

SHELLHARBOUR CITY COUNCIL
Supplementary Report to the
Joint Regional Planning Panel (Southern Region)

JRPP No.	2014STH001
DA No.	DA 424/2013
Proposal	Twenty Four (24) Two Storey Dwellings Torrens Title Subdivision Incorporating a Public Road and Public Reserve and Community Title Subdivision
Property	Proposed Lot 1275 in an approved plan of subdivision being part of Lot 8422, DP 1169822 (previously Lot 9041, DP 1172320), Cnr Shallows Drive and Cove Boulevarde, Shell Cove
Applicant	Australand Corporation (NSW) Pty Ltd
LGA	Shellharbour Local Government Area
Date	23 July 2014

EXECUTIVE SUMMARY

Reason for Reconsideration by Joint Regional Planning Panel

The development application was originally referred to the Joint Regional Planning Panel (JRPP) pursuant to Clause 4(b) of Schedule 4A of the *Environmental Planning & Assessment Act 1979* as Council is the owner of land on which the proposed development is to be carried out and the capital investment value exceeds \$5M.

After initial consideration, the JRPP (Southern Region) paused consideration and determination of the application pending resolution of geotechnical matters, specifically pertaining to *State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land* and characterisation of the development and therefore resolution of which clause(s) are to be used in the assessment to underpin the recommendation for approval.

In light of exploring these matters, the recommendation remains conditional approval as the geotechnical issues are considered addressed and the development, now re-characterised, remains permissible and supportable.

The original recommendation for conditional approval is again put to the JRPP. The recommended conditions are appended to this supplementary report inclusive of amendments taking into account the submission of the additional information.

This report is to be read in conjunction with the earlier report on this matter.

Proposal

The development application seeks approval for the development of twenty four (24) two storey dwellings incorporating Torrens Title and Community Title subdivision.

RECOMMENDATION

It is recommended that DA No. 424/2013 be approved subject to the conditions contained in Attachment 2.

DISCUSSION OF ISSUES RAISED BY THE PANEL

Issue 1 – Permissibility, Characterisation of the Development

The applicant's agent Cardno NSW Pty Limited in response to the JRPP's comments prepared a response which is reproduced below.

The lot sizes and lot numbers used for the following assessment relate to the Proposed Subdivision Plan (Drawing FR112021-010 C1002 Rev 1). A copy of this plan is attached (Attachment 1).

The proposed development of 24 dwellings can be defined as dwelling houses, semi-detached dwellings and attached dwellings. Under the *Shellharbour Local Environmental Plan 2013*, the land is zoned R2 Low Density Residential.

The Plan provides the following land use definitions:

dwelling house means a building containing only one dwelling.

The buildings on lots CN1601 and CN1602 are considered dwelling houses. These two developments occupy one lot and are not attached to any other dwelling.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

The buildings on lots CN1606-CN1621 are considered semi-detached dwellings. These developments occupy one lot and are attached to only one other dwelling.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

The buildings on lots CN1603-CN1605 and CN1622-CN1624 are considered attached dwellings. These buildings contain three dwellings that are attached to another dwelling by a common wall, each dwelling is located on its own lot of land, and none of the dwellings are located above any part of another dwelling.

Overall, it is considered that the proposed development contains the following mix of residential uses:

- 2 Dwelling Houses
- 16 Semi-Detached Dwellings
- 2 Attached Dwellings (totalling 6 dwellings).

All of the above types of developments are permissible with consent.

Clause 4.1B - Exceptions to Minimum Lot Size

Clause 4.1B of SLEP contains provisions for exceptions to the minimum lot size control. The objective of this control is to increase housing diversity without impacting on residential amenity. Clause 4.1B (3) states:

(3) Despite clause 4.1, development consent may be granted to a single development application for both of the following:

- (a) the subdivision of land into 2 or more lots, if the size of each lot is at least 200 square metres,*
- (b) development for the purposes of an attached dwelling, a semi-detached dwelling or a dwelling house on each lot resulting from the subdivision.*

The overall development results in subdivision providing 24 lots that support attached dwellings, semidetached dwellings and dwelling houses on the resultant lots. The lot sizes range between 200.95m² and 384.53m² in size, with all lots meeting the 200m² control of Clause 4.1B (3).

Consequently, the exceptions to the minimum lot size control afforded by Clause 4.1B of *Shellharbour Local Environmental Plan 2013* can apply to the development.

Issue 2 - State Environmental Planning Policy No. 55 - Remediation of Land

The object of this Policy is:

- 1. To provide for a Statewide planning approach to the remediation of contaminated land.*
- 2. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:*
 - (a) by specifying when consent is required, and when it is not required, for a remediation work, and*
 - (b) specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out remediation work in particular, and*
 - (c) by requiring that a remediation work meet certain standards and notification requirements.*

At Clause 7 of the Policy:

- 1. A consent authority must not consent to the carrying out of any development on land unless:*
 - (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The previous report advised that no Contamination Assessment Reports exist over the 10D3 site and further that previous Assessment Investigations carried out in the surrounding area show no contaminants have been observed.

Contamination was therefore not raised as an issue during the assessment process (and determination by the JRPP) for DA 28/2010 being the development application for Stage 10 in which the subject lot was created. A condition was, however, recommended requiring the submission of a Phase 1 Contamination Assessment Report prior to the issue of a Construction Certificate for civil works and that any recommendations are complied with.

Rather than defer the matter, the Panel sought additional information concerning potential contamination.

In response, the applicant provided documentation which was also provided to the Panel Secretariat.

The report (Detailed Site Investigation (DSI) within Stage 10D3 of the Shell Cove residential development was undertaken in accordance with Douglas Partners' (DP) proposal dated 4 March 2014 and commissioned by Mr Chris Randle from Australand Corporation (NSW) Pty Ltd

The DSI included a review of previous reports, review of site history information, development of a conceptual site model, excavation of test pits at systematic locations, sampling and analysis of selected soil samples and provision of this report detailing the results of the DSI and commenting on the suitability of the Site for its proposed residential development.

The executive summary in the report comments:

It is understood that the dam and dam embankment (on the north eastern side of the dam) were filled and stripped (respectively) as part of the Construction Certificate for Stage 9 under the Stage 9 Development Application. It is further understood that the dam was filled under DP geotechnical supervision with natural overburden material sourced from the Cleary Brothers Quarry and with site won materials from Stage 10D1 of the Shell Cove Development site. DP supervised the backfilling of the dam under Level 1 supervision and carried out compaction testing on the material being used as backfill. DP's supervision confirmed that the backfill was free from deleterious items and that the material was consistent with the identified source. Therefore, it was considered that an intrusive investigation of the portion of the Site containing the former dam and embankment was not required to assess the suitability of the Site for its proposed residential development.

The review of site history information indicated that the Site had remained relatively unchanged with the only likely previous land use being minor agricultural / grazing.

The Site is currently used as an earthworks compound with several site offices, storage containers and a car park present at the Site. The storage containers were observed to contain various items including paints and potential other chemical associated with earthworks activities (oils, lubricants, etc.). The storage containers appeared to be in good condition however it would be prudent to carry out an inspection of the ground surfaces beneath these storage containers once they are removed to ensure that no spills / leakages have occurred.

The field work for this DSI encountered filling in all test pits excavated across the Site. The filling is associated with earthworks that have been carried out at the Site. No anthropogenic materials or other signs of contamination concern were observed in the filling material. Selected samples collected from the excavated test pits were dispatched for laboratory analysis. All analytical results were less than the laboratory's practical quantification limits and / or the assessment criteria apart from the EIL for copper. Statistical analysis of the copper results indicated that the exceedances were not statistically significant.

Based on the results of the assessment it is considered that the Site is compatible with the proposed development subject to a confirmatory visual site inspection (and confirmatory sampling, if required) once the earthworks compound has been removed to assess the potential for any leakage or other signs of contamination to have occurred beneath the site offices, storage sheds, or any other areas of storage.

A memorandum by Douglas Partners dated 23 June 2014, indicates that a review and inspection was made. The conclusion was that there were no obvious signs of significant impacts on the ground surface underlying the site compound.

The condition of consent (previously C9) recommending a Phase 1 report is now not considered necessary. Accordingly, Condition C9 has been deleted. Condition B6 has been retained as this was required from an engineering perspective upon recommendation by Council's engineers.

Council has therefore considered if the land is contaminated under Clause 7 of the SEPP and is satisfied that the land is suitable for residential development.

CONCLUSION

The proposal is consistent with the masterplan for the estate which shows residential development for the site.

The proposal satisfies the statutory requirements that apply to the site and development type.

The imposition of conditions of consent on the development should ensure that a satisfactory development is established and that adverse impacts are ameliorated.

