Floor Plan	Hodges Shorten Architects Pty Ltd
2389.DA313; Issue A	19/8/10	ILU – Villas 2 Bed Type 2 Elevations	Hodges Shorten Architects Pty Ltd
2389.DA314; Issue A	19/8/10	ILU – Villas 3 Bed Type 1 Floor Plan	Hodges Shorten Architects Pty Ltd
2389.DA315; Issue A	19/8/10	ILU – Villas 3 Bed Type 1 Elevations	Hodges Shorten Architects Pty Ltd
2389.DA316; Issue A	19/8/10	ILU – Villas 3 Bed Type 2 Floor Plan	Hodges Shorten Architects Pty Ltd
2389.DA317; Issue A	19/8/10	ILU – Villas 3 Bed Type 2 Elevations	Hodges Shorten Architects Pty Ltd
2389.DA318; Issue A	19/8/10	ILU – Thermal Performance Specification Block	Hodges Shorten Architects Pty Ltd
2389.DA401-404; Issue A	19/8/10	ILU Perspectives	Hodges Shorten Architects Pty Ltd
0913.L 01; Issue A	August 2010	Landscape Concept Plan	HLS Pty Limited & Hodges Shorten Architects Pty Ltd
100173 E01P2	3/6/10	External Lighting	Jones Nicholson Pty Ltd

100173 DC1P2	20/8/10	Concept Stormwater, Water Quality and Site Detention Plan	Jones Nicholson Pty Ltd
102267	September 2010	Statement of Environmental Effects	Watkinson Apperley Pty Limited
ABSA 20478 Cert 24401846	19/8/2010	Basix Assessor Certificate	ABSA
Certificate No. 330534M	20/8/10	Basix Certificate	BASIX NSW Department of Planning
2420.SA107 Issue A	19/8/10	Site Analysis Neighbourhood Opportunities	Hodges Shorten Architects Pty Ltd
Not Applicable	30/10/10	Additional information response letter	Hodges Shorten Architects Pty Ltd
2389.DA105; Issue A	12/10/10	ACF Proposed Boundary Sections	Hodges Shorten Architects Pty Ltd
2389.DA106; Issue A	1/11/10	ACF Proposed Site Sections	Hodges Shorten Architects Pty Ltd
2389.DA305; Issue B	1/11/10	ILU – Units Elevations & Sections	Hodges Shorten Architects Pty Ltd
Not Applicable	19/11/2010	Email and attached maintenance form on WSUD: Engineering procedures: Stormwater	CSIRO Publication "WSUD: Engineering procedures: Stormwater"
10000043-WCMS-02	25/8/2010	Water Cycle Management Study	SECC
Not Applicable	4/1/2011	Letter	Hodges Shorten Architects Pty Ltd

ADVISING

No advertising signs are approved as part of this Development Consent. Any signs not complying with Council's Exempt Development provisions will require separate development consent.

2. The layout and staging of the development is to be as shown on the Proposed Site Plan prepared by Hodges Shorten Architects Pty Ltd (Drawing No. 2389.DA102; Issue B; dated 03/11/10). Any revision of the development is to be agreed to by the Sydney Catchment Authority;

Reason for Condition 2 - The Sydney Catchment Authority has based its assessment under the Drinking Water Catchments Regional Environmental Plan No 1 on this version of the development;

3. The access as indicated on drawing numbered 2389.DA102 (issue B) via 7 St Aubyn Road and the existing Warrigal Care access is considered satisfactory for access for occupation, i.e. access once an Occupation Certificate has been issued allowing occupation of the proposed buildings.
4. Construction vehicle access shall be off Marys Mount Road via the access handle of Lot 3 DP 1141464 or along the site of the proposed link road on Lot 66 DP 1100705 from the proposed round about at Marys Mount Road. No construction vehicles or no construction workers vehicular access is permitted via the 7 St Aubyn Road entrance or Lambert Drive Deliveries Entrance. The chosen construction vehicular access option is to be detailed with the application for Construction Certificate and approved by Council prior to issue of the Construction Certificate.

ADVISING

This is consistent with applicant's additional information letter dated 30 October 2010 that construction access is to be gained from the battle axe handle or the proposed link road from Marys Mount Road concept layout plan of *Goulburn Mulwaree DCP 2009*.

Future access

The full length and width of the road construction / extensions to the access points are the responsibility of the developer. This condition does not preclude cost sharing with other developers in the area with any future development application. All roads are to be designed and constructed in accordance with *Goulburn Mulwaree Council's Standards for Engineering Works July 2009* and shall generally comply with the road layout and design requirements of the Marys Mount roads of *Goulburn Mulwaree DCP No.2009*.

Driveway Entrances

It is noted that access is identified off an adjacent public link road as part of the Marys Mount section of the DCP. This link is still required as part of the larger picture for the area and should be considered for the future development of the site.

5. **Goulburn Mulwaree Section 94 Contributions Plan 2009 and Section 64 Infrastructure Contributions Plan - Marys Mount**

Council has prepared a Section 94 Contributions Plan and Section 64 Infrastructure Contributions Plan for the Marys Mount area that details the infrastructure requirements for development to take place in the area. The contributions plans indicate that in the vicinity of this proposed development a range of infrastructure is required to be funded by contributions from developers.

6. **Stream Management and Vegetation**

Included in the Stormwater contributions under the Marys Mount section of DCP/CP are sums relating to the rehabilitation and vegetation of the stormwater corridors.

The developer may provide a quotation to carry out this work for the drainage corridor to the east of the development. A credit would be available against the amplification charges. Details to be submitted to Council for approval prior to issue of the Construction Certificate.

Stream corridor management and vegetation must be carried out in accordance with Storm Consulting's reports:

- *Marys Mount Drainage Corridors Stream Management Guidelines, October 2003, and*
- *Marys Mount Drainage Corridors Vegetation Management Plan, November 2003.*

The detailed requirements and extended period of maintenance for vegetation should be noted.

7. The land is not mapped as within the Flood Planning Level, however part of the land of the southern boundary is located within the extreme flood event. In accordance with the SMEC *Wollondilly River and Mulwaree Ponds Floodplain Risk Management Plan 2003* the 1% ARI event is estimated at 364.5m AHD and the Extreme Flood ARI Event is estimated at 641.4m AHD.
8. It is noted that some of the proposed development encroaches over the boundary of Lot 3 DP1141464. A boundary adjustment is required to be lodged with Council and registered with Land and Property Management Authority so that all existing facilities are on the one Lot or do not encroach over the boundary of the lots.

ADVISING

It is noted that the applicant has agreed to comply with the requirements of SCA (Schedule 1) which have been incorporated into the conditions of consent. The applicant is to have prepared an easement for access burdening Lot 4 DP 1141464 (Lot 4) and benefitting Lot 3 DP 1141464 (Lot 3) and require a restriction on the title of Lot 4 requiring the owner of Warrigal Care (Lot 3) to maintain the stormwater detention basin on Lot 4 for the life of the development. Details to be submitted to Council for approval prior to issue of the Occupation Certificate.

PART 2. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

9. Plans and specifications demonstrating compliance with the *Building Code of Australia* are to be submitted with the application for a Construction Certificate.

ADVISING

If Council is the nominated Principal Certifying Authority (PCA), the builder or applicant is to ensure compliance with the following Codes and Standards and parts of the *Building Code of Australia*. Plans, details and specifications, which show compliance with the *Building Code of Australia*, are to be submitted with the application for a Construction Certificate.

- F2.5 - Doors to sanitary compartments
- F2.3 – Sanitary Facilities.

- F2.4 - Facilities for people with a disability
- D2.13 & D2.16 – Stairs & Balustrades
- Section C of the BCA – Fire Resistance
- Section D of the BCA – Access and Egress and Access for People with a Disability
- Section E of the BCA - Services and Equipment
- Section F of the BCA – Health and Amenity. Provision light, ventilation, sanitary, sound transmission, insulation etc require detailing for a Construction Certificate Application.
- Section J of the BCA – Energy Efficiency. A report showing compliance with all parts of this section is to be provided with the application for a Construction Certificate.
- AS1735 - Lift
- AS 1288 - Glazing Materials.
- AS 3600.1 – Termites.
- AS 1668 - Mechanical Ventilation. Council requires the submission of details of any proposed mechanical ventilation with the application for a Construction Certificate.
- AS 1684 - Framing Code.
- AS 3786 - Smoke Alarms.
- AS 3740 - Wet Areas.
- Part 3.3 of the Housing Provisions of the Building Code of Australia – Masonry.
- Part 3.7 of the Housing Provisions of the Building Code of Australia – Fire Safety
- Part 3.8 of the Housing Provisions of the Building Code of Australia – WC Door
- Part 3.9 of the Housing Provisions of the Building Code of Australia – Stairs & Balustrades.

10. Plans and Specifications submitted with a Construction Certificate Application are to show
- intent to comply with the Basix Certificate.
 - compliance with the relevant conditions of this Consent including the requirements of Agencies detailed in Part 7 of this Consent.
 - Compliance with *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

ADVISING

To achieve an acceptable form of development amended plans and specifications incorporating the following amendments must be submitted with the application for a Construction Certificate:

- The on-site recreation/communal rooms should be sufficiently large and furnished to accommodate most residents at once for meetings and/or community events.
- Pedestrian pathways in the car parking area/s are to be permanently delineated. Pedestrian pathways to be located and designed to ensure safe pedestrian access with vehicle movements throughout the car parking area and comply with the gradient requirements outlined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.
- One parking space shall be dedicated as an ambulance parking space and shall be shown on the plans with the Construction Certificate.

11. A document shall be submitted with a Construction Certificate application to Council outlining the conditions contained within this consent notice and how these conditions have been satisfied prior to the release of the Construction Certificate.
12. Details of the kitchen fit out in the proposed extensions to wing 6 which show compliance with the requirements AS 4674-2004, *Design, Construction and Fit-out of Food Premises* are to be submitted with the application for a Construction Certificate.

ADVISING

A domestic style kitchen is unacceptable for the proposed kiosk/shop kitchens. Particular attention is drawn to the provision of solid wall construction (e.g. masonry) within food preparation areas. The Kiosk area shall be no greater than 100 sq m in area.

13. The proposed development should provide personal property security for residents and visitors and be consistent with the principles of Safer by Design or Crime Prevention Through Environmental Design. Evidence to support this requirement shall be submitted with the application for a Construction Certificate.
14. The proposed outdoor areas/hubs and its furniture shall be designed to be vandal and graffiti proof/resistant and designed in accordance with the principles of Safer by Design (1999) as amended or Crime Prevention Through Environmental Design principles. Details to be submitted to the Principle Certifying Authority for approval prior to issue of the Construction Certificate.

ADVISING

The structure should be treated to ensure that any graffiti can be easily removed (i.e. treated masonry or non porous materials) and any corbelled brick course designed so it cannot be easily climbed.

15. Details and layout of all Fire Safety Essential Services are to be provided with the application for a Construction Certificate and designed by an appropriate Engineer. E.g. Electrical by Electrical Engineer.
16. Hydraulic Engineers details of the sewer and stormwater drainage including rainwater tank configuration and fire service, which have been approved by Council, shall be submitted with the application for a Construction Certificate.
17. The developer shall provide all engineering works including the services of Water Supply, Sewerage, Stormwater Drainage, Roadway, Kerb and Gutter, and Earthworks in accordance with *Council's Standards for Engineering Works documents, July 2009 edition* unless noted otherwise.
18. **Engineering Design**
The provision of engineering infrastructure will require detailed investigation and design. Three A1 copies of detailed engineering plans prepared by a suitably qualified and experienced civil engineering professional are to be submitted to Council. Council must approve these plans prior to issue of a Construction Certificate.
19. **Water Supply and Sewerage**
Water supply and sewerage are already provided to the lot. All water and sewer services shall be subject to a separate application and approval process demonstrating compliance with this consent. It will be the developer's responsibility to provide and install an appropriately sized water meter and to provide suitable housing for the meter.

Council must carry out the work of connecting to the live water main. A quotation will be supplied upon application.