The proposal is considered acceptable in context and in this regard conditional approval is recommended for this Integrated development.

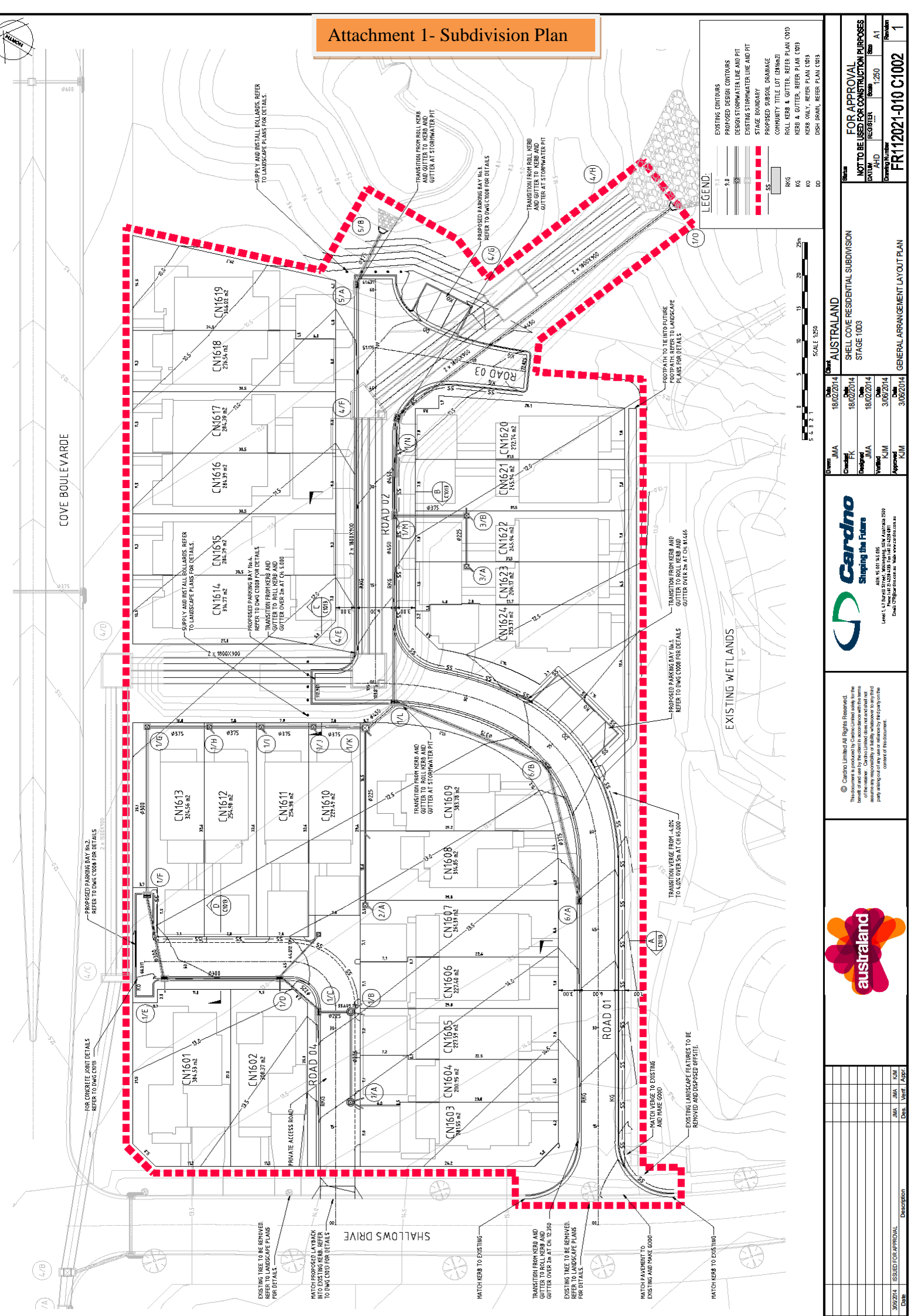


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Attachment 1- Subdivision Plan



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Item	Drawn	JMA	Date	Drawn	JMA	Date	Rev
Created	FK		18/02/2014				
Designed	JMA		18/02/2014				
Verified	KJM		3/05/2014				
Approved	KJM		3/05/2014				

AUSTRALAND

SHELL COVE RESIDENTIAL SUBDIVISION
STAGE 1003

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATE	BY	REASON	DATE	BY	REASON
	REGISTER	1260		A1	

Revise

FR112021-010 C1002

Revise

GENERAL ARRANGEMENT LAYOUT PLAN

Revise

Attachment 2 - Recommended Conditions of Consent

PART A - ADMINISTRATIVE CONDITIONS

A1 Construction Certificate (Subdivision) & PCA Notification ***Environmental Planning & Assessment Act 1979 Section 81A***

Before any subdivision infrastructure works are commenced, the person having the benefit of the development consent must for each Stage:

- a. obtain a Construction Certificate from Shellharbour City Council or other accredited certifier
- b. appoint a Principal Certifying Authority.

Note: For Torrens Title Subdivision, the appointed Principal Certifying Authority must be Shellharbour City Council.

A2 Construction Certificate (Building) & PCA Notification ***Environmental Planning & Assessment Act 1979 Section 81A***

Before any site works, building or use is commenced, the person having the benefit of the development consent must for each Stage:

- a. obtain a Construction Certificate from Shellharbour City Council or other accredited certifier
- b. appoint a Principal Certifying Authority.

A3 Prescribed Conditions

This development consent is subject to the prescribed conditions made under the *Environmental Planning & Assessment Regulation 2000*.

A4 Development in Accordance with Plans

The development must be in accordance with the following except as modified by conditions of this consent.

Name of Plan	Prepared By	Drawing/Document No./Revision	Drawing/Document Date
Site Plan	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Dwg. 1.1 Version B	21/1/2014
Floor Plans & Elevations CN1601	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.1/B	15/11/2013
Floor Plans & Elevations CN1602	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.2/B	15/11/2013
Floor Plans & Elevations CN1603 - 1605	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.3/B	21/1/2014
Floor Plans & Elevations CN1606 - 1607	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.4/B	21/1/2014
Floor Plans & Elevations CN1608 - 1609	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.5/B	15/11/2013
Floor Plans & Elevations CN1610 -	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.6/B	21/1/2014

Name of Plan	Prepared By	Drawing/Document No./Revision	Drawing/Document Date
1611			
Floor Plans & Elevations CN1612 - 1613	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.7/B	21/1/2014
Floor Plans & Elevations CN1614 - 1615	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.8/B	21/1/2014
Floor Plans & Elevations CN1616 - 1617	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.9/B	15/11/2013
Floor Plans & Elevations CN1618 - 1619	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.10/B	15/11/2013
Floor Plans & Elevations CN1620 - 1621	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.11/B	15/11/2013
Floor Plans & Elevations CN1622 - 1624	Australand Property Group Pty Ltd	Stage 10D3 Lot 1275 Sheet No. 5.12/B	15/11/2013
BASIX*	Victor Lin & Associates Pty Ltd	Certificate No. 515518M	15/11/2013
Subdivision Plan	Cardno	Dwg. FR112021-010 SK04 Rev. 8	23/1/2014
Waste Management Plan	Australand Property Group Pty Ltd	Waste Management Plan Construction Phase	Stamped DA 424/2013
Landscape Plans	TaylorBrammer Landscape Architects Pty Ltd	13-077W Dwg. Nos. L00 – L03 Revision B	12/2/2014
Colour/ Material Schedule	Arkee Creative	1654A Revision A	14/11/2013
Concept Drainage Plan	Cardno	Dwg. FR112021-010 SK04 Rev. 8	23/1/2014
Acoustic Reports	Acoustic Logic	20131050.1/2210A 20131050.2/1803A	22/10/2013 18/3/2014
Bushfire Report	Eco Logical Australia Pty Ltd	13SGBBUS-0065	25/10/2013
Statement of Environmental Effects	Cardno	112-021-11/Report 001 Ver 2	November 2013

* The approved BASIX Certificate may only be updated, without the need to lodge a modification to the development consent, where any change to the BASIX Commitments does not result in the proposal being inconsistent with this development consent and/or alter the approved development application plans.

A5 Compliance with Notations on Drawings

Works must comply with any notations highlighted in red on the approved plans.

A6 Easements

Structures must not encroach onto any existing or proposed easement.

A7 Consent & Permit 2534

The terms of the CONSENT TO CARRY OUT THE DESTRUCTION OF AN ABORIGINAL OBJECT/PLACE AND PERMIT TO COLLECT AND/OR EXCAVATE FOR THE PURPOSE OF SALVAGE must be complied with at all times.