ADVISING

At this stage individual meters are not required for each proposed unit, however, the services to each house/unit block is the responsibility of the developer if required.

20. **Stormwater**
Stormwater Management System

The stormwater system must be carried out in accordance with the *Water Cycle Management Study* by SEEC dated 25 August 2010 and as amended by the Sydney Catchment Authority's letter dated 13/1/2011 (Schedule 1). Details shall be submitted and approved by Council prior to the issue of a Construction Certificate.

Maintenance of Stormwater Management Systems

Further to other maintenance period requirements, the developer shall operate and maintain the

stormwater treatment facilities for the life of the development. Management details to be submitted to Council for approval with the application for a Construction Certificate.

Onsite Detention

On site detention is required in accordance with Council's policy *On Site Stormwater Detention* which requires that peak flows from the completed development are limited to the peak flows from the site in its natural state. It is noted that calculations have been provided demonstrating compliance with this policy.

ADVISING

Details of a Defects and Liability Period; and Operation, Maintenance and Inspection Program of any WSUD features shall be submitted to Council for approval with the application for a Construction Certificate

Hydraulic Assessment

The internal stormwater piped system must be designed for a 5-year ARI, with a maximum ponding depth in carriageways of 150mm.

The major stormwater system must be analysed and controlled to avoid inundation of habitable areas. A freeboard of 300mm above the 100-year ARI must be provided to the habitable floor levels.

It is noted that calculations and modelling have been provided which satisfy this requirement. Copies to be provided showing compliance with the stormwater requirements shall be submitted with the application for Construction Certificate.

ADVISING

The application for Construction Certificate shall include plans and details addressing conditions 2-12 of SCA's letter dated 13/1/2011 (Schedule 1). It is noted that Erosion and Sedimentation measures may be required on the adjacent Council owned land (Lot 4) while the construction works are being carried out and maintained until the landscaping is established. **Council signature will be required on the Construction Certificate prior to issue of the Construction Certificate. It will be the responsibility of the developer to erect and maintain the erosion and sediment control measures required with the Construction Certificate.**

21. Stormwater Management (SCA)

21.1 All stormwater management structures as specified in the *Water Cycle Management Study* prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010), and shown in the *Concept Stormwater, Water Quality and Site Detention Plan* prepared by Jones Nicholson Pty Ltd (Ref: 100173 DC1P2; dated 20/8/10) are to be implemented in particular as elaborated or varied in the conditions below;

21.2 An offline water quality control pond is to be constructed and located in accordance with Section 5.5 of the *Water Cycle Management Study* and the following specifications, to capture and treat all stormwater runoff from the site:

- it is to be designed in accordance with *Managing Urban Stormwater: Treatment Techniques Consultation Draft (DECCW, 2007)* and in consultation with the Sydney Catchment Authority;
- it is to be designed so as to maximise flow path and sized so as to have a retention time of around 18 days;
- it is to be located above the 1:100 flood level of the adjacent un-named watercourse;
- it is to have a minimum surface area of 2000 square metres, an inlet pool, minimum permanent pool volume of 1500 cubic metres and a minimum extended detention depth of 0.3 metres;
- the discharge point from the water quality control pond is to be constructed and armoured in such a manner that discharge does not cause erosion, and is also to be consistent with any requirements for controlled activities under the *Water Management Act, 2000* issued by the NSW Office of Water;

- 21.3 All stormwater inlet pits on the site are to incorporate appropriately sized gross pollutant traps;
- 21.4 Runoff from the road at the eastern end of the site must be directed or piped to the water quality control pond;
- 21.5 Each villa is to incorporate a raingarden located so that it captures and treats all runoff from the curtilage around the villa as well as overflow from the rainwater tank attached to the villa;
- 21.6 Each raingarden is to be designed according to Section 5.2 of the *Water Cycle Management Study* prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010) and the following specifications:
- each raingarden to have a minimum surface area of 5 square metres;
 - an extended detention depth of 0.15m;
 - a minimum filter depth of 0.5 metres;
 - a filter material consisting of a loamy sand;
 - an underdrain located at the bottom of the filter that drains via the site stormwater system to the water quality control pond;
- 21.7 The raingardens are to be retained, protected and maintained and no development is to take place within one metre of the structure once constructed;
- 21.8 An Operational Environmental Management Plan (OEMP) is to be developed in consultation with the Sydney Catchment Authority prior to the commencement of any construction. The OEMP should detail the responsibilities for the inspection and maintenance of the site stormwater management system, including gross pollutant traps, raingardens, rainwater tanks, water quality control pond and any other stormwater structures and works. Particular attention should be focussed on inspection and management measures to minimise algal growth in the water quality control pond;
- 21.9 Any variation to stormwater management is to be agreed to by the Sydney Catchment Authority;

Reason for Conditions 21 – To ensure that the design and maintenance of the stormwater quality management works associated with the proposed development will have a sustainable neutral or beneficial impact on water quality over the longer term;

22. Rainwater Tanks

Roof runoff capture and reuse systems involving rainwater tanks are to be installed as specified in Section 5.2 of the *Water Cycle Management Study* prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010), in particular:

- a rainwater tank with a minimum volume of 112,000 litres is to be installed in the unit building;
- rainwater tanks with a minimum volume of 2,000 litres are to be installed for each villa;
- all roofs and gutters of all buildings are to be designed so as to maximise the capture of rainwater in rainwater tanks;
- all rainwater tanks are to be plumbed to toilets and other areas for non-potable use including for use on gardens;

Reason for Condition 22 - To ensure stormwater runoff from the proposed apartments, units and associated infrastructure is appropriately designed and managed so as to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term;

23. Construction Activities

A Soil and Water Management Plan (SWMP) is required for all works proposed or required as part of the development, and is to be prepared by a person with knowledge and experience in the preparation of such plans. The SWMP is to meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction : Managing Urban Stormwater (2004)* manual - the "Blue Book" and the requirements specified in Sections 5.1 and 5.4 of the *Water Cycle Management Study* prepared by Strategic Environmental Engineering Consulting (dated 25 August 2010). The SWMP is to be to the satisfaction of Council;

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24. Proof of compliance with the Sydney Catchment Authority requirements (3 copies) shall be submitted with the application for a Construction Certificate.
 25. Roads and Traffic
It is noted that existing accesses via the entry at 7 St Aubyn Road will be utilised once an Occupation Certificate has been issued. This is considered satisfactory
 26. Internal Roads and Carparks
The internal roads and carparks must be designed and constructed in accordance with Council document *Standards for Access Driveways and Parking Areas*. Cul-de-sac Heads
All cul-de-sacs must have cul-de-sac heads of minimum radius 10m.
Details shall be submitted and approved by Council prior to the issue of a Construction Certificate.
 27. Road Treatment
The use of decorative road paving such as brick, interlocking pavers or coloured concrete are encouraged as these materials can enhance the appearance of the street and signify to motorists its residential function and corresponding appropriate driver behaviour. Details are to be submitted for approval prior to the issue of a Construction Certificate.
 28. Foot Paths
The shared use path on the eastern perimeter shall be 2.5m minimum width and comply with Austroads Part 14 Bicycles in terms of signs and markings and standard drawing SD R-03 in construction.
 29. Road Widening - Marys Mount Road
A 5m widening of Marys Mount Road is required. A credit for the value of this land will be provided against developer contributions.
 30. Dust Controls
Details of dust control measures are to be submitted and approved by the Principal Certifying Authority prior to issue of the Construction Certificate. These measures are to be implemented during and after the construction of the development.

Appropriate measures are to be implemented to ensure no dirt or sediment is deposited on the road from vehicles and equipment associated with the development. Details of these measures are to be submitted and approved prior to issue of the Construction Certificate.

No work is to be undertaken during adverse weather conditions, for example, dust storms during heavy westerly winds.
 31. Cut and Fill
Cut and fill is to be minimised over the site. A cross section (scale 1:200) is to be taken at appropriate positions to determine the extent of cut and fill, together with a plan view of each dwelling/unit and submitted with the Construction Certificate. Each cross section and plan shall indicate the extent of fill and excavation as compared to the existing ground level as determined by a registered surveyor.
 32. Details and or samples of the colour, finish and substance of all external materials are to be submitted to Principal Certifying Authority for approval prior to issue of the Construction Certificate. Colours to be non reflective natural/earthy tones that fit with the landscape of the locality. New materials shall be sympathetic and compatible to adjoining properties.
 33. The boundary fencing to the drainage reserve (Lot 4) shall be 1000mm high "rural" type with timber posts and top rail and wire strands or netting unless otherwise approved by Council to retain the character of the area.
 34. All areas within the development are to comply with *AS1158.3.1: 1999 Road Lighting – Pedestrian Area Lighting* – performance and installation design requirements and The Department of Energy, Utilities and Sustainability (DEUS) the *NSW Public Lighting Code* (effective from 1 January 2006). Details of the proposed lighting and compliance with AS1158.3.1: 1999 (as amended) must be accepted by Principal Certifying Authority prior to commencement of any streetlighting works. For the purpose of residential amenity any external lighting is not to adversely impact adjacent properties by

way of excessive light. Lighting shall be designed to provide good night time security without disturbance to neighbours. The intensity of the lighting should be able to be redirected if excessive to adjacent properties.

35. Letter Boxes

Details of location and design of letterboxes or a letterbox structure is to be provided to the property. One (1) letterbox is permitted per dwelling plus an additional letterbox is permitted for any future body corporate/Warrigal Care. The structure shall be positioned and designed to ensure mail can be easily serviced by Australia Post and will not create a litter problem.

36. A detailed landscaping plan is to be submitted with the application for a Construction Certificate. This plan is to indicate species, height and location of plantings. The proposed plantings should be checked for frost tolerance to ensure survival of the landscaping.

ADVISING:

All planting is to take place in suitably prepared plant beds. Preparation is to include weed removal and cultivation of the soil. All plants are to be planted at appropriate centres so that when mature a continuous cover of the ground is provided.

All plant beds are to be mulched with organic or gravel mulch to a minimum depth of 75mm.

An edge is to be provided between garden areas and grassed areas to facilitate maintenance and plant establishment. Suitable materials include timber, concrete, brick, PVC.

37. Shade trees are to be provided to the parking area at the minimum ratio of one shade tree for every six car parking spaces. Details are to be provided prior to the issue of the Construction Certificate.

38. Section 94 Development Contributions

In accordance with the provision of s80A(1) and s94 of the Environmental Planning and Assessment Act 1979 contributions are required toward the provision of community facilities and infrastructure in accordance with the Section 94 Development Contributions Plan 2009. The contributions are to be paid prior to the release of the Construction Certificate.

ADVISING

The current contributions (2010/11) under the *Goulburn Mulwaree Council Section 94 Development Contributions Plan 2009* are as follows:

Marys Mount Precinct	1011 year
Open Space per per unit, per dwelling, lot \$878	\$056,192
Roads & Traffic Facilities - Crookwell Rd Zone \$3,653 per lot	\$129,682
Administration Costs	
Administration \$55 per unit, per dwelling, lot	\$003,520
TOTAL:	\$189,394

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

39. Amplification Charges

In accordance with the provisions of s64 *Local Government Act 1993* and s306 *Water Management Act 2000* for Water and Sewerage, contributions are required toward the provision of infrastructure in accordance with the Mary Mount Contributions Plan.

ADVISING

The current contributions under the *Goulburn Mulwaree Council Marys Mount Development Servicing Plan December 2005* for the 2010/2011 financial year are as follows:

Water Supply: Additional 43.4 ET @ \$2,884	\$125,166
Sewerage: Additional 54.25 ET @ \$3,749	\$203,383
Stormwater: Additional 35.5 equivalent dwellings @ \$2,884	\$102,382
SUB TOTAL	\$430,931

The current contributions under the *Goulburn Mulwaree City-wide Infrastructure Contribution Plan Reformatted 2009* for the 2010/2011 financial year are as follows:

Water Supply: 43.4 ET @ \$1,854 (headworks only, inclusive of rainwater tank discount)	\$080,464
Sewerage: 54.25 ET @ \$3,235 (headworks only)	\$175,499
Stormwater: 35.5 equivalent dwellings (DCP applicable) @ \$282	\$010,011
SUB TOTAL	\$265,974
TOTAL	\$696,905

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

For the proposed development of 28 independent living apartments and 36 villas, the following assessments have been made:

- Water supply – 43.4 equivalent tenements (ET)
- Sewerage – 54.25 ET
- Traffic and stormwater – 35.5 equivalent dwellings

40. Structural Engineers details and manufacturer's details of the lift and lift shaft are to be submitted with the application for a Construction Certificate.
41. Structural Engineers details of the footings, floor slab and structural components of the building must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate.