A8 Aboriginal Archaeology

The applicant must ensure that construction/project supervisors are fully informed and briefed with respect to the Consent and Permit No. 2534. Details of measures taken to ensure compliance with this condition must be submitted to Council prior to the commencement of works but no later than the meetings referred to in Condition A9.

A9 Meeting with Council

A site meeting must be held with Council's Senior Subdivision Engineer (or delegate) and Council's Aboriginal Community Liaison Officer, prior to the commencement of works for each Stage. The meeting must be held at least seven days before work commences.

A10 Controlled Activity Approval - (NSW Office of Water)

The applicant must obtain a Controlled Activity Approval under the *Water Management Act 2000* from the NSW Office of Water.

Application Forms for a Controlled Activity Approval are available from the Department or the Department's web site www.water.nsw.gov.au.

The Controlled Activity Approval must be submitted to the Certifying Authority prior to the release of the Subdivision Construction Certificate for Stage 1.

A11 Bush Fire Authority - (NSW Rural Fire Service)

The NSW Rural Fire Service has issued a Bush Fire Authority pursuant to section 100B of the Rural Fires Act 1997. It is issued conditionally as detailed in part L of this Consent.

PART B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (SUBDIVISION)

B1 Long Service Levy

The Long Service Levy must be paid prior to the issue of the Construction Certificate.

Note: This is a levy imposed by the NSW Government and administered by the Long Service Payments Corporation for the purpose of long service payments to building and construction workers.

B2 Landscape Works

The landscaping plans, including the 22m wide APZ on adjoining land, and the civil design plans must be designed and assessed concurrently and neither will be approved in isolation.

B3 Bond - Existing Street Trees (3 x *Cupaniosis anacardioides*) & New Street Trees

A deposit of \$7,500.00 must be lodged with Council prior to the issue of the Construction Certificate to ensure that new street trees following completion of works and the existing street trees are maintained in the same condition as found before the start of any demolition/building work on the site. A bank guarantee can be lodged with Council where the bond is \$2,000 or more.

B4 Street Tree Inspection Fee

The developer must lodge with Council an inspection fee of \$80.00 in accordance with Council's *Fees and Charges* for:

- street tree inspection prior to occupation of the development
- street tree inspection following completion of the maintenance period

prior to the issue of the Construction Certificate.

B5 Protection of Street Trees

With the exception of the 2 trees located at the intersection of Road No. 1 and Shallows Drive and at the driveway location for Lot 1602, all other existing street trees must be enclosed with temporary protective fencing to prevent any activities, storage or the disposal of materials within the fenced area. Details of the design and location of the vegetation protective fencing must be shown on the construction plans and must be approved by the accredited certifier prior to the issue of the Construction Certificate.

The protective fence must:

- a. be located a minimum of 1.5m from the base of the tree,
- b. have a minimum height of 1.5m, and
- c. be clearly marked at all times with the use of high visibility plastic hazard tape.

Any street tree that is damaged or removed during works must be replaced as per Council's specifications with the exception of the existing tree located at the intersection of Road No. 1 and Shallows Drive.

The existing street tree at the driveway location for Lot 1602 must be replaced with a like specie of similar maturity.

B6 Initial Geotechnical Report

A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer must be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

The report must cover, but not be limited to the following:

- a. extent and stability of proposed embankments including those acting as retarding basins,
- b. recommended Geotechnical testing requirements,
- c. level of geotechnical supervision for each part of the works as defined under *AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments*,
- d. an analysis of the level of risk to existing adjacent structures/buildings including the scenario of a construction contractor using vibratory rollers anywhere within the site the subject of these works. In the event that vibratory rollers could affect adjacent structures/buildings, high risk areas must be identified on a plan and/or the relevant engineering plans listed in Condition No. A4 must be amended to indicate that no vibratory rollers shall be used within that zone,

- e. the impact of the installation of services on overall site stability and recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation,
- f. the recommended treatment of any unstable areas within privately owned allotments,
- g. requirement for subsurface drainage lines, and
- h. overall assessment of the engineering plans for the proposed development and their suitability in relation to the site's geotechnical characteristics.

B7 Temporary Erosion Control Measures

Suitable erosion controls must be provided at the eastern outlet of all stormwater drains. These controls may be temporary depending on the future for development of the adjacent park/wetland. Details are to be submitted with the application for the Subdivision Construction Certificate.

B8 Construction Environmental Management Plan (CEMP)

Prior to the issue of the Construction Certificate, the applicant must submit to and obtain the Certifying Authority approval of a Construction Environmental Management Plan (CEMP) prepared by a suitability qualified Environmental Scientist/Engineer.

- The CEMP must be prepared in accordance with any relevant industry guidelines or standards that apply to relevant areas of management.
- The CEMP must clearly detail how all environmental management procedures and safeguards will be implemented.
- The CEMP must contain a monitoring and management plan which details how all environmental safeguards will be monitored for adequacy and maintained for the duration of the construction.

B9 Soil and Water Management Plan (SWMP)

(See also Part L of this consent for the requirements of the Office of Water)

Prior to the issue of the Construction Certificate, the applicant must submit to and obtain the Certifying Authority approval of a Soil and Water Management Plan and Statement. The SWMP may form part of the CEMP referred to in the preceding condition of consent. The SWMP must clearly identify site features, constraints and soil types together with the nature of the proposed land disturbing activities and also specifies the type and location of erosion and sediment control measures. In addition rehabilitation techniques that are necessary to deal with such activities should be referred to.

The SWMP must take into account the requirements of Landcom's publication *Managing Urban Stormwater - Soils and Construction (2004)* also known as the *Blue Book*, (and must be compatible with the construction management plan required by this consent - only if such a plan is required) thus ensuring the following objectives are achieved, namely:

- a. minimize the area of soils exposed at any one time,
- b. conserve topsoil for reuse on site,
- c. identify and protect proposed stockpile locations,
- d. preserve existing vegetation and identify revegetation techniques and materials,

- e. control surface water flows through the development construction site on a manner that:
 - i. diverts clean run-off around disturbed areas,
 - ii. minimises slope gradient and flow distance within disturbed areas,
 - iii. ensures surface run-off occurs at non-erodible velocities, and
 - iv. ensures disturbed areas are promptly rehabilitated.
- f. trap sediment on site to prevent off site damage. Hay bales are not to be used as sediment control devices. To ensure regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works until the site is stabilized (includes landscaping),
- g. specifies measures to control dust generated as a result of construction activities on site,
- h. temporary sediment ponds must be fenced where the batter slope exceeds 1 vertical to 5 horizontal,
- i. design scour protection for the 100 year ARI event at all inlet and outlet structures, and
- j. including measures to prevent the tracking of sediment off the site.

B10 Soil and Water Management Plan (SWMP) Bond

The developer must lodge a bond to the amount of \$200 per lot to ensure compliance with erosion and sediment control measures incorporated in the approved Soil and Water Management Plan (SWMP). This bond must be in the form of an irrevocable bank guarantee made out in favour of Council, and must operate as follows:

- a. the bond must be submitted to Council prior to the release of the engineering plans for the subdivision,
- b. the bond must be held by Council until the expiration of the defects liability period for the subdivision, which commences at the completion of all engineering works, including placement of the final seal on all new roads, and
- c. if Council is to advise the developer that maintenance work is required on the erosion and sediment control measures, remedial work must be substantially commenced within forty eight (48) hours from the time of advice. Failure to comply with this direction will give Council the right to employ an appropriate contractor, (which could include the Soil Conservation Service) to undertake such measures as deemed necessary and fund these works from the bond guarantee.

B11 Road Design

The road design must comply with the following:

- a. the grading and layout of all roads and lots must not allow for trapped low points and in addition ensure that overland flow is passed safely over public land,
- b. all vertical and horizontal alignment of all streets and all street intersections within the development must have adequate sight distance provided in accordance with *AUSTROADS* requirements,

- c. the geometric design of all roads, traffic facilities, intersection treatments, mid-block devices and entry features must be such as to permit a 12.5 m rigid vehicle to manoeuvre in order to enter and leave each road travelling in a forward direction and without leaving the carriageway. In this respect, road geometry must generally be in accordance with the proposed subdivision plan by Cardno Dwg. FR112021-010 SK4 Revision 8, and
- d. the relevant drawings must be annotated and properly referenced showing compliance with this condition. The drawings must be submitted with application for a Construction Certificate for approval by the Certifying Authority.

B12 Detailed Drainage Design

A detailed drainage design of the site must be submitted and approved prior to the release of the Construction Certificate. The detailed plan must:

- a. be generally in accordance with Proposed Drainage and Subdivision Plan FR112021-010 SK4 Revision 8 dated 23/1/2014,
- b. drain to the natural watercourse,
- c. include a drainage inlet pit between Shallows Drive and Pit 1/L,
- d. indicate the method of disposal of all stormwater and must include existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines,
- e. be designed to cater for a 1 in 20 year Average Recurrence Interval storm event for lot drainage,
- f. be designed to cater for a 1 in 5 year Average Recurrence Interval storm event for road drainage,
- g. indicate where overflow drainage paths are to be provided and that they are designed to cater for 1 in 100 year Average Recurrence Interval storm event, and
- h. be to the satisfaction of the Certifying Authority.

B13 Pit Grates

All pits must have flush fitting grates. All pits larger than 600mm x 600mm are to be grated galvanised steel grid hinged and be heavy duty type where traffic loading is expected.

B14 Structural Design of Deep Pits

All pits deeper than 0.9 metres must be designed by a certified structural engineer and be in accordance with AS3600-2009. Pits deeper than 1.2 metres must have Galvanised Steel or Stainless Steel step irons (plastic coated black steel step irons will not be accepted) and pits deeper than 1.8 metres are to be reinforced concrete. Details to this effect shall be incorporated on the detailed drainage design that is submitted to the certifying authority for the Construction Certificate.

B15 Stormwater Discharge to Natural Watercourse

Stormwater discharge point to the natural watercourse must be protected against erosion.

Details are to be submitted and be to the satisfaction to the certifying authority prior to the release of the construction certificate.

B16 Road Drainage Plans

Road and drainage plans, must be prepared by a suitably qualified Engineer, in accordance with Council's Standards (*Subdivision Design Code*). The plans must be submitted to the Certifying Authority for approval prior to the release of the Subdivision Construction Certificate. All road and drainage work must then be constructed in accordance with Council's construction standards and approval at no cost to Council.

All stormwater pipes within the road reserves and within drainage easements intended to be dedicated to Council must be installed generally to the HS3 standard in accordance with the current edition of *AS 3725 - Design for Installation of Buried Concrete Pipe*.

B17 Easement Restriction

No encroachments from any structure, including footings and eave overhangs (driveways and paved areas are excluded from this condition) are permitted over any easement. Construction Certificate drawings must make reference to any (existing) easements.

B18 Traffic Committee - Signposting and Line Marking Plan

Prior to the issue of a Construction Certificate, a Signposting and Line Marking Plan must be lodged with the City of Shellharbour Traffic Committee for written approval. This plan must detail all facilities, signage and line-marking required within and surrounding the development.

The plan must include a No Stopping zone on all sections of the turning head required to be kept clear to allow a 12.5m rigid vehicle to enter and exit the site in a forwards direction.

B19 Interallotment Drainage

Interallotment drainage must be provided to dispose of stormwater from those allotments that do not have fall to the street to which the lot fronts.

B20 Stormwater Pollution Control Facilities

The developer must install litter interception measures at the stormwater outlets from the site. All costs associated with the installation of the litter interception measures must be borne by the developer.

The proposed litter interception measures for dual box culverts must have all of the following characteristics:

- a. treat not less than 95% of the catchment for the design stormwater discharge, which represents 25% of the 1 in 1 year ARI discharge,
- b. capture 100% of the particulate matter and litter in the stormwater discharge larger than 2mm for the design discharge,
- c. not permit trapped matter to be washed out or re-suspended during stormwater discharges greater than the design discharge, and
- d. be easily accessed, maintained and cleaned using plant and equipment commonly in use by Shellharbour City Council.

The proposed litter interception measures for interallotment and road drainage must comprise trash racks installed at the final pits of the system and be easily accessed,

maintained and cleaned using plant and equipment commonly in use by Shellharbour City Council.

B21 Public Liability

Before the issue of the Construction Certificate, the owner or contractor must provide evidence to Council of a Public Risk Insurance Policy with a minimum cover of \$20M in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works. The Policy is to note Council as an interested party.

PART C - PRIOR TO COMMENCEMENT OF WORKS (SUBDIVISION)

C1 Site Meeting

A site meeting with Council's Engineer, the applicant and the contractor must be held not less than 7 days prior to the commencement of work on site.

See also Part A of this consent, in particular Condition A9.

C2 Soil and Water Management Plan Implementation (SWMP)

The measures required in the Construction Environmental Management Plan and Soil and Water Management Plan approved by the Certifying Authority must be implemented prior to the commencement of works.

C3 Road Pavement Design

The road pavement must be designed with one layer of asphalt having a minimum thickness of 40 mm AC 14. The pavement design for the proposed roads must be carried out by a qualified Geotechnical/Civil engineer in accordance with *AUSTROADS Guide to Pavement Technology*.

A copy of the pavement design report must be submitted to Shellharbour City Council prior to commencement of pavement construction.

C4 Subdivision Design Code Compliance

All works to be dedicated as a Council asset must be installed/constructed in accordance with Council's *Subdivision Design Code*.

C5 Dilapidation Report

It is the applicant's responsibility to notify Council of any existing damage to public areas in the vicinity of the development site through the submission of a Dilapidation Report. The report must be supported with suitable photographic records. This information must be submitted to Council prior to the commencement of work.

C6 Site Management Plan

Prior to the commencement of works, the applicant must submit to and obtain approval for a construction and site management plan from the Certifying Authority that clearly sets out the following:

- a. what actions are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like,

- b. the proposed method of loading and unloading excavation machines, building materials and formwork within the site,
- c. the proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period,
- d. how it is proposed to ensure that soil/excavated materials is not transported on wheels or tracks of vehicles or plant and deposited on the roadway, and
- e. the proposed method of support to any excavation adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in civil engineering.

C7 Open or Occupy a Roadway or Footpath (Section 138 Roads Act 1993)

Prior to any physical works within Council's road reserve such as (but not limited to) installing a driveway or connecting stormwater facilities you will need to apply for approval under Section 138 of the *Roads Act*. There is no additional cost as this is paid for at the time of development application.

To lodge your application you may need to submit the following information:

- a. detailed engineering drawings of the proposed works in the road and footpath area,
- b. traffic management plan,
- c. provision of public risk insurance, and
- d. details of timing and length of works.

C8 Protection Fencing

Street trees protection fencing must be installed prior to works commencing.

~~C9 Phase 1 Contamination Report~~

~~A Phase 1 Contamination Report must be undertaken by a suitably qualified professional with due regard to the provisions of *State Environmental Planning Policy No. 55 Remediation of Land*, relevant legislation and the requirements of the relevant NSW Government's State Agency (Environmental Protection Agency). The report must be submitted to the Certifying Authority prior to the commencement of work. The recommendations of that report must be complied with.~~

PART D – DURING CONSTRUCTION WORKS (SUBDIVISION)

D1 Site Documentation

A full set of approved documents (Development Consent, Construction Certificate Drawings and associated documentation) must be maintained on site for the duration of the construction works.

D2 Road Construction and Road Drainage Construction

The site manager must arrange for a satisfactory inspection by Shellharbour City Council of the following works:

- a. all road drainage works prior to backfilling of the work, and

- b. all road construction inspections as per Council's *Subdivision Design Code*.

D3 Hours of Work

Noise generating activities including demolition, construction, excavation and delivery of equipment and materials, must only be carried out between:

- 7am to 5pm Mondays to Fridays
- 8am to 1pm Saturdays

unless otherwise agreed to by Council in writing. Work must not be carried out on Sundays or public holidays.

D4 Maintenance of Erosion & Runoff Controls

The soil and water management controls must be maintained at all times and checked for adequacy daily. The controls must not be removed until the development is completed and the disturbed areas have been stabilised.

Note: It is an offence under the *Protection of the Environment Operations Act 1997* to allow soil or other pollutants to fall or be washed into any waters or be placed where it is likely to fall or be washed into any waters. Substantial penalties may be issued for any offence.

D5 Waste Management

The management of waste must comply with the approved Waste Management Plan. All receipts such as waste disposal dockets must be retained. Any variations to the Waste Management Plan must have prior written approval of Council.

D6 Imported Fill Material

The only 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*), and
- b. any other waste derived material the subject of a resource recovery exemption under clause 51A of the *Protection of the Environment Operations (Waste) Regulation 2005* that is permitted to be used as fill material.

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.

The intent of this requirement is to ensure that imported fill is of an acceptable standard for environmental protection purposes.

D7 Service Conduits

Service conduits must be placed across carriageways prior to the placing of any pavement material. In this regard, a copy of the services plans must be submitted to the Principal Certifying Authority prior to the placement of pavement material. Alternatively, the services crossings must be under bored.

D8 Road Construction

Insitu density tests must be performed by a NATA registered laboratory on the subgrade, sub-base and base as directed by Council.