PART 3. PRIOR TO COMMENCEMENT OF BUILDING WORK

42. Nominate a Principal Certifying Authority (PCA) and the PCA is to notify the consent authority and Council of their appointment, two (2) days prior to commencing work.
43. Work must not be carried out unless the Principal Certifying Authority for the development -
 - Has been informed in writing of the licensee's name and contractor licence number; and
 - Is satisfied that the licensee has complied with the insurance requirements of the Home Building Act.
 - In the case of work to be done by an owner-builder, the Principal Certifying Authority must be notified in writing of the person's name and owner-builder permit number.
44. Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.
45. A sign is to be erected on the development site, which shows the Builder's name and contact details and the Principal Certifying Authority for the development.
46. Effective erosion and sediment controls in accordance with the approved plans are to be installed prior to any construction activity, and must prevent sediment or turbid water entering drainage depressions and watercourses. The controls are to be regularly maintained and retained until works have been completed and the surface stabilised or groundcover established;
47. Run-off and erosion controls must be implemented in accordance with the approved Construction Certificate plans to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land as follows:
 - Divert uncontaminated run-off around cleared or disturbed areas, and
 - Erect a silt fence to prevent debris escaping into drainage systems or waterways, and
 - Prevent tracking of sediment by vehicles onto roads, and
 - Stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

PART 4. DURING CONSTRUCTION

48. In the event that any Aboriginal artefacts/objects are identified on the subject land during the carrying out of works, the Applicant/Owner/Builder shall cease work immediately in the vicinity of the artefact/s or object/s and contact the Department of Environment and Conservation at Queanbeyan (NSW National Parks and Wildlife Service) (available on ph: (02) 6298-9736 or mob: 0417 270415) and Pejar Aboriginal Land Council ph: 4822 3552 to arrange for the assessment of the artefacts.

ADVISING

Numbers to be confirmed prior to commencement.

49. Vehicular footway crossings are to be constructed in accordance with Council's drawings SD-R06 and SD-R08 in terms of profile and configuration.

It is the applicant's responsibility to ensure:

- § All traffic control measures are to be installed and maintained in accordance with AS1742.3 and the Roads and Traffic Authority Manual – 'Traffic Control at Worksites';
- § Public liability insurance to the value of \$10 million specific to the footway and workers compensation insurance is maintained for the duration of the works; and
- § Sufficient Public liability insurance and workers compensation insurance is maintained for the duration of the works; and
- § Whether the proposed works affects any Public Utility Authority installation. The following Authorities should be consulted:
 - Dial Before You Dig Ph.: 1100 (*for telephone, gas, electricity*)
 - Council Ph (02)4823 4417 (*for water and sewer location diagrams*).

ADVISING

Vehicular footway crossings are that section of a driveway between the roadway and the property boundary.

An inspection must be carried out prior to pouring the concrete and after all excavation is complete, and formwork and reinforcement in position. Inspections shall be booked at Customer Service and at least 48 hours notice is to be given of readiness for inspection.

The current charge at 2010/2011 Financial year is \$175 per crossing.

Council retains the right to alter, repair, or in extreme cases, remove and replace any work for which approval has not been obtained, or that has not been carried out in accordance with these conditions. The work would be undertaken at the owner's full costs, recoverable in accordance with Section 218 of the *Roads Act 1993*.

50. All building work must be carried out in accordance with the provisions of the *Building Code of Australia* and *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

ADVISING

If Council is the nominated Principal Certifying Authority, Council requires the following extra stages of construction to be inspected. Forty-eight (48) hours notice is required prior to these inspections.

- Steel reinforcing before pouring of concrete slab.
- Framework before cladding or lining is fixed.
- Sealing of the wet areas before wall linings are fixed and before floor and wall tiling is fixed.

51. Construction vehicle access

Construction vehicle access shall be either off Marys Mount Road via the access handle of Lot 3 DP 1141464 or along the site of the proposed link road on Lot 66 DP 1100705 from the proposed round about at Marys Mount Road. No construction vehicle or workers vehicle access is permitted via the 7 St Aubyn Road entrance.

ADVISING

This condition consistent with applicant's additional information letter dated 30 October 2010 stating that construction access is to be gained from the battle axe handle or the proposed link road from Marys Mount Road concept layout plan of Goulburn Mulwaree DCP 2009.

52. Access

The driveways and car parks must be constructed in accordance with Council document *Standards for Access Driveways and Parking Areas*.

53. In accordance with Section 109E(3) of the *Environmental Planning and Assessment Act* and Clause 162A of the Regulations the following Mandatory, Critical Stage Inspections need to be carried out by the Principal Certifying Authority. (PCA)

(a) Forty-eight (48) hours notice is required prior to these inspections.

- In the case of a Class 2, 3, 4, 5, 6, 7, 8 or 9 building, after the commencement of the excavation for, and before the placement of, the first footing; and
- In the case of a Class 2, 3 or 4, prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building; and
- Prior to covering any stormwater drainage connections; and
- After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

(b) Forty-eight (48) hours notice is required prior to these inspections.

In the case of Class 1a and 10a buildings,

- After excavation for, and prior to the placement of any footings; and
- Prior to pouring any in-situ reinforced concrete building element; and
- Prior to covering of the framework for any floor, wall, roof or other building element; and
- Prior to covering waterproofing in any wet areas; and
- Prior to covering any stormwater drainage connections; and
- After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

ADVISING

When Council is nominated as the PCA for the project inspections can be carried out in the following manner:

§ Inspections for Hot and Cold Water Plumbing and Framework inspections can be carried out together and

§ Inspections for Stormwater and External Sewer inspections can be carried out at the same inspection.