Benkelman beam testing on all new internal subdivision roads must be performed in a manner satisfactory to Council prior to final plan release. Council's acceptance criteria is based on the tolerable deflections given in Figure 29 of ARRB Special Report No. 41 'Into a New Age of Pavement Design' and AUSTROADS 'A Guide to the Structural Design of Road Pavements'.

Sub-pavement drainage must be installed on the high side of all roads, where the subgrade is below natural surface level and elsewhere as directed by the Principal Certifying Authority.

D9 Installation of Stormwater Pipes

All stormwater pipes within road reserves and within drainage easements intended to be dedicated to Council must be installed generally to the HS3 standard in accordance with the current edition of AS 3725 and the Concrete Pipe Association of Australia publication 'Concrete Pipe Selection and Installation'.

D10 Lots & Site Filling

All lot and site filling must be performed under level 1 Geotechnical supervision in accordance with AS 3798-1996 or subsequent amendments.

D11 Geotechnical Testing

Geotechnical testing must be carried out and results submitted to the Certifying Authority to verify that the pipe trench bedding and backfill complies with the requirements outlined in Australian Standard AS 3725 - *Design for Installation of Buried Concrete Pipe*. Geotechnical testing must verify that the pipe trench bedding and backfill complies with the requirements for HS3 bedding/backfill must be performed at the rate of one test per 50m of pipeline with not less than two tests in any section of pipe exceeding 25m in length.

D12 Maintenance of Soil and Water Management Plan (SWMP)

The soil and water management controls must be maintained at all times during each stage of the development and checked for adequacy daily. The controls must not be removed until the development is completed and the disturbed areas have been stabilised.

Maintenance must include but is not limited to ensuring:

- a. all sediment fences, sediment traps and socks are properly placed and are working effectively, and
- b. drains, gutters and roads are maintained clear of sediment at all times.

Note: It is an offence under the *Protection of the Environment Operations Act 1997* to allow soil or other pollutants to fall or be washed into any waters or be placed where it is likely to fall or be washed into any waters. Substantial penalties may be issued for any offence.

D13 Protection Fencing

The street tree protection fencing must be maintained intact at all times throughout the period of building work on the site. Machinery, structures, storage/disposal of any building materials and the like, must not be located within the fenced area at any time.

D14 Pathway Construction

The pathway on the southern side behind Lots 1620 to 1624 encroaches on existing vegetation fringing the wetland. The siting of the pathway and landscaping must be generally

in accordance with approved the Landscape Plans and in particular Dwg. No. L01 Revision B.

PART E - PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

E1 Partial Completion of Building Works Required

The Subdivision Certificate for the Torrens Title Subdivision must not be released until the common walls of dwelling Nos. 1608 to 1609 and 1614 to 1624 have been constructed to a minimum height of 1.0m. Evidence that this requirement has been satisfied must be provided in the form of a Registered Surveyor's Identification Survey Report. The survey report must show all allotment boundaries and the position of the building/s in relation to the boundaries.

E2 Community Title Subdivision

Prior to the issue of the Subdivision Certificate, a Community Plan must be produced in accordance with the *Community Land Development Act 1989* and submitted to the Certifying Authority for approval. The plan must also accompany a Community Management Statement which complies with Schedule 3 of the above Act and also include the following matters:

- a. an easement on all lots for support, access and maintenance 900mm wide adjacent to the "zero" lot line walls,
- b. easements for drainage, including requirements of support, access and maintenance, and
- c. a requirement that lots 1610 - 1613 are to present all bins along Shallows Drive and not within the private road.

E3 Partial Completion of Building Works Required

The Subdivision Certificate for the Community Title Subdivision must not be released until the common walls of dwelling Nos. 1603 to 1607 and 1610 to 1613 have been constructed to a minimum height of 1.0m and the requirements of the preceding condition have been satisfied. Evidence that the requirement regarding wall heights has been satisfied must be provided in the form of a Registered Surveyor's Identification Survey Report. The survey report must show all allotment boundaries and the position of the building/s in relation to the boundaries.

E4 Final Plan

Prior to the release of the final plans of subdivision, it will be necessary to obtain a Subdivision Certificate. In this regard, it will be necessary to submit:

- a. an application for a Subdivision Certificate,
- b. a satisfactory final plan of subdivision, an electronic copy and six paper prints together with an original 88B Instrument and two paper copies for endorsement by the Principal Certifying Authority. All sections of the plan, the signatures and seals section of the plan, including the original and copies, (except for the General Manager's date and signature) must be completed prior to lodging the plan.

The electronic copy should be in Map Grid of Australia 1994 Zone 56 (GDA94) coordinates and must contain closed linework of boundaries and easements.

It can be submitted in DXF, DWG, DGN or MapInfo TAB format. This requirement is dependent on the complexity of the Subdivision and is at the discretion of the Subdivision & Development Officer or the Manager Land & Geographic Information Systems, Shellharbour City Council, and

- c. fees appropriate at the time of submission of the application.

E5 Sydney Water Section 73 Compliance Certificate

A Section 73 compliance certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the *Building Development* section of the website www.sydneywater.com.au then refer to 'Water Servicing Coordinator' under 'Developing your Land' or telephone 13 2092 for assistance.

Following application, a 'Notice of Requirements' will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

E6 Utilities - Electricity, Gas & Telephone

- a. Electricity must be provided to all proposed lots. The developer must submit written advice to the Principal Certifying Authority from the relevant electricity provider that all requirements for the supply of electricity to the proposed allotments have been satisfied. This advice must be submitted with the Subdivision Certificate application.
- b. Telephone services must be provided to all proposed lots. In this regard, the developer must submit written advice to the Principal Certifying Authority from a Communications Provider's accredited contractor that all requirements for the supply of telephone services to the proposed allotments have been satisfied. This advice must be submitted with the Subdivision Certificate application.
- c. The developer must submit written advice to the Principal Certifying Authority from a natural gas accredited contractor that all requirements for the supply of gas services to the proposed allotments have been satisfied. This advice must be submitted with the Subdivision Certificate application.

E7 Verification of Waste Management

Written documentation, such as receipts, verifying that all waste streams were managed in accordance with the Waste Management Plan must be provided to the Principal Certifying Authority prior to the issue of a Subdivision Certificate.

E8 Street/Public Reserve Names

Proposed street names for all new roads and/or public reserve names must be submitted for Council's consideration.

The submission must include the:

- a. reasons for/or background/history to the names and estate theme
- b. an A4 size plan of the street/reserve layout with proposed names and road numbers if applicable
- c. fees in accordance with Council's *Fees & Charges*.

Street names and/or public reserve names must be finalised prior to release of the Subdivision Certificate.

E9 Street Lighting

The developer must submit a Public Lighting Design Brief to Council for approval for the provision of street lighting on all new public roads dedicated to Council. A street lighting design plan must be prepared by an accredited service provider for contestable works in NSW and submitted to the Energy provider for approval prior to construction. All street lighting must comply with the electricity service provider Street Lighting Policy and illumination requirements. All costs associated with the installation of street lighting must be borne by the developer.

E10 Services & 88B Instrument

Lots affected by new or existing services must be burdened with easements and restrictions on the use of land to the satisfaction of the Principal Certifying Authority and the relevant electricity provider.

E11 Easements on Title

Easements covering the following aspects of the development must be identified on the final plan of subdivision and included in the 88B Instrument:

- Maintenance and repair to wall, eaves and gutter
- drainage/inter-allotment drainage
- bushfire protection management
- waste management
- substation

E12 Padmount Substations

If padmount substations are required and are to be incorporated into an allotment, a restricted building zone must be created in accordance with relevant electricity provider requirements. A restriction as to user must be placed on the 88B instrument limiting structures within this zone to only those that satisfy the requirements of electricity provider.

E13 Stormwater Pipes Inspection

All stormwater pipes within road reserves and within drainage easements intended to be dedicated to Council must be inspected by CCTV. A copy of the CCTV inspection must be recorded on video tape and submitted to the Principal Certifying Authority prior to the release of the Subdivision Certificate or placement of final seal on roads, whichever occurs earlier. Damaged pipes must either be replaced or repaired to the Principal Certifying Authority's satisfaction prior to the issuing of a Subdivision Certificate, unless otherwise agreed to by Council in writing.

E14 Works As Executed - Subdivision

A Work As Executed Plan must be submitted to the Principal Certifying Authority by a Registered Surveyor with the Subdivision Certificate application. As a minimum, the plan must show:

- a. the extent, depth and final levels of filling,
- b. the location of all underground service conduits,
- c. all deviations from the approved civil engineering plans,
- d. the location of interallotment drainage connections, and

- e. certification from a registered surveyor that all stormwater pipes and other services are wholly within an appropriate easement.

E15 Final Geotechnical Report

A final geotechnical report prepared by a suitably qualified and experienced geotechnical consultant must be submitted to the Certifying Authority prior to the issue of the Occupation Certificate. The report must include, but is not necessarily limited to:

- a. all earthwork operations,
- b. a fill plan showing extent and depth of fill,
- c. certification that all earthworks within the site have complied with the Subdivision Design Code. This must include appropriate test results, and test location diagram and date of testing,
- d. certification that all recommendations contained in geotechnical reports lodged in support of this development have been satisfied,
- e. the exact extent of any restricted building zones or any other restrictions affecting any of the allotments. Particular attention must be paid to the location of drainage lines, which must be burdened with a title restriction in the Section 88B Instrument,
- f. identification of all land affected by landslip or instability constraints (if applicable), and
- g. verification that the pipe trench bedding and backfill complies with the requirements for HS3 bedding/backfill.

E16 Geotechnical Report

A Geotechnical Engineer's report must be submitted to the Principal Certifying Authority with the Subdivision Certificate application. The report must be prepared by a Chartered Professional Engineer with professionally recognised geotechnical experience and must include:

- a. the classification of the proposed lot in accordance with the Australian Standard 2870- Residential Slabs and Footings or subsequent amendments,
- b. the classification of the lot in relation to risk of slope instability, and
- c. the required site preparation and construction constraints within the building envelope of the lot appropriate to the assessed risk of slope instability.

E17 Construction Compliance Certificate

A Construction Compliance Certificate must be submitted to the Principal Certifying Authority with the Subdivision Certificate application. The Construction Compliance Certificate can be obtained upon satisfactory completion of works approved by the Construction Certificate, unless otherwise agreed to by Council in writing.

E18 Dedication to Council

All intended roads, pathways and drainage easements must be dedicated to Council.

E19 Asset Protection Zone (APZ) Maintenance Levy

A one off payment of \$72,000.00 must be made to Council for the on-going maintenance, for a 30 year period, of the APZ required by this consent. The whole of the amount must be paid prior to the release of the Torrens Title Subdivision Certificate.

E20 Subdivision Fees

Subdivision Certificate fees must be paid by the applicant prior to the release of the final plan of subdivision. The fee payable must be that applicable at the time of final plan release.

E21 Release of Certificates

The Subdivision Certificates for the Torrens Title and Community Title subdivisions must not be released until the requirements of Parts A, B, C, D, and E, subject of this consent, have been completed to the satisfaction of the Principal Certifying Authority, unless otherwise agreed to by Council in writing.

PART F - AFTER ISSUE OF TORRENS TITLE SUBDIVISION CERTIFICATE (Stage 1)

F1 Maintenance of Road & Drainage Works

All road and drainage works must be maintained for a minimum period of 12 months commencing from the date of the issue of the Subdivision Certificate, unless otherwise agreed to in writing by Council. The developer must ensure that any defective works shall be rectified and/or replaced during the maintenance period in accordance with the approved construction certificate plans. All costs arising during the maintenance period must be borne by the developer. All Road and drainage works must be maintained in its original construction condition for this liability period. The developer must notify Council for a re-inspection at the end of the maintenance period.

F2 Street Tree Bond Refund

The street tree bond will be returned following a six month maintenance period commencing from the date of the issue of the Subdivision Certificate, provided the street trees remain in a satisfactory condition. In the event that any street trees are found damaged, dying or removed, other than those identified in Condition No. B6, Council will have the option to retain the whole or part of the bond. The developer/Certifying Authority must notify Council for a reinspection of the street trees.

PART G PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING) - (STAGES 1 & 2)

G1 Section 94 Contributions

A contribution, subject to annual indexation, must be paid to Council towards the provision of Community infrastructure and services, prior to the issue of the Construction Certificate. This amount has been calculated in accordance with Shellharbour City Council's *Section 94 Contributions Plan 2013* dated 18 December 2013.

The amounts for the two stages approved in this consent are as follows:

- Stage 1 (Torrens Title) - \$163,685.55
- Stage 2 (Community Title) - \$98,211.33

The contribution amount contained in this condition is the base rate indexed to the date the consent is issued. The contribution amount will be adjusted in accordance with the indexation methods detailed in the *Contributions Plan*. Current indexed rates are available from Council.

The *Contributions Plan* may be inspected or a copy purchased at the Customer Service Counter at Council's offices, or downloaded from www.shellharbour.nsw.gov.au

G2 Long Service Levy

The Long Service Levy must be paid prior to the issue of the Construction Certificate.

Note: This is a levy imposed by the NSW Government and administered by the Long Service Payments Corporation for the purpose of long service payments to building and construction workers.

G3 Acoustic Requirements – Cove Boulevard

A 1.8m high solid imperforate fence must be constructed along the north western boundaries of lot 1601 and lot 1613 as detailed on Overall Site Plan Dwg. 1.1 Version B dated 21/1/2014 prepared by Australand Property Group Pty Ltd. Full details of the fence are to be submitted with the application for the Construction Certificate.

G4 Acoustic Attenuation

Dwelling Nos. 1601 and 1613 to 1619 must be designed and constructed to comply with the acoustic reports prepared by Acoustic Logic 20131050.1/2210A dated 22/10/2013 and 20131050.2/1803A dated 18/3/2014.

The design and construction requirements must be detailed on the Construction Certificate drawings and/or specifications accompanying the construction drawings and approved by the Certifying Authority prior to the release of the Construction Certificate.

G5 Waste & Recycling Interim Storage Facilities

Sufficient space within the kitchen, or other suitable location, for the interim storage of waste and recyclables must be provided. Details are to be shown on the Construction Certificate plans.

G6 Drainage Design

A detailed drainage design of the site must be submitted and approved prior to the release of the Construction Certificate. The detailed plan must:

- a. be generally in accordance with Proposed Drainage and Subdivision Plan FR112021-010 SK4 revised by Cardno on 23.01.2014,
- b. indicate the method of disposal of all stormwater and must include existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines,
- c. be designed to cater for a 1 in 20 year Average Recurrence Interval storm event for lot drainage,
- d. comply with Council's *Shellharbour Development Control Plan* and *AS/NZS 3500.3:2003 Plumbing and Drainage - Stormwater Drainage* unless variation is specifically noted and approved on DA concept drainage plan,

- e. include the rainwater tank, dimensions and point of discharge of overflow from the rainwater tank and details of any pump required to provide water to the toilets, clothes washer and/or any other fixture identified in the BASIX certificate,
- f. be in accordance with *Part 3.1.2 of the Building Code of Australia* for roof water drainage system, and
- g. be to the satisfaction of the Certifying Authority.

G7 Grated Drain

A grated stormwater drain must be constructed across the driveway adjacent to the garage doors for lots which have driveways that slope towards the garage.

G8 Pit Grates

All pits must have flush fitting grates. All pits larger than 600mm x 600mm are to be grated galvanised steel grid hinged and be heavy duty type where traffic loading is expected.

G9 Pit at Property Boundary

All stormwater drainage from residential lots to go to pit just within and adjacent to property boundary prior to discharge. This pit shall have a debris screen installed. The debris screen is to be maintained by the property owner. In this respect, general compliance with Cardno Dwg. FR112021-010 SK04 Revision 8 will be acceptable.

G10 Stormwater Conduit in Road Reserve and Connection with Kerb

Where a stormwater connection to the kerb and gutter is required galvanized steel pipe, sewer grade UPVC pipe or 'Corflow' spirally reinforced PVC pipe must be used from the property boundary to the kerb and gutter. The kerb and gutter connection must be a 100mm diameter galvanised steel circular section for 150mm kerb and gutter or a 150mm x 50mm galvanised rectangular steel section for roll kerb ensuring that the galvanised section is fully encased by concrete.

A maximum of two pipes of 100mm diameter may be used to discharge to the kerb and gutter per allotment.

G11 Easement Restriction

All drainage easements must:

- a. have no encroachment from any structure, including footings and eave overhangs (driveways and paved areas are excluded from this condition).

G12 Drainage Easement & Engineer's Details

The walls of any structure adjoining the easement boundary must be designed by a suitably qualified engineer to withstand all forces should the easement be excavated to existing pipe invert level. This may require footings to be designed such that they are set to a minimum 300mm below pipe invert level, or alternatively founded on sound rock. Details must be submitted to the Certifying Authority prior to issue of the Construction Certificate.

G13 Car Parking Spaces - Number

Onsite parking spaces must be provided, as follows:

- a. 48 residential parking spaces.