Also if Council is nominated as the Principal Certifying Authority for the project the following details are required prior to carrying out the inspections:

§ Timber Frame - Truss and Bracing Details.

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

- (a) Virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act 1997*);
- (b) Any other waste derived material the subject of a resource recovery exemption under Clause 51A of the *Protection of the Environmental Operations (Waste) Regulation 2005* that is permitted to be used as fill material.

55. Any waste derived 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 Certifying Authority on request.

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

ADVISING

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* (POEO Act). However, a licence is not required by the occupier of land

56. That all construction work shall be carried out only between the hours of 7.00am and 6.00pm Mondays to Fridays inclusive and on Saturdays between 7.00am and 1.00pm if inaudible on residential premises, otherwise 8.00am to 1.00pm.

No construction work shall take place on Sundays or Public Holidays. A written application shall be made to the Council if a variation of these hours is required. The application shall indicate the reasons for the variation. The Council shall, if it so desires, grant any variation in writing.

57. Dust and sedimentation control measures are to be provided and maintained until satisfactory ground cover has been established.
58. The proposal is to be set out by a Registered Surveyor and a Survey Report is to be submitted to the Principal Certifying Authority **prior to pouring of ground floor concrete slabs and on completion** of the development or other approved stage of construction, to ensure compliance with the Development Application with respect to position of buildings, floor levels and height of buildings and that no part of the buildings including eaves or guttering and the retaining walls is to encroach over the boundaries.
59. Activities occurring at the site must be carried out in a manner that will minimise emissions of dust from the premises. Trucks entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, must be covered at all times, except during loading and unloading.

ADVISING

It is suggested that prior to any significant amounts of excavation that neighbours be notified by a letterbox drop or the like, to minimise any possible inconvenience to neighbours from dust or noise.

60. To preserve and enhance the natural environment, all soil erosion and sediment control measures must be inspected following each storm event and any necessary maintenance work shall be undertaken to ensure their continued proper operation. Sediment shall be removed from soil erosion and sediment control measures when no more than forty percent (40%) capacity has been reached and appropriately disposed of. These measures shall continue in proper operation until all development activities have been completed and the site is fully stabilised.
61. Topsoil shall be stripped from areas to be developed and stockpiled within the site. Stock-piled topsoil on the site and be protected from run-on water by suitably positioned diversion banks. Where the period of storage will exceed 14 days stockpiles are to be sprayed with an appropriate emulsion solution or seeded to minimise particle movement.
62. For the purpose of safety and amenity of the area, no building materials, plant or the like are to be stored on the road, footpath or Council land/Reserve without prior written approval being obtained from Council as the relevant authority.
63. No fill permitted to change existing ground levels at the property boundary unless otherwise approved in the consent. Any proposed fencing is to be on existing ground level unless otherwise approved.
64. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them being dangerous to life or property in accordance with WorkCover requirements. It will necessary to ensure that the excavation is not within the zone of influence on the footings of buildings on the adjoining properties.
65. In the erection or demolition of a building, if the soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided and adequate provision for drainage must be made. Approval is required for any retaining walls over 600mm in height.
66. The applicant or developer will be required to pay the full cost of restoration to the kerb and gutter, concrete footpath and/or street trees, should any damage occur during construction.

67. Subterranean termite control is to be provided to the building in accordance with the Building Code of Australia. This shall include the permanent fixing to the building of a durable notice in a prominent location such as the meter box or the like, which indicates the following:
- The method of protection; and
 - The date of installation of the system; and
 - Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
 - The installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.
68. In accordance with the administrative provisions of the NSW Plumbing Code of Practice, a plumbing and drainage permit must be completed and returned to Council for its records. The permit identifies what plumbing and drainage work is carried out by a particular plumber/drainage.
69. The following stages of construction are to be inspected by Council as the Water and Sewer Authority.

Forty-eight (48) hours notice is required prior to these inspections.

- Plumbing and Drainage before backfilling.
- Pressure testing of waterpipes within the building prior to fixing of linings.
- Final inspection of water plumbing and sewer drainage.

ADVISING

Inspections fees must be paid prior to commencing any plumbing and drainage work. If Council is not the nominated Principal Certifying Authority (PCA) it will be necessary to pay plumbing and drainage fees.

70. A separate sewer boundary shaft and sewer surcharge/yard gully is required for each villa unit and they are to be located within each villa unit area.
71. All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a controlled temperature in accordance with AS 3500 and the *NSW Plumbing Code of Practice*.
72. The top level of the sewerage service yard gully shall be located a minimum of 150mm below the lowest fixture level and a minimum of 75mm above ground level.
- Where it is not practicable to locate the top of the yard gully 150mm below the lowest fixture level or 75mm above the surrounding ground level then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.
73. The rainwater tanks must be fitted with a first-flush device (a device that causes the initial run-off of any rain to bypass the tank to reduce pollutants entering the tank).
74. The rainwater tanks must be assembled and installed in accordance with the instructions of the manufacturer or designer of the tank.
75. The rainwater tanks must not be installed over or immediately adjacent to a water main, sewer main or easement.
76. No part of the rainwater tanks or any stand for the tank may rest on a footing of any building or other structure, including a retaining wall.
77. The rainwater tanks must be located behind the front alignment to the street of the building to which the tank is connected.
78. A sign must be affixed to the rainwater tanks clearly stating that the water in the tanks is rainwater.
79. Any overflow from the rainwater tanks must be directed into an approved stormwater system.

80. The tanks must be enclosed, and any inlet to the tank must be screened or filtered, to prevent the entry of foreign matter or creatures.
81. Any plumbing work undertaken on or for the tank that affects a water supply service pipe or a water main must be undertaken:
- by a licensed plumber in accordance with the *New South Wales Plumbing Code of Practice – Plumbing and Drainage* produced by the Committee on Uniformity of Plumbing and Drainage Regulations in New South Wales.