G14 Retaining Walls

Retaining walls that exceed 600mm in height must be designed by a practising structural engineer and a Construction Certificate must be obtained prior to the commencement of work on the retaining wall.

G15 Driveway Finishes

The visual impact of the driveway within the property must be minimised by the use of paving materials or coloured concrete. The use of uncoloured concrete as the dominant paving material is unacceptable. Details of these materials and colours are to be submitted to the Certifying Authority for approval prior to issue of the Construction Certificate.

G16 Public Liability

Before the issue of the Construction Certificate, the owner or contractor must provide evidence to Council of a Public Risk Insurance Policy with a minimum cover of \$20M in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works. The Policy is to note Council as an interested party.

G17 Site Facilities - Australia Post

- a. Location points for mail delivery must satisfy the requirements of Australia Post.
- b. Street numbers must be obtained from Council's GIS Department during normal office hours, prior to the issue of a Construction Certificate. The allocated street numbers must be clearly shown on the Construction Certificate drawing.

G18 Utilities - Electricity Supply

Consent for this development is conditional upon satisfactory arrangements being made with from the relevant electricity provider for the provision of electricity supply to the development. Written confirmation from the relevant electricity provider must be submitted to the Certifying Authority prior to the release of the Construction Certificate for the development.

Note: The electricity provider may require a capital contribution to be paid towards making electricity supply available to the development.

PART H - PRIOR TO COMMENCEMENT OF WORKS (BUILDING)

H1 Erosion & Runoff Controls

Before work starts, erosion and runoff controls must be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, stormwater systems or watercourses.

These controls must be in accordance with the Sediment Control Plan and may include the following (where applicable):

- a. erect a silt fence,
- b. limit the removal or disturbance of vegetation and topsoil,
- c. divert uncontaminated run-off around cleared or disturbed areas,
- d. install sediment traps/socks around any stormwater inlets and drainage lines,
- e. stockpile topsoil, excavated material, construction and landscaping materials and debris within the site. These should be covered or seeded to prevent loss of these materials,

- f. provide a single vehicle access to the site including measures to prevent the tracking of sediment off the site, and
- g. provide adequate control measures to suppress dust.

These measures must be in place prior to commencement of any demolition, excavation or construction works.

H2 Dilapidation Report

It is the applicant's responsibility to notify Council of any existing damage to public areas in the vicinity of the development site through the submission of a Dilapidation Report supported with suitable photographic records. This information must be submitted to Council prior to the commencement of work.

H3 Site Management Plan

Prior to the commencement of works, the applicant must submit to and obtain approval for a construction and site management plan from the Certifying Authority that clearly sets out the following:

- a. what actions are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like,
- b. the proposed method of loading and unloading excavation machines, building materials and formwork within the site,
- c. the proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period,
- d. how it is proposed to ensure that soil/excavated materials is not transported on wheels or tracks of vehicles or plant and deposited on the roadway, and
- e. the proposed method of support to any excavation adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in civil engineering.

H4 Structural Details

The following structural details must be provided to the Certifying Authority prior to commencing work:

- a. structural engineer's design for all reinforced concrete footings and slabs,
- b. structural engineers design for all structural steel beams, framing and connections,
- c. roof truss and bracing details, and
- d. manufacturer's specifications for any patented construction systems.

H5 Engineer Designed Pavement

All vehicular manoeuvring areas must be paved and drained. The pavement must be designed by a qualified civil engineer and certified to be satisfactory for the expected traffic loadings from a development of this size and type. Australian Standard 'Guide to Residential Pavements' (AS 3727-1993 or subsequent amendments) can be used as the design guideline for the pavement design.

A copy of the pavement design report must be provided to Council prior to commencement of pavement construction.

H6 Protection Fencing

Street trees protection fencing must be installed prior to works commencing.

H7 Open or Occupy a Roadway or Footpath (Section 138 Roads Act 1993)

Prior to any physical works within Council's road reserve such as (but not limited to) installing a driveway or connecting stormwater facilities you will need to apply for approval under Section 138 of the *Roads Act*. There is no additional cost as this is paid for at the time of development application.

To lodge your application you may need to submit the following information:

- a. detailed engineering drawings of the proposed works in the road and footpath area,
- b. traffic management plan,
- c. provision of public risk insurance, and
- d. details of timing and length of works.

PART I - DURING CONSTRUCTION WORKS (BUILDING)

I1 Hours of Work during Building Work

Noise generating activities, including excavation, construction and delivery of equipment and materials, must only be carried out between:

- 7am to 5pm Mondays to Fridays
- 8am to 1pm Saturdays

unless otherwise agreed to by Council in writing. Work must not be carried out on Sundays or public holidays.

I2 Maintenance of Erosion & Runoff Controls

The soil and water management controls must be maintained at all times and checked for adequacy daily. The controls must not be removed until the development is completed and the disturbed areas have been stabilised.

Maintenance must include but is not limited to ensuring:

- a. all sediment fences, sediment traps and socks are properly placed and are working effectively, and
- b. drains, gutters and roads must be maintained clear of sediment at all times.

It is an offence under the *Protection of the Environment Operations Act 1997* to allow soil or other pollutants to fall or be washed into any waters or be placed where it is likely to fall or be washed into any waters. Substantial penalties may be issued for any offence.

I3 Waste Management

The management of waste must comply with the approved Waste Management Plan. All receipts such as waste disposal dockets must be retained. Any variations to the Waste Management Plan must have prior written approval of Council.

I4 Storage of Materials

Building materials and equipment must not be stored on the road reserve/footpath area.

I5 Protection Fencing

The street tree protection fencing must be maintained intact at all times throughout the period of building work on the site. Machinery, structures, storage/disposal of any building materials and the like, must not be located within the fenced area at any time.

I6 Survey Certification

A report from a registered surveyor must be provided to the Certifying Authority on completion of the ground floor slab formwork **prior to the concrete being poured**.

The report must certify all of the following:

- a. the distance of the structure to all boundaries of the allotment are in accordance with the approved plans,
- b. the height of the floor level/s in relation to the natural ground level are in accordance with the approved plans, and
- c. the garage floor level complies with the garage floor level shown on the approved plans and grades comply with Council's gradient standards.

Australian Height Datum must be used.

I7 Building Height

The building must not exceed the height shown on the approved plans.

I8 Cut/Fill

Any cut and fill areas must:

- a. be suitably retained,
- b. be in accordance with the approved plans,
- c. have a maximum grade of 45° (1:1) where there is no retaining wall or no other method of stabilising the cut/fill area, and
- d. not exceed 1m in depth outside the external walls of a building, unless otherwise approved in writing by Council.

I9 Retaining Walls

Where a retaining wall exceeds 600mm in height, the wall must be designed by a practising structural engineer and a Construction Certificate must be obtained prior to the commencement of work on the retaining wall.

Any retaining wall must be located wholly within the property, including footings and agricultural drainage lines.

I10 Survey Certification - Drainage & Pavement

Certification of pits and stormwater pipelines must be submitted to the Certifying Authority **prior to backfilling**. Certification of paved areas must be submitted to the Certifying

Authority after the formwork for the driveway has been completed and **prior to the concreted being poured**. All levels must relate to Australian Height Datum.

I11 Driveway and Layback from Kerb to Property Boundary

A standard residential vehicular concrete driveway and layback, with a minimum width of 2.7m and a maximum width of 6m, must be constructed between the kerb and the property boundary for each lot. The driveway must maintain a perpendicular alignment from the kerb to the property boundary line and must be finished with a slip resistant coating.

Vehicular access must not interfere with the existing public utility infrastructure or existing street trees except where otherwise noted in Condition No. B6. The driveway must be 500mm clear of all drainage structures, 2m from street trees and a minimum of 6m from the kerb tangent point for corner allotments. The driveways must provide minimum sight distances as per Australian Standards.

Driveway construction works must be carried out by Council, or a Council approved contractor, at the developer's expense, including all alterations of public infrastructure where necessary.

Where there is conflict between the location of the proposed driveway and the assets of a service utility, such as Telstra pits/manholes, the relevant service provider must be contacted **prior to any driveway works commencing**. It is an offence to modify or tamper with the assets of a service provider.

I12 Connection to Council Pit and/or Pipe

Any connection to a Council pit and/or pipe must:

- a. be made at the pipe obvert (pipe only),
- b. be through a hole that is neatly made by cutting or drilling with any reinforcement encountered cut away,
- c. not protrude past the inner surface of the pit and/or pipe,
- d. have all junctions finished with 2:1 cement mortar,
- e. have a minimum pipe size of 150mm in diameter and either sewer grade PVC or concrete, and
- f. when the diameter of the connection is more than 1/3 the diameter of the Council pipe, connection is to be made by construction of a standard pit.