PART 5. PRIOR TO OCCUPATION

82. All works are to be completed in accordance with this consent and all conditions satisfied or alternative appropriate arrangements in place to the satisfaction of Council prior to issue of the Occupation Certificate.
83. The building shall not be occupied or used until an Occupation Certificate is issued by the Principal Certifying Authority.
84. Works are completed in accordance with all plans, specifications, documentation and approvals prior to the issue of a Final Occupation Certificate.
85. *State Environmental Planning Policy SEPP (Housing for Seniors or People with a Disability) 2004* requires that only the kinds of people referred to in clause 18 (1) may occupy any accommodation provided as part of this consent. Council requires a restriction as to user to be registered against the title of the land, in accordance with Section 88E of the *Conveyancing Act 1919*, the prescribed authority being *Goulburn Mulwaree Council*, limiting the use of the accommodation to which the application related to the housing for older people or people with a disability or people who live with them. Evidence that the restriction as to user has been created shall be submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate. The restriction shall prohibit the use of the land for anything but housing for seniors or people with a disability.
86. Street Numbering
A street number is to be displayed on the kerb for each dwelling in accordance with Goulburn Mulwaree Council's Policy 4.4.2 *Painting of House Numbers on Kerbs* adopted June 2007. Details and plans are to be submitted and approved by Council for the proposed street numbering of the dwellings prior to commencement of this work. The number/s shall be in place prior to Occupation.
87. All proposed public road, splay corners or road widening as identified in the Marys Mount Concept Plan to the north of the site (and within the battle axe handle) shall be dedicated to Council, free of cost on the subdivision plan. It is noted that this will relate to future road works and the linking of the north-east access to the site and Marys Mount Road.
88. Connection to Future Road Network
The area approximately 930sq m shown on the Plan prepared by Hodges Shorten Architects Pty Ltd drawing number 2420.SA107 Rev A (dated 19/8/2010) shall be dedicated to Council as Road Reserve to allow the future link road to be built to Marys Mount Road and St Auburn Road.
89. Areas identified as being a drainage line shall be set aside as a drainage reserve. The drainage reserves located within the battle axe handle shall be dedicated to Council, free of cost, on the subdivision plan. Drainage lines are to be re-established as "natural" watercourses largely through revegetation with native species. These will meet the passive outdoor recreation needs of the Marys Mount community.

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An area of approximately 1170m² shall be dedicated to Council for the purposes of Drainage Reserve. The land has been classified as "Operational" in accordance with the *Local Government Act 1993*.

90. Proof of registration with the Lands Title Office of a boundary adjustment and consolidation of Lot 3 DP 1141464 and that part of the Council Drainage reserve required for development having an area of approximately 354m² to ensure the Warrigal Care facility is contained wholly within the one

allotment. The area required for the boundary adjustment having an area of approximately 354m² is to be transferred to Warrigal Care in fee simple upon registration of the Subdivision Certificate with the Land and Property Information NSW. Easements are required over the interlot drainage in favour of the upstream lots.

91. A Subdivision Certificate must be applied for and released prior to the registration of the Plan of Subdivision with the Land and Property Information New South Wales.

The payment of the Subdivision Certificate application fee is required.

The Subdivision Certificate application must be accompanied by the Final Plan of Consolidation, three paper copies, and an electronic copy on disc or submitted via email. If required, a Section 88B and Section 88E Instrument must also be lodged prior to the issue of the Subdivision Certificate in accordance with this Consent.

92. The landscaped area shall be maintained in accordance with this approval and the Construction Certificate.
93. Certification from a lift engineer that the lift has been installed in accordance with the manufacturer's detail, structural engineers detail and AS1735 is to be provided prior to issue of the Occupation Certificate.
94. Submission of a Section 88B Instrument that creates the relevant easements and restriction/s as to user preventing any present or subsequent proprietor of the burdened lot/s from seeking to extinguish, remove, modify, or restrict the enjoyment of the easements without the prior written consent of Council (or other relevant authorities) being obtained

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At the conclusion of the construction works, and prior to issue of the Subdivision Certificate, work-as-executed drawings must be submitted. These drawings are required before the subdivision plans will be released. The preferred format for WAE drawings is on computer disk using autocad software.

95. Roads and Traffic

Marys Mount Road reserve is required to be widened by 5m on both sides to 30m. It is noted that a 5m reserve is required on the Applicant's plans of subdivision to satisfy this requirement.

96. Fencing adjacent to Marys Mount Road

A restriction as to user shall apply to the land adjacent to Marys Mount and shall be submitted and approved by Council prior to issue of the Subdivision Certificate. The restriction as to user shall require fencing consisting of 1500mm colorbond 'woodland grey' with a 300mm lattice top or equivalent to be erected along the boundaries of the land which front Marys Mount Road.

Fencing adjacent to Drainage Reserves

A restriction as to user shall apply to all lots adjacent to the dedicated drainage reserves shall be submitted and approved by Council prior to issue of the Subdivision Certificate. The restriction as to user shall require open rural style fencing (or a Council approved acceptable alternative) along the boundary of the lots, which are adjacent to the drainage reserve. This is to ensure passive surveillance of the drainage reserves and safety of the area.

97. Access

Right of Carriageway/easements for access shall be provided to Council through the lot to enable Council access to the stormwater detention basin and drainage reserve.

98. Structural Engineers Certificate certifying the structural adequacy of the footings, floor slab and structural components of the apartment building is to be provided prior to issue of the Occupation Certificate.

99. The application for Occupation Certificate shall include plans and details addressing conditions 2-12 of SCA's letter dated 13/1/2011 (Schedule 1).

100. The development is to be conducted in a manner to ensure the development does not create a nuisance and that the environment of the surrounding locality is not adversely affected, disturbed or disrupted.

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A nuisance consists of interference with the enjoyment of public or private rights in a variety of ways. A nuisance is 'public' if it materially affects the reasonable comfort and convenience of a sufficient class of people to constitute the public or a section of the public.

101. All vehicles entering and exiting the property should do so in a forward direction.
102. There is to be no parking of traffic along Marys Mount Road or St Aubyn Road. All parking is to be undertaken onsite.
103. The site is to be managed and maintained in accordance with:
- An approved Operational Environmental Management Plan
 - WCMP requirements
 - SCA Conditions (Schedule 1)
104. Prior to occupation of the development, a Works as Executed (WAE) plan must be prepared clearly showing all services including all aspects of the sewer plumbing, sewer drainage and stormwater drainage system including any on-site stormwater detention system. The plan should demonstrate general compliance with the approved concept stormwater drainage plan(s), any other approvals and must include:
- Sufficient levels and dimensions to verify the constructed storage volume
 - Location and surface levels of all pits
 - Invert levels of the internal drainageline, orifice plates fitted and levels within the outlet control pits
 - Verification that any required trash screens have been installed
 - Verification that any services are located wholly within the easements.
- The WAE plan information must be shown on a copy of the final civil works drawings and certified by a Hydraulic Engineer.
105. A "No Skating" sign is to be provided on the site to prevent any unauthorised use of the car park area.
106. Prior to the issue of an Occupation Certificate it will be necessary to submit to the Principal Certifying Authority, a Fire Safety Certificate in respect of the fire safety measures installed within the building.
- A Fire Safety Certificate is to state, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated:
- That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so, and
 - That, as at the date of the assessment, the measure was found to be capable of performing to a standard not less than that required by the schedule to the relevant approval.

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Matters requiring attention and consideration if Council is the nominated Principal Certifying Authority;

Portable fire extinguisher/s containing an extinguishing agent suitable for the risk being protected must be installed in the building in accordance with *Australian Standard 2444 - Portable Fire Extinguishers - Selection and Location*, as required by E1.6 of the *Building Code of Australia*.

An emergency lighting system must be installed within the building as required by E4.2 of the *Building Code of Australia*.

Exit signs must be installed in the building as required by E4.5 and E4.6 of the *Building Code of Australia*.

The Fire Safety Certificate is to include the following fire safety measures listed in the Schedule.

Schedule of Fire Safety Measures

Essential Service	Performance Standard
Emergency Lighting	AS 2293.1-2005, BCA 2010 E4.2, E4.4
Exit Signs	AS 2293.1-2005, BCA 2010 E4.5, E4.6, E4.8
Fire Hose Reels	AS 2441-2005, BCA 2010 E1.4
Fire Hydrants	AS 2419.1-2005, BCA 2010 E1.3
Smoke Hazard Management	BCA 2010 E2
Portable Fire Extinguishers	AS 2444-2001 BCA 2010 E1.6
Occupant Warning System	AS 1670.1-2004, BCA 2010 Spec E2.2a Clause 6
Electricity Supply	BCA 2010 C2.13
Smoke Seals (Switch/Dist. boards)	BCA 2010 D2.7
Smoke Doors	BCA 2010 Spec C3.4
Fire Doors	BCA 2010 Spec C3.4
Openings in External Walls	BCA 2010 Spec C3.4
Openings in Floors & Ceilings	BCA 2010 C3.12
Openings for Services	BCA 2010 C3.15
Fire Dampers	BCA 2010 C3.15
Materials	BCA 2010 C1.10
Lift Installation	BCA 2010 C2, E3, AS 1720
Auto Smoke Detection & Alarm System	AS 1670.1-2004, BCA 2009 Spec E2.2a
The exit doors shall satisfy the requirements of D2.20 and D2.21 of the <i>Building Code of Australia</i>	
Any person who fails to comply with the provisions of the <i>Local Government Act 1993</i> Section 124 and/or clause 121B of the <i>Environmental Planning and Assessment Regulation</i> , the Principal Certifying Authority is entitled to make an order against the owner or manager of a premises (in the case where adequate fire safety is not promoted or maintained).	

PART 6. ONGOING OPERATION

107. The owner of the building shall ensure that the building is maintained in a clean and tidy manner at all times.

108. Maintenance Period for Engineering Works

The maintenance period is 12 months and commences on the date of issue of the Notification of Completion of Engineering Works.

During the maintenance period Council may direct the developer to rectify any omission or defect in the work which existed at the time of Notification of Completion or becomes apparent prior to the expiration of the maintenance period. If defects or omissions are not rectified within one month, council may rectify the omission or defect and apply the maintenance bond as payment of the cost for the rectification.

The maintenance period of any rectification work will be extended a further 12 months.

The nature of some defects e.g. water main breaks, may necessitate council's immediate action to rectify, in which case, the developer is responsible for reimbursing council's costs.

109. The owner of the building shall:

- Furnish to the Council an Annual Fire Safety Statement in respect to each essential service installed in the building;
- Ensure that essential services installed within the building are performing to a standard no less than to which the measure was originally designed;
- Ensure the safety of fire exits;
- Ensure doorways and paths of travel are not obstructed;
- Ensure that offences relating to fire exits do not occur within the building.

The owner of the building shall:

- Cause a copy of the certificate to be furnished to the NSW Fire Brigades; and
- Cause a further copy of the certificate to be kept at the building.

PART 7. AGENCY CONDITIONS

110. Any requirements of the NSW Police Service, which resulted from the applications referral to the Police, are to be satisfied.

111. Sydney Catchment Authority – (Refer to Schedule 1)

The applicant shall comply with all requirements of the Sydney Catchment Authority as detailed in the Authority's letter dated 13/1/2011 (Schedule 1) and incorporated into the consent.

Note: Amended plans are required to be reviewed and agreed by SCA prior to issue of the Construction Certificate. Any revised lot layout or staging is to be agreed to by the Sydney Catchment Authority.

ADVISING

Condition No	Stage to be satisfied
1	General/Design
2	Details to be submitted prior to issue of the Construction Certificate
3	Details to be submitted prior to issue of the Construction Certificate
4	Details to be submitted prior to issue of the Construction Certificate
5	Details to be submitted prior to issue of the Construction Certificate
6	Details to be submitted prior to issue of the Construction Certificate
7	Details to be submitted prior to issue of the Construction Certificate
8	during construction and On-going
9	Details to be submitted prior to issue of the Construction Certificate
10	General/Design
11	Details to be submitted prior to issue of the Construction Certificate
12	Details to be submitted prior to issue of the Construction Certificate
13	During construction and on-going