The Certifying Authority must arrange for a satisfactory inspection by Shellharbour City Council prior to backfilling. At least one working day's notice is required for the inspection and is to be arranged through Council's Customer Services.

An inspection fee will apply in accordance with Council's Fees & Charges. An application under section 138 of the *Roads Act* is required prior to works commencing along with an application fee in accordance with Council's Fees & Charges.

I13 Protection Fencing

Street trees protection fencing must be maintained intact at all times throughout the period of building work on the site. Machinery, structures, storage/disposal of any building materials and the like, must not be located within the fenced area at any time.

I14 Approved External Materials & Colours

The external treatment/appearance of the development must be in accordance with the approved Shell Cove Exterior Colour Schemes prepared by Arkee Creative Project No. 1654A dated 14/11/2013.

I15 Works

All of the works required to be carried out under the conditions of this consent must be maintained at all times in good order and repair.

PART J - PRIOR TO OCCUPATION (BUILDINGS)

J1 Occupation Certificate

All conditions in Parts A, G, H, I & J of this consent are preconditions for the purpose of section 109H of the *Environmental Planning & Assessment Act 1979*.

Compliance with all preconditions must be verified by the Principal Certifying Authority prior to issue of a final Occupation Certificate. The building must not be used until the Principal Certifying Authority issues an Occupation Certificate.

J2 BASIX

All commitments listed in the BASIX Certificates for the development must be carried out prior to the issue of an Occupation Certificate.

J3 Works As Executed - Stormwater Drainage

Prior to the issue of an Occupation Certificate, Works As Executed Plans must be submitted to the Certifying Authority by a registered surveyor certifying compliance of all drainage works with the approved design plans. The Works As Executed dimensions and levels must be shown in red on a copy of the approved Construction Certificate plans. This plan must verify surface and invert levels on all pits, invert levels and sizes of all pipelines, and finished surface levels on all paved areas. All levels must relate to Australian Height Datum.

J4 Verification of Waste Management

Documentation verifying that all waste streams were managed in accordance with the Waste Management Plan must be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate. All records, such as waste disposal dockets or photographic evidence, must be retained by the Principal Certifying Authority.

J5 Site Facilities - Waste Bins & Clothes Drying Lines

Prior to the issue of an Occupation Certificate,

- a. individual areas that are accessible to the road must be provided for the storage of waste bins for each dwelling. Each individual area must be located and screened so as not to be visible from a public road or adjacent dwelling, and
- b. clothes hoists or clothes lines must be provided at the rate of 20 linear metres per dwelling. Drying areas must not be visible from the street or adjoining public places. In this regard, clothes drying areas must be screened to a minimum height of 1.8m from the street and adjoining public places in accordance with the approved plans.

J6 Site Facilities - Private Open Space Dimensions & Gradient

Prior to the issue of an Occupation Certificate,

- a. the open space area of each dwelling must include a private open space area with minimum dimensions of 4m x 5m and this private open space area must exclude all encroachments such as steps, pergola/verandah posts, retaining walls, clothes drying facilities, landscaping, and the like, and
- b. the private open space areas of each dwelling must, when the development is completed, have a maximum gradient of 1 in 20.

J7 Completion of Landscape Works

All landscaping, including street trees, footpath areas, the public reserve and the 22m wide APZ on adjoining land, with the exception of the paving, must be landscaped in accordance with the approved landscape plan prior to the issue of Occupation Certificates. Landscape or turf areas must not be reduced or replaced with hard impermeable surfaces. Any variations to the design or species used must be authorised by Council in **writing before any changes are made**.

A report from a suitably qualified person must be provided to the Principal Certifying Authority on completion of the landscape works certifying that the landscape is in accordance with the approved Landscape Plan.

J8 Verification of Bushfire Protection

Written verification that the development complies with *Planning for Bushfire Protection 2006* and has been constructed in accordance with the requirements of the Rural Fire Service's requirements contained in Part L of this consent, "Design & Construction" requirements, must be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

J9 Street Tree Pre-Occupation Inspection

The street trees must be inspected by Council prior to the occupation of the development. It is the responsibility of the developer to notify Council for the street tree inspection.

J10 Repairs to Public Infrastructure

Any damage to public infrastructure, other than that previously noted in the Dilapidation Report (refer part H), is the responsibility of the developer. All damage must be repaired and reinstated prior to the issue of the Occupation Certificate. This work must be carried out by Council, or Council approved contractor, at the developer's expense.

PART K - AFTER ISSUE OF OCCUPATION CERTIFICATE/DURING OCCUPATION

K1 BASIX Commitments

All commitments listed in the BASIX Certificate/s for the development must be maintained for the life of the development.

PART L - INTEGRATED DEVELOPMENT (APPROVALS FROM OTHER AGENCIES)

OFFICE OF WATER

L1 Plans, Standards & Guidelines

- a. These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to Development Application No. 424/2013 and provided by Council:
 - i. Site plan, map and/or surveys
 - iii. Statement of Environmental Effects.

Any amendments or modifications to the proposed controlled activities may render these GTA's invalid. If the proposed controlled activities are amended or modified, the NSW Office of Water must be notified to determine if any variations to these GTA's will be required.
- b. Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the *Water Management Act* from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40m of the top of the bank or shore of the river identified.
- c. The consent holder must prepare or commission the preparation of:
 - i. Detailed Management Plans
 - ii. Soil and Water Management Plan
 - iii. Bulk Earth Works Plans.
- d. All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water's guidelines located at www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx.
 - i. Vegetation Management Plans
 - ii. Laying pipes and cables in watercourses
 - iii. Riparian Corridors
 - iv. In-stream works
 - v. Outlet structures
 - vi. Watercourse crossings.
- e. The consent holder must:
 - i. carry out any controlled activity in accordance with approved plans, and
 - ii. construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional, and
 - iii. when required, provide a certificate of completion to the NSW Office of Water.

L2 Rehabilitation and Maintenance

The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.

L3 Disposal

The consent holder must ensure that no materials or cleared vegetation that may:

- i. obstruct flow

- ii. wash into the body of water, or
- iii. cause damage to river banks

are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

L4 Drainage and Stormwater

- a. The consent holder is to ensure that all drainage works:
 - i. capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water, and
 - ii. do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.
- b. The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Office of Water.

L5 Erosion Control

The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.

L6 Excavation

- a. The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
- b. The consent holder must ensure that any excavation does not result in:
 - i. diversion of any river
 - ii. bed or bank instability, or
 - iii. damage to native vegetation within the area where a controlled activity has been authorised

other than in accordance with a plan approved by the NSW Office of Water.

NSW RURAL FIRE SERVICE –Bushfire Safety Authority

L7 Asset Protection Zones (APZ's)

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

- a. At the issue of subdivision certificate and in perpetuity, the entire property must be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.
- b. This approval is subject to the proposed easement being registered pursuant to section 88B of the 'Conveyancing Act 1919' on the adjoining land for part of the asset protection zone (APZ) as detailed in the 'Bushfire Protection Assessment' Prepared by Ecological Australia, dated 25/10/13. The distance required is 22 metres within the wetland areas on the eastern, south eastern and southern boundaries of the proposed

subdivision. APZ's associated with the development shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Services document 'Standards for asset protection zones'.

L8 Water & Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

- a. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

L9 Access

The intent of measure for public roads is to provide safer operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

- a. Public road access shall comply with the following requirements of section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
 - i. Road(s) shall be two wheel drive, all weather roads.
 - ii. All roads should be through roads. Dead end roads are not recommended, but if unavoidable, dead end roads are not more than 200 metres in length, and incorporate a turning area sufficient for a fire fighting vehicle to turn around. The road must be clearly signposted as dead end and direct traffic away from the hazard.
 - iii. Parking shall be restricted to the marked parking bays. Outside these bays, no parking signs shall be erected to allow for traffic access/egress during an emergency event.

L10 Design & Construction

The intent of the measures below is to ensure that buildings are designed and constructed to withstand the potential impacts of bushfire attack. To achieve this, the following conditions shall apply:

- a. New construction on Lots 2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 and 24 shall comply with Section 3 and 5 (BAL 12.5) Australian Standard AS 3959-2009 'Construction of buildings in bushfire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bushfire Protection 2006'.
- b. New construction of Lots 18,19, 20, 21, 22 and 23 shall comply with Sections 3 and 6 (BAL 19) Australian Standard AS 3959-2009 'Construction of buildings in bushfire-prone areas' in section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

L11 Landscaping

Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bushfire Protection 2006'.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To minimise any possible adverse environmental impacts of the proposed development.
2. To ensure that the amenity and character of the surrounding area is protected.
3. To ensure that the design and siting of the development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
4. To ensure that the development does not conflict with the public interest.